

Appendix B - A copy of the Appellant's submission and further submissions

- To:** Queenstown Lakes District Council
- Address:** Sent via email to: services@qldc.govt.nz
- Name of submitter:** REAL JOURNEYS LIMITED (**Real Journeys**)
- Submitter interests:** REAL JOURNEYS has an interest in and will be affected by any provision applying to transport and tourism activities. This includes all of the proposed chapters and visitor accommodation provisions notified as part of the District Plan Review Stage 2. An overview of REAL JOURNEYS and its interests in the QLDC District Plan were provided in its submission and evidence presented to QLDC on first Stage 1 part of the district plan review process. This submission is written with the understanding that:
- The intertwining matters raised by REAL JOURNEYS in its Stage 1 process remain valid and will be carried through to the Stage 2 decision-making process.
 - The proposed district wide provisions only apply to land notified in Stages 1 and 2 and (of interest to Real Journeys) do not apply to land zoned Rural Visitor under the Operative District Plan.
- Relief sought:** In addition to the relief sought by REAL JOURNEYS in its submission's on Stage 1, REAL JOURNEYS requests that the proposed district plan provisions be amended: generally as described on the following pages; and/or specifically as shown in the attached documents. Provisions not sought to be amended in this submission are requested to be retained as notified, unless they are amended in a manner which aligns with this submission. Real Journeys seeks the relief referred to above or such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the district plan and the purpose and principles of the Resource Management Act 1991.
- Trade Competition:** REAL JOURNEYS cannot gain an advantage in trade competition through this submission.
- Hearings:** REAL JOURNEYS wishes to be heard in support of this submission. REAL JOURNEYS would appreciate the opportunity to work collaboratively with QLDC staff / advisors and other submitters to help determine the most appropriate district plan provisions.
- Address for Service:** Real Journeys Limited
C/- John Edmonds + Associates Ltd
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- Date:** 23rd February 2018

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1. Specific relief requested for the proposed TRANSPORT chapter / provisions
2. Specific relief requested for the proposed EARTHWORKS chapter / provisions
3. Specific relief requested for the proposed SIGNAGE chapter / provisions
4. Specific relief requested for the proposed OPEN SPACE chapter / provisions
5. Specific relief requested for the proposed VISITOR ACCOMMMODATION provisions

PROPOSED TRANSPORT PROVISIONS

General Relief requested

7. REAL JOURNEYS requests the chapter (and any other district plan provision that may be applicable to transport) be amended as required to ensure:
 - a. The benefits of all forms of transport services and infrastructure, in particular transport provided by private commercial operations, to the districts economy and overall transport network be specifically recognised; and
 - b. All transport services and associated infrastructure is provided for and not discouraged. This includes providing equally for both public and private transport services. The different modes of transport should be articulated, particularly: **Land transport**; inclusive of walking access and the cycle trails network; **Water transport**; particularly passenger transport services; **Air transport**; including the use of private helicopter services.
8. REAL JOURNEYS seeks retention or inclusion of provisions which support or promote activities and development that will reduce congestion in the Queenstown CBD, for example provisions which seek to avoid campervans circulating and parking in the CBD.
9. REAL JOURNEYS also requests that the proposed Transport provisions be amended to:
 - a. Recognise the role and benefits of passenger transport services (including private coaches or buses) in supporting the transportation of visitors throughout the district and reducing vehicle movements.
 - b. Ensure coaches and buses can provide pick up and drop off services to Visitor Accommodation Activities and Residential Visitor Accommodation Activities.

Summary of Reasons

10. Real Journeys has been providing transportation services in the southern region since 1954 and the Queenstown Lakes District for almost 50 years. The company has significant investment in its transport fleet and supporting infrastructure. Real Journeys also has numerous commercial recreation and tourism ventures in the district, the majority of which are totally reliant on private land, road, water and air transport services.
11. The district is suffering from an inadequate transportation system and associated transport infrastructure. As demand for the resorts activities increases it is inevitable that transport activity and infrastructure demands will be required to be maintained, upgraded and extended. It is essential that all types of transport services and associated infrastructure (both public and private) be provided for and not limited by unnecessary or inefficient regulation.

Real Journeys Limited Background – A key stakeholder in the districts transport network

12. In 1954 Les and Olive Hutchins began operating the Manapouri-Doubtful Sound Tourist Company, running four day excursions to and from Doubtful Sound. In 1966 Les and Olive acquired Fiordland Travel Ltd, with its Te Anau Glow-worm Caves and Milford Track Lake Transport operation and began trading as Fiordland Travel Limited. Continued expansion followed with the purchase of the vintage steamship “TSS Earnslaw” in Queenstown in 1969 and with the establishment of cruises in Milford Sound in 1970. In 1974 a launch was relocated to Doubtful Sound and the company commenced operating coaches on the Wilmot Pass enabling Doubtful Sound cruises to re-commence after the completion of the Manapouri Power Station. In 1984 a luxury coach service was introduced linking Queenstown to the company’s Manapouri, Te Anau and Milford Sound excursions which over the decades has expanded to service both day and overnight excursions in Fiordland and the Stewart Island ferries.

13. Since 2002 Fiordland Travel Ltd has operated all its tourism excursions under the ‘Real Journeys’ brand and in 2006 changed its company name to Real Journeys Limited. In 2004 Stewart Island Experience was established and the company commenced operating ferry services to Stewart Island. In 2013 Real Journeys launched the Go Orange brand; purchased Cardrona Alpine Resort and the 155 hectare property at Walter Peak which Real Journeys previously leased. Then in 2015 Real Journeys purchased the International Antarctic Centre in Christchurch and in 2016 Real Journeys took over 100% ownership of Queenstown Rafting and purchased Kiwi Discovery which are now operated under the Go Orange brand.
14. Real Journeys remains a private, family owned company and is now the largest tourism operator in the region with operational bases in Christchurch, Milford Sound, Te Anau, Manapouri, Queenstown, Wanaka and Stewart Island. The company operates 23 vessels (19 RJs) and approximately 50 coaches across the group; Real Journeys’ employs about 540 staff during the peak summer months and in excess of 1000 staff across the group; and 950,000 passengers travelled with Real journeys in the last 12 months, and 1.4 million across the Group.

Transport Considerations

15. The coach tours, shuttle buses and courtesy coaches operated by companies such as Real Journeys / Go Orange need to be adequately recognised in the District Plan because these vehicle operations significantly reduce traffic congestion especially in and around Queenstown.
16. Shuttle services to the ski fields will become increasingly important as it is impossible to fit chains to many modern cars therefore to go skiing some people must travel via coach.
17. Most of the recent tourism growth across Otago and Southland which is stressing our infrastructure is in good part the result of growth in visitor arrivals out of China. For the last few years China has been our fastest growing visitor market. Over the last 20 years, Chinese visitors have grown at a staggering 18% p.a. from barely over 12,000 Chinese visitors to New Zealand in 1996, to over 400,000 in 2017 and China is now New Zealand's second-largest international tourism market. The current predictions are for Chinese visitor numbers to more than double from 2017 to 2023 to around 913,000 visitors.
18. This market is also undergoing a very rapid shift away from travelling in coaches towards Free Independent Travellers (FIT) (non-tour) where now more than half of Chinese visitors are travelling around NZ in rental vehicles – refer graph below. That is until the 2013-14 summer the majority of Chinese visitors travelled around NZ on touring coaches usually with 22 to 50 passengers per vehicle.

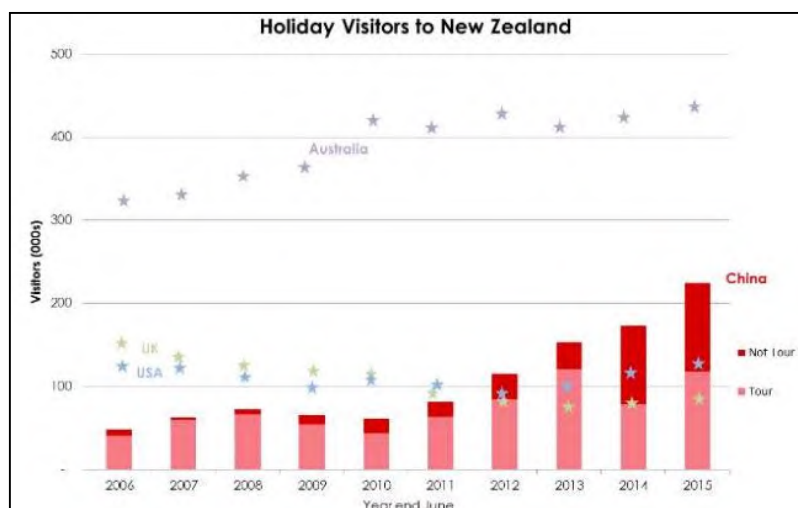


Figure 1 (Source: NZ Tourism@ <http://www.nzcntourism.co.nz/wp-content/uploads/2016/06/china-fit.pdf>)

19. When the Chinese visitors first started travelling more as FITs in 2013-14 they usually travelled in mini buses (Toyota Hiace) or people carriers such as Toyota Previas' carrying approximately 6 persons per vehicle. Now Chinese visitors are travelling in Toyota RAV4s or Toyota Highlanders often in convoys with as few as 2 persons per vehicle. In other words, Otago and Southland roads around the tourism "hot spots" are being hit by a double whammy with the increase in Chinese visitors and the move away from coach touring to FIT.
20. In this context operators such as Real Journeys who endeavour to get visitors to travel via coach rather than rental car should be valued and acknowledged in this planning framework. Real Journeys, along with the majority of Milford Sound cruise operators, works very hard and will continue to work hard to get visitors to travel to and from Milford Sound via coach rather than rental vehicle. Real Journeys has demonstrated considerable success in this for many years and in recent years quite surprisingly, (as it is the most expensive Milford Sound coach-cruise-coach product on the market) one of our most successful products is our nature coach-nature cruise-coach product ex Queenstown where up to three 60 seater coaches travel to and from Milford every day in, busy periods, up from only one coach three or four years ago.
21. One particular concern to Real Journeys is that the traffic congestion especially in and around Queenstown is slowing down traffic speed and making the coach journey between Queenstown and Milford Sound or Manapouri longer, and pushing our coach drivers to the limit of their driver log book hours. If the travel delays caused by traffic congestion are not addressed this will compromise our ability to operate coach tours ex Queenstown and to and from Milford Sound / Manapouri which in turn, will exacerbate traffic congestion by putting more rental vehicles on the road.
22. The PDP provisions concentrate on the road network and do not satisfactorily recognise the benefits or provide for other means of transport, including the provision of cycling and walking (including the trails network), air and water transport and their associated infrastructure. Specific recognition of and provision for each of these modes of transport should be articulated in the Transport chapter.
23. Nevertheless it is also essential that this planning framework provides for sufficient parking (which is perceived as safe and reliable) for visitors to the District in centres such as Queenstown or Wanaka. Otherwise visitors will use their rental vehicles to tour the region and access attractions rather than opting to use the types of shuttle bus services or coach tours operated companies such as Real Journeys; which will in turn increase traffic congestion across the District.
24. REAL JOURNEYS tourism operations has a long and proud tradition of providing door-to-door services including pick up, delivery and drop off between the airport or bus stop, place of accommodation, and destination/activity. This service reduces the dependence on individual vehicles using the transport network and benefits visitors by avoiding the need for them to rent vehicles. The benefits of this existing service and consequences (including costs on existing passenger service operators) do not appear to have been considered in Councils [s32] evaluation of the proposed RVA provisions.

PROPOSED EARTHWORKS PROVISIONS

General Relief requested

26. REAL JOURNEYS requests the proposed earthworks provisions be amended as required to:
- a. Avoid overlap with the functions of the regional council specifically the Regional Water Plan, in particular Rule 13.5. This includes deleting proposed standards 25.5.12, 25.5.13, 25.5.14, and 25.5.20.
 - b. Permit day-to-day farming activities in the Rural General Zone, including: cultivation, planting, fencing, maintenance and upgrading of access tracks, creation and maintenance of firebreaks, Installation of culverts, clearance of drains, burying underground power cables, waterlines and installation of stock water troughs, installation of irrigation systems including buried waterlines, clearance of exotic vegetation, bores and geotechnical investigations, including test pits, composting and burying of waste, including cleared vegetation, works within the bed of any lake or river, including but not limited to the clearance of debris, maintenance and repair of existing infrastructure.
 - c. Clarify (or stipulate) that the setback from waterbodies standard does not apply a setback from artificial watercourses.
 - d. Provide for the construction of walking and cycle trails in any zone.
 - e. Ensure earthworks within Ski Area Sub Zones, including the making of tracks for summer recreation activities such as mountain biking, are exempt from requiring resource consent.
 - f. Ensure earthworks undertaken for the purpose of constructing, maintaining or upgrading private roads and parking areas associated with accessing Ski Area Sub Zones, are exempt from requiring resource consent.

Summary of Reasons

Overlapping with ORC duties and functions

27. The Otago Regional Council and their administration of the Regional Water Plan play an important role in managing activities within and around waterbodies which may adversely affect water quality and other environmental values. Some of the proposed earthwork standards overlap and do not integrate with the operative Regional Water Plan provisions. For example proposed QLDC Rule 25.5.20 has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. Additionally, the Regional Plan permits the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event in order to maintain the flood carrying capacity of the bed of the river and the repair or maintenance of any defence against water constructed or placed by artificial means (for example refer regional water plan rule 13.5.1). It is also a permitted activity in the Regional Water Plan to alter or reconstruct any defence against water (other than on the bed of any lake or river) providing there is no permanent change to the scale, nature or function of the defence against water.

28. It is not uncommon for earthworks to be required to protect buildings and structures from flooding and rock falls and Real Journeys contends that resource consent for such activities should not be required within 10 metres of a water body.
29. The Otago Regional Council has specific duties and functions to specifically manage discharges and disturbances to waterbodies. Real Journeys contends it unreasonable for QLDC to require resource consent for these activities when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards.

Farming Activities

30. It is appropriate for day-to-day farming activities to be undertaken without any need of resource consent. In this regard it would be highly inefficient for any small farming operation or rural land holding to be subject to the resource consent process.

Providing for walking and cycle trails

31. Real Journeys supports the establishment of walking and cycle trails, including expansion of the existing trail networks. These trails are an important recreational asset to the district and the district plan should facilitate the ability for trails to be used, maintained, upgraded and extended in all zones without much regulatory burden.

Cardrona Ski Area Sub Zone

32. In respect of the Ski Area Sub Zone we contend:
 - Overall there is a lack of justification for requiring resource consent for earthworks in the Cardrona Ski Area Sub Zone, including near waterbodies. Our attention has not been drawn to any specific resource management issue relating to water quality associated with the Cardrona Ski Area Sub-Zone or REAL JOURNEYS operations.
 - It would be exceedingly difficult for Cardrona Alpine Resort (a wholly owned subsidiary of Real Journeys) to conform to proposed standards 25.5.12, 25.5.13, and 25.5.14 in relation to dust and sediment control.
 - It may not be practical to adhere to the proposed waterbody setback standards. It is assumed the proposed waterbody setback standards are aimed primarily at protecting unmodified or significant waterbodies, not those created or historically modified for the purpose of snow making or water supply.
 - Finally, we question whether QLDC should effectively be regulating discharges and earthwork activities that relate to mitigating flood and erosion hazard control, as this is the role of the regional council. We oppose these provisions insofar as they relate to the rural zones.

PROPOSED SIGNAGE PROVISIONS

General Relief requested

33. REAL JOURNEYS requests amending the signage provisions to ensure that:
- a. The objectives and policies recognise the general intent of signage is to be conspicuous, and thus signs will often appear in contrast to buildings or structures upon which signage is located.
 - b. Health and safety, interpretative, and sponsorship signage associated with MICE¹ is enabled.
 - c. Signage is provided for as a permitted activity where it is not visible from a public space or neighbouring property.
 - d. The Assessment Matters are deleted.

Summary of Reasons

34. The proposed objectives and policies frustrate the key purpose of signage which is to draw people's attention and be visually conspicuous to be effective. Consequently, in many instances signage is not compatible with the character of the site, buildings and surrounding environment. The proposed objectives and policy should be more balanced by recognising this.
35. The provisions are too uncertain or onerous in places. For example it can be argued that all signage adversely affects the visual amenity of the surrounding environment.
36. It is not efficient or necessary to impose signage controls where signage cannot be seen in the public realm or from neighbouring properties. Similarly, numerous signs are required for health and safety purposes (particularly around construction activities) and this type of signage should not require resource consent.
37. Interpretative signage plays an important role alongside directional and other signage provided for. Similarly, sponsorship signage can have reasonably important local socioeconomic and community benefits. These benefits should be recognised and provided for.
38. The proposed Assessment Matters are problematic in that they serve no real purpose. They create uncertainty and inefficiencies in the administration of the district plan. The Assessment Matters are not necessary (let alone the most appropriate) method for implementing the purpose of the RMA or any district plan objective.

¹ MICE (M eetings, I ncentives, C onferences, E vents), a commonly used term in the tourism industry

PROPOSED OPEN SPACE CHAPTER PROVISIONS

General Relief requested

39. REAL JOURNEYS requests that the proposed open space chapter and district plan framework be amended as follows:
- a. Delete or significantly amend the Chapter to create a simpler framework, for example one or two zones with only a few objectives and policies and methods which provide for a range of open space and recreation activities as either permitted, controlled or discretionary activities.
 - b. Recognise the benefits of and provide for commercial recreation and transport activities in all open space zones. Ensure these activities are not discouraged.
 - c. Permit or control the ongoing use, maintenance and upgrading, of existing infrastructure located within the open space zone.

Summary of Reasons

40. REAL JOURNEYS has considerable investment in, and relies to a large extent, on the Districts Reserves network. REAL JOURNEYS has ongoing relationships with the Crown and QLDC in relation to numerous Reserves in the Queenstown Lakes District. REAL JOURNEYS administers some Reserves in the District on behalf of the Crown.
41. REAL JOURNEYS is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the Districts Reserves network. There is insufficient justification in the s32 evaluation as to why this new approach is the most appropriate for implementing the purpose of the RMA.
42. All public reserves are (or at least must be) administered in accordance with the Reserves Act. The requirements of the Reserves Act are not (and cannot to the best of our knowledge) be ignored or trumped by provisions in the District Plan. Effectively, under the Reserves Act no person can do anything on the Councils Reserves without QLDCs (and therefore the community's best interests) permission / support. Council has the ability to manage all of the issues raised in the Chapter outside the RMA process, for example buildings, activities, earthworks, and landscaping. However the proposed chapter takes the reserve management process to an entirely different unnecessarily prescriptive level.
43. REAL JOURNEYS operates the "TSS Earnslaw" and her associated infrastructure at the Kelvin Peninsula and in Queenstown Bay. This infrastructure and REAL JOURNEYS ability to use, operate, maintain and upgrade it would appear to be directly affected by the proposed provisions. The proposed provisions potentially also directly affect the ability to transfer (load and unload) passengers and goods.
44. The "TSS Earnslaw" Slipway is traversed by an unformed road. The extent to which Road Reserves are managed in this Chapter is not clear.
45. Another of REAL JOURNEYS subsidiaries (Go Orange formerly Queenstown Rafting) operates commercial recreation activities in and along the margins of rivers. This activity is directly affected by the proposed provisions. Go Orange has numerous concessions and permits to operate within river margins and the proposed provisions appear to add another layer of administration.
46. The framework creates inconsistency with the way in which Reserves administered by the Crown are managed. REAL JOURNEYS observes that the majority of the Districts Reserve land is administered by the Crown, including most of the districts marginal strips.

47. There are insufficient reserves and council parks in the District to warrant this chapter. The proposed framework is also inconsistent with the approach that REAL JOURNEYS request on the whole district plan (Stage 1) to provide a new Water Chapter. Much of the Council's Reserve land is not afforded protection under s.6 of the RMA. Unlike the Districts Lakes and Rivers, which QLDC supports a Rural Zoning, most of the land subject to the proposed open space chapter is not recognised as being ONL. We observe the Nature Conservation Zone could be problematic as most of the marginal strips vested with the council are developed areas such as parks with already low conservation values. It will be difficult to protect something that is hardly present.
48. REAL JOURNEYS does not understand QLDCs unwillingness to provide a dedicated framework to one of the districts most valuable resources (waterbodies), which have considerable resource management issues requiring management under the RMA, yet afford a specific 27 page chapter for its relatively small Reserves network.

PROPOSED VISITOR ACCOMMODATION PROVISIONS

General Relief requested

49. REAL JOURNEYS requests that the proposed Residential Visitor Accommodation ("RVA") (and if required Transport) provisions be amended to:
 - a. Recognise the role and benefits of passenger transport services (including private coaches or buses) in supporting the transportation of visitors throughout the district and reducing vehicle movements.
 - b. Ensure coaches and buses can provide pick up and drop off services to VA and RVA – for example delete the clauses restricting the daily coach or bus trips or make this a controlled activity standard.

Summary of Reasons

50. REAL JOURNEYS has a long and proud tradition of providing door-to-door services including pick up, delivery and drop off between the airport or bus stop, place of accommodation, and destination/activity. This service reduces the dependence on individual vehicles using the transport network and benefits visitors by avoiding the need for them to rent vehicles. The benefits of this existing service and consequences (including costs on existing passenger service operators) do not appear to have been considered in Councils [s32] evaluation of the proposed RVA provisions.

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Clause	Requested Amendment	Comment / Additional Relief Sought
25.1 Purpose	<p>Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the installation and maintenance of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients.</p> <p>Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District's Outstanding Natural Features, Landscapes, amenity values, waterbodies and their margins are protected from inappropriate development.</p> <p>Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management.</p> <p>The volume limits in the Earthworks Chapter do not apply to subdivision proposals with a Controlled or Restricted Discretionary activity status because earthworks and the adverse effects associated with these activities are contemplated and managed by the policies and matters of discretion in the Earthworks Chapter and Subdivision Chapter 27. All other rules in the Earthworks Chapter apply to applications for subdivision consent to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties.</p> <p>Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.</p>	
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment and <u>appropriately</u> maintains landscape and visual amenity values.	
Policy 25.2.1.1	Ensure earthworks minimises erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	

Policy 25.2.1.2	<p>Protect the following valued-valuesresources including those that are identified in the District Plan from the inappropriate adverse effects of earthworks:</p> <ol style="list-style-type: none"> Outstanding Natural Features and Landscapes; the amenity values of Rural Landscapes and other identified amenity landscapes; significant Natural Areas and the margins of lakes, rivers and wetlands; the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers; <p>Advice note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</p> <ol style="list-style-type: none"> the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; heritage sites, precincts and landscape overlays; and public access to and along lakes and rivers. 	These matters are more appropriately identified as values, not resources.
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	
Objective 25.2.2	Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.	There is no need for the enabling intent of this objective to be “qualified” by the statement “while being protected from adverse effects”. Objective 25.2.1 and its supporting policies capture the intent of the second part of this objective.
Policy 25.2.2.1	Subject to Objective 25.2.1, enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: <ol style="list-style-type: none"> Nationally and Regionally Significant Infrastructure; tourism infrastructure including the continued operation, and provision for future sensitive 	This objective should not be subject to another objective.

	<p>development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Wairau Ski Area Sub Zone;</p> <p>c. minimising the risk of natural hazards;</p> <p>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and</p> <p>e. the use and enjoyment of land for recreation, including public walkways and trails.</p>	
Policy 25.2.2.2	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.3	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.4	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.5	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.6	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.7	Ensure that earthworks minimises natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	Relocate policy as it is more appropriately located under objective 25.2.1
25.3	Other Provisions and Rules	
Rule 25.3.1	District Wide	
Rule 25.3.2	Advice Notes - Regional Council Provisions	Relocate Advice Notes to the end of the chapter.
Rule 25.3.2.1	Some land disturbance activities including those that involve the diversion of water or discharge of stormwater with sediment, and modification to water bodies including wetlands are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.	Relocate Advice Note to the end of the chapter.
Rule 25.3.2.2	Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.	Relocate Advice Note to the end of the chapter.

Rule 25.3.3	Advice Notes	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.1	Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.2	The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.3	Refer to Chapter 33 Indigenous Vegetation and Biodiversity for land disturbance activities within Significant Natural Areas. No provisions of this chapter prevail over those of Chapter 33 Indigenous Vegetation and Biodiversity.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.4	Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. No provisions of this chapter prevail over those of Chapter 26 Historic Heritage.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.5	Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.6	Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.7	Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications: <ul style="list-style-type: none"> a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008. b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.8	Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.9	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies	Relocate Advice Note to the end of the chapter.

	instead of the District Plan provisions.	
Advice Note 25.3.3.10	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.11	The following activities are managed in Chapter 30 Energy and Utilities: <ul style="list-style-type: none"> a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard; b. Earthworks for the placement of underground electricity cables or lines. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.12	The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.	Relocate Advice Note to the end of the chapter.
General Rules 25.3.4	General Rules	
General Rule 25.3.4.1	Earthworks subject to resource consent applications for Controlled or Restricted Discretionary activity subdivisions pursuant to section 11 of the Act are exempt from the following Rules: <ul style="list-style-type: none"> a. Table 25.2 volume; b. Rule 25.5.16 cut; and c. Rule 25.5.17 fill. <p>Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.</p> <p>All other rules in the Earthworks Chapter apply to applications for subdivision consent.</p>	
General Rule 25.3.4.2	Earthworks for Ski Area Activities within the Ski Area Sub Zones and vehicle testing facilities within the Wairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply: <ul style="list-style-type: none"> a. Rules 25.5.12 to 25.5.14 that control erosion and sediment, deposition of material on Roads and dust; b. Rule 25.5.20 setbacks from waterbodies; and c. Rule 25.5.21 exposing groundwater. 	It is inefficient to impose resource consent requirements on Ski Area operators where development and maintenance of a terrain park / mountain biking park is constantly evolving and a permissive earthworks framework is sought. Moreover, CARL is a year round visitor destination and regularly undertakes earthworks for the following activities in addition to Ski Area Activities: Accommodation, Mountain Biking, Walking and

		Mountain Carting including the operation of McDougall's Chondola.
General Rule 25.3.4.3	The maximum volume and area of earthworks shall be calculated per site, within one consecutive 12 month period.	
General Rule 25.3.4.4	Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules: <ul style="list-style-type: none"> a. Table 25.2 volume standards; b. Rule 25.5.16 cut standards; and c. Rule 25.5.17 fill standards. 	
General Rule 25.3.4.5	Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3: <ul style="list-style-type: none"> a. Erosion and sediment control except where subject to Rule 25.5.20 setback from waterbodies. b. The digging of holes for offal pits. c. Fence posts. d. Drilling bores. e. Mining Activity, Mineral Exploration or Mineral Prospecting. f. Planting riparian vegetation. g. Internments within legally established burial grounds. h. Maintenance of existing and in service vehicle accesses and tracks, excludes their expansion. i. Deposition of spoil from drain clearance work within the site the drain crosses. j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours. k. Firebreaks not exceeding 10 metres width. l. Cultivation and cropping. 	Construction of roads within legal road should not be subject to the earthworks standards.

	<ul style="list-style-type: none">m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any land disturbance does not exceed 1 metre in width.n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:<ul style="list-style-type: none">i. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.ii. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.iii. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.o. <u>The construction and maintenance of a road within legal road (formed or unformed)</u>	
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Clause	Requested Amendment		Comment / Additional Relief Sought
Table 25.1	Table 25.1 Earthworks Activities	Activity Status	
Rule 25.4.1	Earthworks that comply with all of the activities and standards in Tables 25.1 to 25.3.	P	
Rule 25.4.2	Earthworks that do not comply with the volume of earthworks standards in Table 25.2. Discretion is restricted to the matters set out in Part 25.7.	RD	
Rule 25.4.3	Earthworks for the construction or operation of a Cleanfill.	D	
Rule 25.4.4	Earthworks for the construction or operation of a Landfill.	D	
Rule 25.4.5	Earthworks that modify, damage or destroy a wāhi tapu, wāhi taonga or archaeological site whether identified on the Planning Maps or not or archaeological site whether identified on the Planning Maps or not.	D	Activities that modify, damage or destroy archaeological sites are managed under separate legislation and there is insufficient evidence justifying why QLDC should impose additional costs and hurdles associated with requiring resource consents for these activities.
Rule 25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D	

Clause	Requested Amendment		Comment / Additional Relief Sought
	Table 25.2 Maximum Volume	Maximum Total Volume	
Standard 25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³	
Standard 25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³	Imposing a standard of 10m ³ in rural zone locations (where all ONFs are located) is extremely onerous. The s32 does not satisfactorily establish why this very small limit is the most appropriate.

Standard 25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone Millbrook Resort Zone	300m ³	
Standard 25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m ³	
Standard 25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Queenstown Airport Mixed Use Zone	500m ³	
Standard 25.5.6	Rural Zone Gibbston Character Zone	1000m ³	
Standard 25.5.7	a. Roads b. Roads located within an Outstanding Natural Feature identified on the Planning Maps	No limit 10m ³	
	Jacks Point Zone		
Standard 25.5.8	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m ³	
Standard 25.5.9	Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1000m ³	
Standard 25.5.10	Open Space Golf Education Education Innovation Campus	No maximum	

	Lodge		
	Table 25.3 Standards	Non-Compliance	
	Nuisance effects, erosion, sediment generation and run-off		
Standard 25.5.11	Earthworks shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°. Discretion is restricted to the matters set out in Part 25.7.	RD	
Standard 25.5.12	Earthworks must be undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.13	No material being transported from one site to another shall be deposited on any Road.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.14	Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.15	Earthworks that discovers any of the following: a. kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or	RD	This standard is not required as the subject matters are addressed by other legislation. It is more appropriate to manage the subject issue through earthworks requiring resource

	<p>b.— any feature or archaeological material that predates 1900, or</p> <p>c.— evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority must comply with the standards and procedures in Schedule 25.10 ‘Accidental Discovery Protocol’.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>		consent for breaches to other standards, namely earthworks volume, cut or fill height.
	Height of cut and fill and slope		
Standard 25.5.16	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.17	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.18	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with rules (a) to (c):</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>a. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>b. All cuts and batters shall not be greater than 65 degrees.</p> <p>c. The maximum height of any fill shall not exceed 2 metres.</p>	RD	

	Discretion is restricted to the matters set out in Part 25.7.		
	Setbacks from boundaries		
Standard 25.5.19	<p>Earthworks greater than 0.53 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>a. Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill; or ii. 300mm plus a distance at least equal to 1.5 times the maximum depth of the cut, as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>b. Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> i. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; except ii. Retaining walls that have been granted building consent <u>or resource consent</u> are exempt from this rule (25.5.19(b) i). <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p> <p><u>*Control is reserved to the height of earthworks having regard to the effects on the neighbour.</u></p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD*C	0.3m is a very onerous standard. No evidence has been provided justifying why a 0.3m height distance to boundary ratio should be applied. The RD matters specific in Part 25.7 are too broad for this particular standard. The matters for control should only be limited to the effects on neighbouring properties.
	Water bodies		
Standard 25.5.20	<p>Earthworks shall be setback a minimum distance of 10 metres from the bed of any water body:</p> <p>This rule shall not apply to any:</p> <ul style="list-style-type: none"> • artificial watercourse, lake or wetland that does not flow to a lake or river, and includes Lake Tewa within the Jacks Point Zone. • <u>maintenance, repairing or augmenting of existing water defence structures in and around waterways</u> • <u>disturbance to the bed associated with clearing debris, maintaining, or</u> 	RD	This rule does not integrate with ORC Water Plan. This proposed rule has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. TAD has to undertake earthworks at Walter Peak to protect the Colonel's Homestead and other structures from flooding and rock falls and we contend we should not require a resource consent for such activities within 10 metres of a water body. All activities permitted under section

	<p><u>reinstating existing buildings or structures and maintenance or reinstatement of a water intake, in order to enable the exercise of a lawful take of water.</u></p> <p>Advice Note: Water body has the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. Discretion is restricted to the matters set out in Part 25.7.</p>	<p>13.5.1 of the water plan should be permitted by the district plan.</p> <p>Re TAD these ORC rules are important regarding the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event, excluding alluvium, in order to maintain the flood carrying capacity of the bed of the river & the repair or maintenance of any defence against water constructed or placed by artificial means. TAD holds a concession (PAC 13-04-70) for Beach Bay Recreation Reserve to construct rock culverts and rock armouring, undertake stream deepening and tree planting as part of flood protection programme and we want to be able to undertake this activity readily to protect our property at Walter Peak.</p> <p>In the Regional Water Plan for Otago it is a permitted activity to alter or reconstruct any defence against water, other than on the bed of any lake or river, providing there is no permanent change to the scale, nature or function of the defence against water. Accordingly Real Journeys contends it unreasonable for QLDC to require resource consent for such activity when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards. Further the ORC does not require RC to disturb a river bed to clear debris, maintenance or reinstatement of a water intake etc.</p>
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Standard 25.5.21	Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer. Discretion is restricted to the matters set out in Part 25.7.	RD	
	Cleanfill		
Standard 25.5.22	Earthworks where more than 300m ³ of Cleanfill is transported by road to or from the area subject to Earthworks. Discretion is restricted to the matters set out in Part 25.7.	RD	

Clause	Requested Amendment	Comment / Additional Relief Sought
25.6	Non-Notification of Applications	
Standard 25.6.1	All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified: Rule 25.5.11 for restricted discretionary activities that exceed the area (m ²) standard.	The non-notification clauses in the operative district plan should carry through to the proposed district plan. There is insufficient evidence to justify changing the operative regime.
Rule 25.7.1	Matters of Discretion For all restricted discretionary activities discretion shall be restricted to the following matters. These matters are also applicable to any discretionary or non-complying activity. <ul style="list-style-type: none"> a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity <u>values</u>. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and indigenous biodiversity. f. Cultural and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects. 	
Rule 25.8	Assessment Matters	We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance

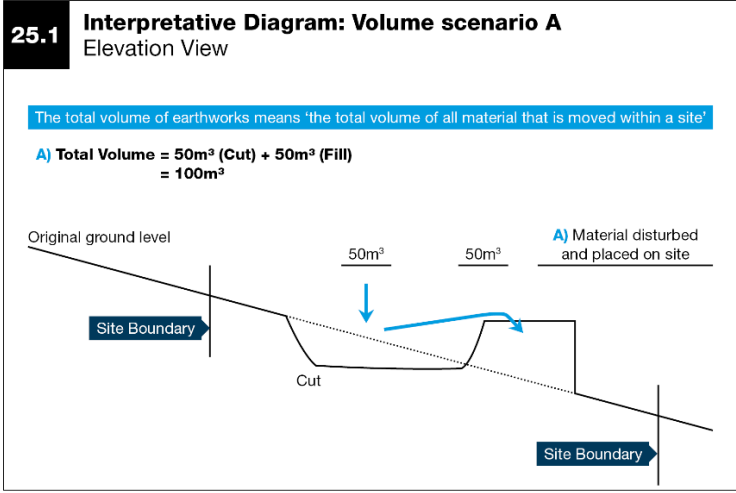
		provided in the applicable objectives, policies and matters of discretion.
Rule 25.8.1	In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion:	
Rule 25.8.2	Soil erosion and generation of sediments a. — The extent to which the proposal achieves effective erosion and sediment management. b. — Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects. c. — Whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the season or staging of when such works occur. d. — Where applicable due to matters associated with the scale, area, duration of the works or the sensitivity of receiving environment. Whether the proposal is supported with erosion and sediment management design by a suitably qualified person. In particular where resource consent is required for non-compliance with Rule 25.5.11.	
Rule 25.8.3	Landscape and visual amenity a. — Whether the design of the earthworks is sympathetic to natural topography. b. — Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping. c. — The duration of earthworks and any timeframes proposed for remedial works and revegetation. d. — Within Outstanding Natural Features and Landscapes, the Rural Landscape and other visual amenity landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account: (i) — physical attributes including geological, topographical features, waterbodies and formative processes of the landscape; (ii) — visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and (iii) — cultural attributes including Tangata whenua values, historic and heritage associations. e. — The sensitivity of the landscape to absorb change, and whether the earthworks will change the	

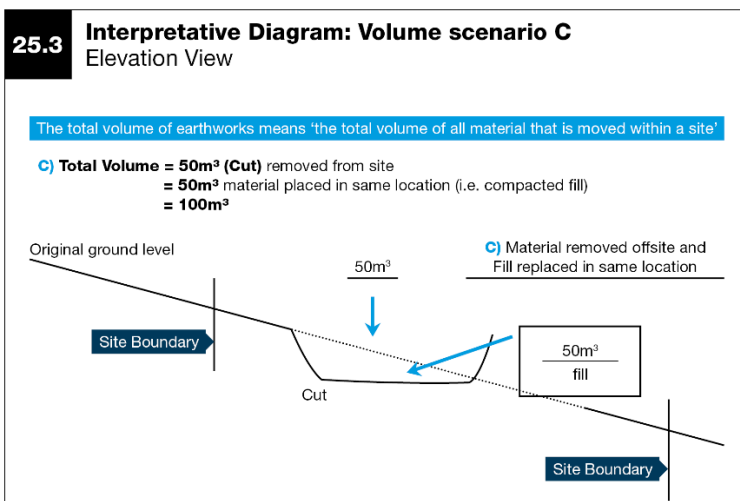
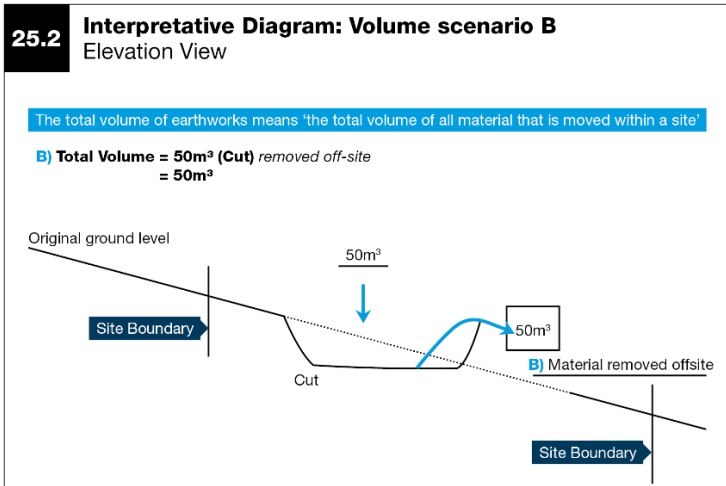
		<p>character or quality of the landscape.</p> <p>f. — The potential for cumulative effects on the natural form of the landscape.</p> <p>g. — Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.</p> <p>h. — The extent earthworks will affect visual amenity values including public or private views and whether the land disturbance will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.</p>	
<p>Rule 25.8.4</p>		<p>Effects on infrastructure, adjacent sites and public roads</p> <p>a. — Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.</p> <p>b. — Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.</p> <p>c. — Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.</p> <p>d. — Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the land disturbance area is rehabilitated, or for damage to roads.</p> <p>e. — Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.</p>	
<p>Rule 25.8.5</p>		<p>Land stability</p> <p>a. — The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these</p>	

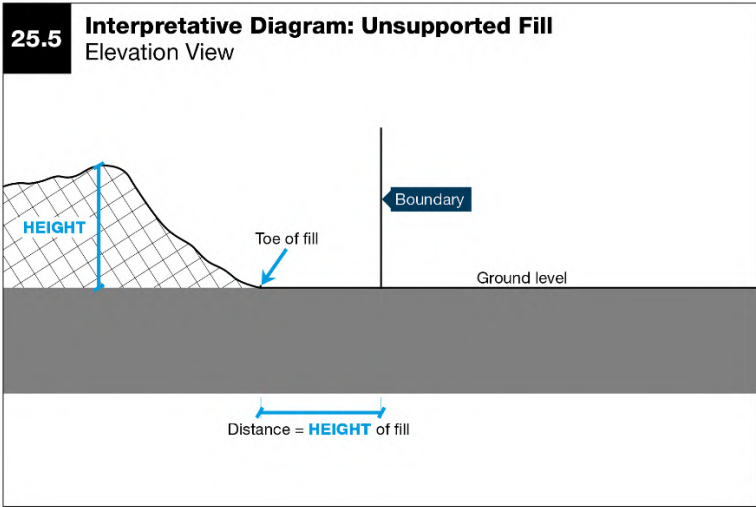
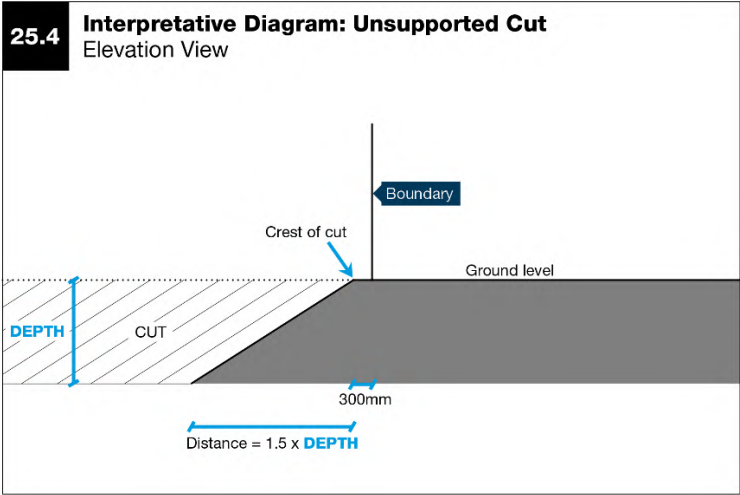
		<p>matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.</p> <p>b. — Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.</p> <p>c. — Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.</p> <p>d. — Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.</p>	
Rule 25.8.6		<p>Effects on water bodies, ecosystem services and indigenous biodiversity</p> <p>a. — The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.</p> <p>b. — Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.</p> <p>c. — The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.</p>	
Rule 25.8.7		<p>Cultural and archaeological values</p> <p>a. — The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.</p> <p>b. — The extent to which the activity affects Ngāi Tahu’s cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.3.7.</p> <p>c. — The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental</p>	

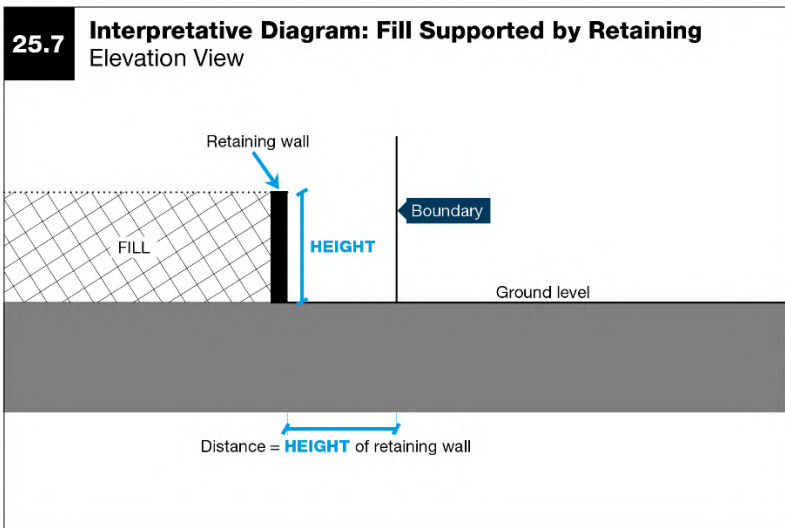
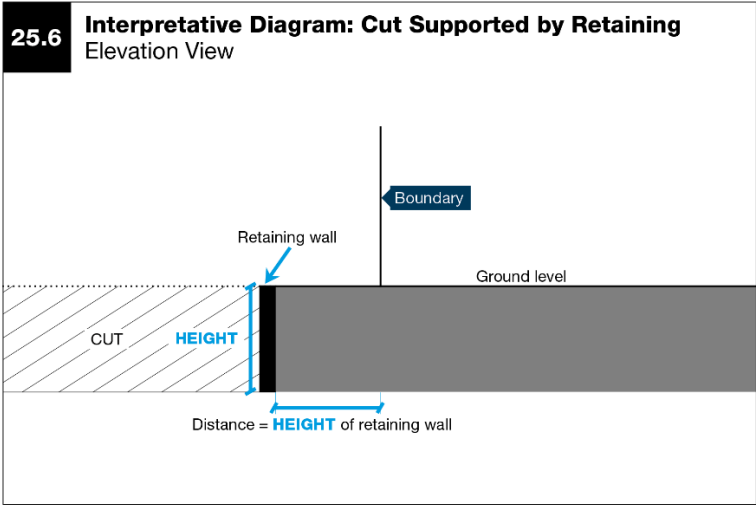
	<p>Discovery Protocol in Schedule 25.10 as a guide.</p> <p>d.— Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.</p> <p>e.— Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.</p> <p>f.— The extent to which earthworks and vibration adversely affect heritage items.</p>	
Rule 25.8.8	<p>Nuisance effects</p> <p>a.— The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.</p> <p>b.— Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.</p>	
Rule 25.8.9	<p>Natural Hazards</p> <p>a. — Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.</p> <p>b. — Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council’s natural hazards database, particular regard shall be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.</p> <p>c. — Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.</p> <p>d. — The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not</p>	

	<p>increased.</p>	
<p>Rule 25.8.10</p>	<p>Functional aspects and positive effects</p> <ul style="list-style-type: none">a. Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.b. The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.c. Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.d. Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.e. Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.f. Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.	

Clause	Requested Amendment	Comment
Rule 25.9 Interpretive Diagrams	Interpretive Diagrams	
	<p>25.1 Interpretive Diagram: Volume scenario A Elevation View</p> <p>The total volume of earthworks means 'the total volume of all material that is moved within a site'</p> <p>A) Total Volume = 50m³ (Cut) + 50m³ (Fill) = 100m³</p>  <p>Original ground level</p> <p>Site Boundary</p> <p>50m³</p> <p>50m³</p> <p>A) Material disturbed and placed on site</p> <p>Cut</p> <p>Site Boundary</p>	







<p>Schedule 25.10</p>	<p>Schedule 25.10 Accidental Discovery Protocol</p> <p>Upon discovery of any material listed in Rule 25.5.15, the owner of the site or the consent holder must take the following steps:</p> <p>Cease works and secure the area</p> <p>a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.</p> <p>b. Secure the area of the discovery, including a sufficient buffer area to ensure that all discovered material remains undisturbed.</p> <p>Inform relevant authorities and agencies</p> <p>c. Inform the following parties immediately of the discovery:</p> <p>(i) the New Zealand Police if the discovery is of human remains or kōiwi;</p> <p>(ii) the Council in all cases;</p> <p>(iii) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;</p> <p>(iv) Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.</p> <p>Wait for and enable inspection of the site</p> <p>d. Wait for and enable the site to be inspected by the relevant authority or agency:</p> <p>(i) if the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or</p> <p>(ii) if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand</p>	<p>Schedule 25.10 does not need to be provided in the district plan. We consider a more appropriate approach would be to provide a standardised but readily updateable accidental discovery protocol guidance document or factsheet – outside the district plan document.</p>
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	<p>Pouhere Taonga and appropriate Mana Whenua representatives; or</p> <p>(iii) — if the discovery is evidence of contaminants, a suitably qualified person is required to complete an initial assessment and provide information to the Council on the assessment and response.</p> <p>e. — Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of (f) are met.</p> <p>Recommencement of work</p> <p>f. — Work within the area determined by the Council at (e) must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:</p> <p>(i) — Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;</p> <p>(ii) — any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;</p> <p>(iii) — the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;</p> <p>(iv) any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;</p> <p>(v) — where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> • any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and • any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values. <p>(vi) — any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise</p>	
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	<p>permitted under the Plan or allowed by any existing resource consent.</p> <p>(vii) — there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.</p>	
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Variation to Stage 1 PDP Chapter 2 Definitions:		
<u>Underlined text for additions and strike through text for deletions.</u>		Comment
Earthworks	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>	
Landfill	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>	
Mining Activity	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from</u> 	

	<p><u>or consequent on the operations.</u></p> <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>	
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	New Definitions Stage 2 PDP	
<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <p>(a) <u>combustible, putrescible, degradable or leachable components;</u></p> <p>(b) <u>hazardous substances;</u></p> <p>(c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u></p> <p>(d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u></p> <p>(e) <u>liquid waste.</u></p>	
<u>Cleanfill Facility</u>	<p><u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u></p>	
<u>Mineral Exploration</u>	<p><u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u></p>	
<u>Mineral Prospecting</u>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> • <u>geological, geochemical, and geophysical surveys;</u> • <u>the taking of samples by hand or hand held methods;</u> 	

	<ul style="list-style-type: none"> • <u>aerial surveys.</u> 	
<p><u>Regionally Significant Infrastructure</u></p>	<p><u>Means:</u></p> <ul style="list-style-type: none"> • <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u> • <u>electricity transmission infrastructure forming the National Grid;</u> • <u>electricity Distribution Lines identified on the Planning Maps; and</u> • <u>telecommunication and radio communication facilities*;</u> and • <u>municipal infrastructure**;</u> and • <u>roads classified as being of national or regional importance; and</u> • <u>Queenstown and Wanaka airports.</u> <p><u>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</u></p> <p><u>** As defined by the Otago Regional Policy Statement 2015.</u></p>	

	Variation to Stage 1 Subdivision and Development Chapter 27:	
	<u>Underlined</u> text for additions and strike through text for deletions.	
27.3.2	Earthworks associated with subdivision	
27.3.2.1	Refer to Earthworks Chapter 25, Rule 25.3.4.1. <u>Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.</u>	

	Variation to Stage 1 Jacks Point Zone Chapter 41:					
	<u>Underlined</u> text for additions and strike through text for deletions.					
	Page 41-3:					
	41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.					
	Pages 41-13 to 41-15:					
	<p>Rule 41.5.4 Delete in entirety. Earthworks (excluding earthworks associated with a subdivision)</p> <p style="padding-left: 40px;">41.5.4.1 Volume of Earthworks</p> <p style="padding-left: 40px;">The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="background-color: #cccccc;">Activity Area</th> <th style="background-color: #cccccc;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td>Residential Activity Areas Village</td> <td>500 m³</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume	Residential Activity Areas Village	500 m ³	RD
Activity Area	Maximum Total Volume					
Residential Activity Areas Village	500 m ³					

	<p>Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</p> <p>Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite</p> <p>Open Space Golf Education Education Innovation Campus Lodge</p>	<p></p> <p>1,000 m³</p> <p>No maximum</p>		
<p>41.5.4.2 Height of cut and fill and slope</p> <p>OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:</p> <ul style="list-style-type: none"> • No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically. • All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees. • The maximum height of any fill shall not exceed 2 metres. <p>G. All other Activity Areas:</p> <ul style="list-style-type: none"> • The maximum height of any cut shall not exceed 2.4 metres. • The maximum height of any fill shall not exceed 2 metres. • The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the 				

	<p style="text-align: center;">boundary, if less or equal to 0.5 metre in height.</p> <p>41.5.4.3 Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.4.4 Environmental Protection Measures</p> <p>Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p style="padding-left: 40px;">d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p style="padding-left: 40px;">e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.4.5 Water bodies</p> <p>Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p style="padding-left: 40px;">g. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.4.6 Cultural heritage and archaeological sites</p> <p>Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p style="text-align: center;">Discretion is restricted to all of the following:</p>	
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	<ul style="list-style-type: none">● The nature and scale of the earthworks● Environmental protection measures● Remedial works and revegetation● The effects on landscape and visual amenity values● The effects on land stability and flooding● The effects on water bodies● The effects on cultural and archaeological sites● Noise	
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Clause	Requested Amendment (as stated or shown as track changes)	Comment
Whole Chapter and all other transport related provisions in the district plan. Definition of "public"	Delete reference to "public" or include definition of "public" to include commercially owned passenger transport services and infrastructure	The transport chapter, as proposed, inappropriately favours the public transport system over private transport systems. There is insufficient justification for excluding private transport services and infrastructure from the subject provisions. The subject transport provisions should apply equally both public and private transport systems.
Public Water Ferry Service provisions	Amend provisions relating to Public Water Ferry Service to clarify that commercially owned and operated water transport systems used primarily for transporting sightseeing visitors but are <u>equally</u> available to the general public.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and other users.
Whole Chapter – objectives and policies relating to parking	Amend objectives and policies to clearly set out the District Plan's position on parking provision.	The overall strategy for parking in the district is not provided in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.
New objective	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown town centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion – e.g. transient / visitors (in particular campervans and rental cars) circulating and parking in the CBD.	Traffic congestion in and around the Queenstown Town Centre is a significant issue and the district plan could promote activities and development which help resolve this issue. Real Journeys supports methods which restrict traffic movements from visitors.
Policies and access standards	Amend policies and access standards to promote wider distribution of drop off / pick up areas.	Drop off / pick up areas should be more widely provided to allow shuttle buses and commercial coach tours to operate effectively. The proposed chapter seems to

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		focus on education & health care facilities.
Definition of Public Water Ferry Service	Delete the definition of Public Water Ferry Service or amend it to include water taxi and water passenger transport services.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and may in the future include school children. The proposed definition seems unnecessary to facilitate the establishment of water ferry services.
New definition	Define “linear infrastructure”, or amend provisions that refer to this term (e.g. policy 29.2.3.3)	It is unclear what is meant by “linear infrastructure”.
All RDA activities	Inclusion of “the benefits of the proposal” in the matters Council restricted its discretion	It is important that the merits of RD activities, which could be refused resource consent, should be considered to weigh against the other matters.
Policy 29.2.1.1	<p>Require that roading and the public transport and active transport networks are well-connected and specifically designed to:</p> <ul style="list-style-type: none"> a. enable an efficient public transport system; b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport. d. <u>provide sufficient coach storage in and around the Queenstown Town Centre.</u> 	<p>This policy needs to be wider than public transport & provide for commercial coach tour operators & shuttle buses.</p> <p>The transport network should be efficient not just the public transport network.</p> <p>There should also be specific direction for ensuring sufficient coach parking spaces are provided for in and around the Queenstown Town Centre. If further out of town then doubles vehicle movements as coaches need to travel back into central QTN to pick up passengers</p>
Policy 29.2.1.2	Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.	<p>Emphasis on public may preclude private ventures from providing ferry services.</p> <p>Water taxi services should be given as much</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		consideration as park and ride is given in similar policies 29.2.2.8 & 29.2.2.9.
Policy 29.2.1.3	Require high traffic generating activities and large scale commercial activities, educational facilities, and community activities to contribute to the development of well-connected public and active transport networks and/or infrastructure.	<p>It is questioned whether the intention is to establish financial contributions on this matter and therefore whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p>
Policy 29.2.1.4	Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, <u>multimodal</u> high quality pedestrian dominant places and enable the function of such roads to change over time.	The implication that all roads in and around town centres should be "pedestrian dominated" is problematic. Some roads will need to be multimodal.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Policy 29.2.2.1	<p>Manage the number, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling; (ii) avoiding heavy vehicles reversing off or onto any roads; and (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads. c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking and loading spaces to meet the expected needs of specific landuse activities in order to minimise congestion and visual amenity effects, particularly in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; e. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; and f. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites. 	<p>In terms of parking provision, it is not clear how providing parking to meet needs would “reduce congestion” (as stated in the policy) or contribute to Objective 29.2.2’s promotion of matters such as compact urban growth, increasing walking and cycling and urban design.</p> <p>If the intent of the PDP is to reduce the expansion in the volume of car parks to in turn reduce light vehicle use in the District and increase the use of “public transport” – this is likely to backfire with respect to the tourism industry. Visitors will not leave their rental vehicles and use other means of transport unless the vehicles can be safely parked and left unattended for hours.</p> <p>This leads to a broader question as to the overall strategy for parking in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.</p>
Policy 29.2.2.3	<p>Enable a lower rate of accessory parking to be provided for residential flats district wide, and for residential activity in the Town Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones compared to other zones to support intensification and in recognition of the accessibility and anticipated density of these zones.</p>	<p>Supported to the extent that this policy supports a “lower amount of accessory parking” for some areas and land uses. It is questioned why the same cannot be extended to other areas and all land uses.</p> <p>Support. But amend this and other policies to more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		clearly set out the Plan's position on parking provision.
Policy 29.2.2.5	<p>Enable a reduction in the number of car parking spaces required only where:</p> <ol style="list-style-type: none"> the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/ or there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and/ or the characteristics of the activity or the site justify less parking. 	<p>This could potentially be counter-productive if it results in displacement of cars to parking on the street which will effectively reduce road width and reduce the usability of the roads for coaches / buses.</p> <p>There is a concern around reference to allowing lower levels of parking "only where...the surrounding environment will be adversely affected". This discourages flexibility to consider cases where effects would be minor. If rigid application of rules is to apply in this matter, it is argued that this would not be consistent with the multiple outcomes sought in objective 29.2.2 and 29.2.4. Amend the policy to allow flexibility in appropriate circumstances (such as where effects would be minor).</p>
Policy 29.2.2.8	<p>Require Park and Ride and public transport facilities to be located and designed in a manner that:</p> <ol style="list-style-type: none"> is convenient to users; is well connected to public and active transport networks; improves the operational efficiency of the existing and future public transport network; and extends the catchment of public transport users. 	Consider amalgamating policies 29.2.2.8 and 29.2.2.9.
Policy 29.2.2.12	<p>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification <u>or promoting poor amenity outcomes.</u></p>	<p>The policy is supported, particularly the acknowledgement that access distances from intersection may not always be practical to enforce. It would be useful to add "or promoting poor amenity outcomes".</p>
Policy 29.2.3.1	<p>Require, as a minimum, that roads <u>Encourage roads to</u> be designed in accordance with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2015).</p>	<p>The standards in the code of practice are not always practical in all contexts. The authors would appear to have anticipated such flexibility. It would be more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		appropriate to state “encourage” than “require”.
Policy 29.2.3.6	Provide for public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.	What is meant by “public amenities” that is not otherwise covered by other policies? There is uncertainty as to whether this policy might be used to require developers to contribute facilities? The policy is considered unnecessary. Delete policy
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	
Objective 29.2.4	Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that: <ul style="list-style-type: none"> • supports improvements to active and public transport networks; • increases the use of active and public transport networks; • reduces traffic generation; • manages the effects of the transport network on adjoining land uses and the effects of adjoining landuses on the transport network. 	
Policy 29.2.4.1	Avoid “Manage” commercial activities and home occupations in residential areas that result in cars being parked either on-site or on roads in a manner or at a scale that will adversely affect residential amenity or the safety or the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.	The reference to “streets adjoining the residential zones when not in use” is not clear. Often streets form the boundary between zones. Is it intended that parking on the side of a street without residential zoning should be affected. If this is the intent, it is opposed. Delete policy or delete “avoid” and replace with “manage”. Also, in relation to the parking and storage of business-related vehicles, there should be a distinction made between a “company car” parked near home on the

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		street versus coaches / trucks and trucks parking in residential suburbs.
Policy 29.2.4.2	<p>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</p> <p><u>Allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed.</u></p>	<p>It is questioned whether the intention is to establish financial contributions on this matter. If so it is further questioned whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed".</p>
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high trip generating activities on the transport network by assessing the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport, including by:</p> <ol style="list-style-type: none"> demonstrating how they will help reduce private car travel and encourage people to walk, cycle, or travel by public transport, including by: preparing travel plans containing travel demand management techniques and considering lower rates of accessory parking; contributing toward well-connected public and active transport infrastructure or, where planning for such infrastructure is not sufficiently advanced, providing space for such infrastructure to be installed in the future; providing public transport stops located and spaced in order to provide safe and efficient access to pedestrians who are likely to use each stop; and providing less accessory parking than is required by Table 29.5 in conjunction with proposing other initiatives to encourage alternative modes of travel. 	<p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p> <p>Furthermore, point e. is potentially inconsistent with other policies that suggest that demand for parking should be met. The Plan should be more clear on this matter. That said, the intention here is supported and</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		<p>could be sole focus of this policy. It is suggested that the policy could be replaced with something like that in the “relief sought”. This would provide a role for the implementation of travel plans in certain circumstances.</p> <p>Delete policy and replace with along the lines of “allow lower levels of accessory parking than required by Table</p>
Policy 29.2.4.5	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	This policy is supported, although it is considered that there are more accessible parts of the District where lower parking requirements could apply.
Policy 29.2.4.8	Require <u>Manage</u> any large scale public transport facility or Park and Ride to <u>ensure they are</u> be located, designed, and operated in a manner that <u>considers</u> minimises adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.	Rather than requiring effects to be minimised, it is more appropriate for effects to be managed. The policy as written also risks promoting a NIMBY attitude, which is not particularly helpful when public transport facilities and park and rides need to be developed in order to support a more functional transport network.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Rule 29.3.3.1	<p>Any land vested in the Council or the Crown as road, shall be deemed to be a “road” from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and Table 29.4; and</p> <ol style="list-style-type: none"> Any zoning, including subzones, ceases to have effect from the time the land is vested or dedicated as road; and Any provisions relating to overlays such as the Special Character Area, Outstanding Natural Landscape, Outstanding Natural Feature, Rural Landscape, Significant Natural Area, Protected Trees, and listed heritage buildings, structures, and features continue to have effect from the time the land is vested or dedicated as road. 	<p>29.3.3.1b This rule needs more clarity, with a specific list of overlays which apply (as opposed to “such as.”). An implication of applying landscape classifications is that the earthworks rules would apply. This could mean very restrictive restrictions apply (e.g. 10m3 in ONLs) which could affect the formation or even maintenance of roads.</p> <p>For 29.3.3.1b an exhaustive list should be created. Exempt the application of earthworks rules in roads.</p>

Clause	Requested Amendment		Comment
Table 29.1	Table 29.1 – Transport related activities outside a road	Activity Status	
Rule 29.4.9	<p>Rental vehicle businesses in all zones where commercial activities are permitted</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use. Effects on amenity from rental vehicles being parked on roads and other public land when not in use. <p>The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</p>	RD	<p>This rule relating to rental car parking is unclear. It would seem best to sit in the chapter for each Zone. The rule seems to imply that rental car parking is permitted where residential is permitted. Is this the case?</p> <p>Clarify and amend if needed.</p>
Rule 29.4.10	Delete rule relating to High Traffic Generating Activities	RD	<p>Refer prior comments in regard to Policy 29.2.4.4 and Policy 29.2.1.3.</p> <p>Delete rule</p>

Clause	Provision	Activity Status	Comment/Additional Relief Sought
	Table 29.2 - Activities within a road		
Rule 29.4.16	<p>Construction of any unformed road into a formed road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> The safety and functionality of the road design, including the safety of intersections with existing roads. Ongoing maintenance costs of the road design. Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity). Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists. 	RDC	<p>What is meant by “forming” is unclear. Would this include forming a trail? Regardless this new requirement would be significant and casts doubt on whether future transport routes protected by “paper roads” could ever be formed.</p> <p>Delete (or at least reduce status to controlled activity)</p>
Rule 29.4.17	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is controlled in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided vehicles.</p>	€	<p>It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.</p>
Rule 29.4.18	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided</p>	RD	<p>It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.</p>

Clause	Provision	Comment/Additional Relief Sought
	vehicles.	
New provisions enabling coach parking facilities	<p>Insert new provisions (if required including a objective, policy, rule, definition) to ensure that coach parking facilities are provided for as permitted, controlled or restricted discretionary activities in all zones.</p> <p>Coach parking facilities</p> <p>The parking of heavy vehicles, coaches and buses activity that does not meet the minimum parking standards (inclusive of parking space numbers or access and layout)</p>	<p>RDA</p> <p>It is appropriate that coach parking facilities be provided for in the rule framework as permitted, controlled or restricted discretionary activities.</p>

Clause	Provision		Comment/Additional Relief Sought
Table 29.5	Table 29.- Standards for activities outside roads	Non compliance status	
	PARKING AND LOADING		
Rule 29.5.1	<p>Accessory parking</p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.5.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • <u>The benefits of the proposal</u> • <u>The effect of a shortfall</u> • The number of parking spaces provided. • The allocation of parks to staff/ guests and residents/ visitors. 	RD	Logically, it would seem that an additional matter of discretion should be “the effect of a shortfall”
Rule 29.5.2	<p>Location and Availability of Parking Spaces</p> <ol style="list-style-type: none"> a. Any parking space required by Table 29.5 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such. b. No parking space required by Table 29.5 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane. c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed. d. Residential units and visitor accommodation units may provide some or all of 	RD	<p>Rule 29.5.2b needs clarification. By definition access and outdoor living spaces usually mean they cannot double parking spaces. If the intention is to limit tandem parking, this is opposed. It is important not to contradict other rules/standards enabling tandem parking on residential sites, and important for the efficient use of small sites. Tandem of staff parking behind visitor parking is also a reasonable approach on non-residential zones.</p> <p>Clarify rule and make it clear that tandem parking does not require consent on residential sites and in certain</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>parking spaces required by Table 29.5 off-site (on a different site to that which the landuse activity is located on), in accordance with the following:</p> <ul style="list-style-type: none"> (i) If development in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan, then some or all of the car parking required may be provided off-site. (ii) Some or all of the coach parking required by Table 29.5 may be provided off-site. (iii) All other residential activity and visitor accommodation activity may provide up to one-third of the parking spaces required by Table 29.5 off-site. (iv) Off-site parking spaces in relation to the above must be: <ul style="list-style-type: none"> i. Dedicated to the units or rooms within the development; and ii. Located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking; iii. Not located on a private road or public road; and iv. Secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to serve. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The long term availability of parking spaces for staff and visitors. • The location of parking spaces and manoeuvring areas within a site. • The proportion of spaces proposed off-site in zones other than the High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone. • The location, accessibility, and legal agreements proposed. 		<p>circumstances on other sites.</p>

Clause	Provision		Comment/Additional Relief Sought						
Rule 29.5.5	<p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="454 555 1211 820"> <thead> <tr> <th data-bbox="454 555 797 663">Total number of parks to be provided by the activity or activities on the site</th> <th data-bbox="797 555 1211 663">Minimum number of mobility parking spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 663 797 708">1 to 10 spaces:</td> <td data-bbox="797 663 1211 708">1 space</td> </tr> <tr> <td data-bbox="454 708 797 820">11 to 100 spaces:</td> <td data-bbox="797 708 1211 820">2 spaces plus one more for every additional 50 parking spaces provided.</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <ul style="list-style-type: none"> (i) on a level surface; (ii) clearly signposted; (iii) located on the same site as the activity; (iv) be as close as practicable to the building entrance; and (v) be accessible to the building via routes that give direct access from the car park to the building. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s). • Effectiveness of the associated signage. 	Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.	RD	<p>This rule is unnecessarily arduous, particularly if only one park is required. Does this need to be marked as a mobility park and does this mean other users cannot use the sole park? It is understood that the building act also has a requirement and it is questioned why QLDC should in anyway have differing requirements.</p> <p>Amend rule to address concerns and ensure it is consistent with the building act.</p>
Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required								
1 to 10 spaces:	1 space								
11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.								

Clause	Provision		Comment/Additional Relief Sought								
Rule 29.5.6	<p>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</p> <p>a. All day care facilities, educational facilities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p> <table border="1" data-bbox="436 560 1245 1098"> <tbody> <tr> <td data-bbox="436 560 801 667">(i) A day care facility designed to cater for six or more children/ persons</td> <td data-bbox="801 560 1245 667">1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).</td> </tr> <tr> <td data-bbox="436 667 801 842">(ii) A primary or intermediate school</td> <td data-bbox="801 667 1245 842">1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td data-bbox="436 842 801 1018">(iii) A secondary school</td> <td data-bbox="801 842 1245 1018">1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided</td> </tr> <tr> <td data-bbox="436 1018 801 1098">(iv) A health care facility or hospital</td> <td data-bbox="801 1018 1245 1098">1 drop-off/ pick up space per 10 professional staff</td> </tr> </tbody> </table> <p>b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.05 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided	(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff	RD	<p>“0.05” seems to be a typographical error – its is presumed to mean “0.5” Correct assumed error.</p>
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).										
(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.										
(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided										
(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff										

Clause	Provision		Comment/Additional Relief Sought
	Discretion is restricted to: <ul style="list-style-type: none"> • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 		
Rule 29.5.8	<p>Residential Parking Space Design</p> <ol style="list-style-type: none"> a. The minimum width of the entrance to a single garage shall be no less than 2.4 m. b. The minimum length of a garage shall be 5.5m. c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m. d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle. e. Where two parking spaces are provided for on a site containing only a single residential unit or single visitor accommodation unit, the two parking spaces may be provided in tandem. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The design of residential parking spaces. • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 	RD	<p>RE rule 29.5.8c – if the 5.5m measurement of a parking space is required (given that there are standards for parking dimensions in the appendices) it should be measured from the footpath, as the overhang of cars over the footpath would appear to be the main issue. QLDC normally requires footpaths to be set at least 0.4m from the property boundary so that should be accounted for. It should be noted that parking within a road is an appropriate use</p> <p>Delete or amend rule to refer to the distance from the footpath.</p>
Rule 29.5.12	<p>Lighting of parking areas</p> <ol style="list-style-type: none"> a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit. 	RD	<p>RE 19.5.12c - This rule is difficult to comprehend (being a very long and complex sentence). Amend wording to ensure it is more easily read</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site or greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area. • Effects from the lighting on adjoining sites. 		
Rule 29.5.13	<p>Bicycle parking and the provision of lockers and showers</p> <p>Bicycle parking, e-bicycle charging areas, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking shall be in accordance with Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed. • Effects on the mode share of those walking and cycling to and from the location. 	RD	<p>E-bicycles are an interesting but new technology. There is at this stage very limited uptake. It is unclear if they will become a significant transport mode. It is also unclear why an employer / building owner should have to provide such stations. Can these not be charged at home or at a charging station? Charging stations would therefore be unreasonably arduous.</p> <p>Delete reference to e-bicycles in rule 29.5.13 and Table 29.7</p>

Clause	Provision		Comment/Additional Relief Sought																
Rule 29.5.22	<p>Minimum distances of Vehicle Crossings from Intersections</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p> <table border="1" data-bbox="445 520 1160 734"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p>c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1" data-bbox="445 836 1160 1050"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p>d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal boundary of the site in the position that most closely complies with the above provisions.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	RD	<p>It is questioned whether the minimum site distances rule is necessary. Such rule can be contrary to good urban design. For example, in residential areas the access location furthest is often not ideal for the site, leading to poorly located and configured open space. It is suggested that there should be discretion as part of the subdivision process to consider this. Once sites are formed QLDC have discretion over allowing new accesses to the network. At a minimum the rule needs discretion added for “urban design and usability of resultant sites”</p> <p>Delete or amend as requested to ensure discretion is added for “urban design and usability of resultant sites”</p>
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	40																		
Collector	30																		
Local	25																		
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	100																		
Collector	60																		
Local	50																		

Clause	Provision		Comment/Additional Relief Sought
	<p>Advice notes:</p> <ol style="list-style-type: none"> Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line. This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23. 		
Rule 29.5.23	<p>Minimum distances of Vehicle Crossings from Intersections onto State Highways</p> <ol style="list-style-type: none"> No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2: <ol style="list-style-type: none"> 30 metres where the posted speed is less than 70 km/ h 100 metres where the posted speed is equal to or greater than 70 km/ h 200 metres where the posted speed is equal to or greater than 90 km/ h. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 	RD	

Clause	Provision		Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads		
Rule 29.6.1	<p>Transport infrastructure</p> <p>All transport infrastructure listed as permitted within a formed road shall comply</p>	RD	This rule is unnecessary – the roading authority should have the power to remove unauthorised structures and ensure works

Clause	Provision	Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads	
	<p>with the following standards:</p> <p>a. Temporary works, buildings and structures must be removed from the road on completion of works.</p> <p>b. After completion of works, the ground must be reinstated to at least the condition existing prior to any work starting.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and efficiency of the transport network. 	<p>are completed. Delete</p>
Rule 29.6.2	<p>Buildings</p> <p>Public transport facilities and public toilets that meet the definition of a building shall comply with the following standards of the zone adjoining the road:</p> <ul style="list-style-type: none"> (i) building height, (ii) building height to boundary, and (iii) recession planes <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the amenity of neighbouring sites. <p>Advice note:</p> <p>Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.</p>	<p>RD</p> <p>It is questioned whether these rules are needed as would appear that there is plenty of ability of roading authority to control these. It should be noted b. and c. are the same thing. Delete or amend to address duplication</p>

Clause	Requested Amendment	Comment/Additional Relief Sought
29.8 – Assessment Matters	Assessment Matters	Assessment matters have to date been avoided in draft chapters and resisted in hearing reports. It seems anomalous to introduce them here and adds unnecessarily to the length of the plan. Delete section

Clause	Requested Amendment			Comment
Table 29 Minimum Parking Requirements	Minimum Parking Requirements	Resident/ Visitor	Staff/ Guest	<p>Support reductions in parking where required from Operative District Plan but oppose increases. Remove requirement for onsite parking for residential flats.</p> <p>The reduction in parking requirements in HDR and MDR locations are supported.</p> <p>The standards are supported except:</p> <ul style="list-style-type: none"> • requirement for residential flats to have a park. Removing this will have affordability benefits in enabling more flats to occur and will prevent poor urban design outcomes which is a tension in Hanley's Farm (where additional park is often in front of façade of house in an area that would otherwise garden). In practice, secondary tenants are likely to park on the street anyway. • Commercial: the overlap in definition with office should be clarified – it would helpful to add “other than office” • Oppose increases in parking for some forms of visitor accommodation in some locations. It is questioned whether there is any evidence base to support these as VA often has lower requirements to comparable spaces of residential development.

Clause	Provision	Comment / Additional Relief Sought
29.9.38 – Advice Notes	The following advice notes apply to all provisions relating to minimum car parking requirements:	Relocate Advice Notes
29.9.38.1	<p>In calculating the total parking requirement:</p> <ol style="list-style-type: none"> a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below. b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below. c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single dwelling in the High Density Residential zone) then this shall be rounded up to 1.0. d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted. e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans. 	<p>RE 29.9.38.1d - Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand. (such rules can create perverse design incentives)</p> <p>Amendments as requested.</p>

<p>29.8.39</p>	<p>The following footnotes apply only where indicated in Table 29.5:</p> <p>Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.</p> <p>Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.</p> <p>Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.</p> <p>Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.</p>	
	<p>Delete requirement for coach park sites.</p> <p>Provide for off-site loading in reasonable circumstances.</p>	<p>One of the major impediments to developing many hotel sites is the requirement for on-site coach parking. A medium size hotel can require 5 or more coach sites. This uses a lot of land and is on many sites difficult or impossible and often adversely affects the design. The emphasis should be on ensuring that loading of buses can occur safely and efficiently. On many sites this would mean ensuring there is an appropriate loading area on site, although there should be provision for loading within the reasonable vicinity of a site. Coach parking should be able to occur off-site. It can be provided by the private sector or if required QLDC could provide such facilities.</p> <p>It is questioned how practical it is to have access for coaches on steep sites. For small development it shouldn't be necessary. Should be clear this is only relevant to developments of 30 or more units</p>

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31. Signs

31.1 Purpose

Signs provide information to the general public and can assist with creating a sustainable and vibrant community. There are significant benefits associated with enabling signage to achieve these outcomes. However, signs can have adverse environmental effects particularly on visual amenity, and could conflict with traffic and pedestrian safety. Managing the number, type, location, appearance and design of signs helps to minimise these adverse effects and maintain a quality environment.

Visual amenity values vary across the District, and are influenced by the nature of land use, including land use and associated development anticipated by the various District Plan Zones. In commercial areas signs can improve the flow of people and traffic, helping people get where they want to go and directing them to amenities. In residential and rural areas, signs have greater potential to create adverse effects on visual amenity due to the more sensitive nature of these areas.

Because of these variations, it is appropriate that different standards for signage apply to different areas. Signs are managed in relation to their suitability for different areas, and the sign types are defined in Chapter 2 - Definitions.

There is flexibility for interpretative signs including recognising the role they play in assisting visitors finding their way-find. There is also flexibility for temporary event signs, recognising the community benefits of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.

31.2 Objectives and Policies

31.2.1 Objective - The location, size, design and appearance of signs are managed to assist with maintaining appropriate levels of amenity.

Policies

- 31.2.1.1 Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.
- 31.2.1.2 When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, apply the nearest adjoining Zone.
- 31.2.1.3 Encourage signs to be located on the site of the related activity.
- 31.2.1.4 Ensure that any lighting in conjunction with signs will not lead to adverse effects on the receiving environment.
- 31.2.1.5 Support the establishment of information, interpretation and direction signs that:
 - a. assist with improving the legibility of public-open spaces; and

- b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.
- 31.2.1.6 In District Plan Zones that are primarily for commercial or mixed use activities:
- a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;
 - b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and
 - c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.
- 31.2.1.7 Ensure signs in ~~public-open~~ places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, interpretation, public information or public safety, and provide for signs for other purposes in limited circumstances.
- 31.2.1.8 Avoid, remedy or mitigate the adverse effects of permanent signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape apply the relevant assessment matters in part 21.7 of the District Plan.
- 31.2.1.9 Encourage efficient management of signs through the establishment of signage platforms to reduce the need for a new resource consent each time the sign content is altered and ensure that any resource consent conditions that apply to the signage platform also apply to any subsequent changes to the sign content.
- 31.2.1.10 Avoid adverse effects from the following signs and sign types:
- a. flashing, moving or animated signs and signs that create an optical illusion;
 - b. roof signs;
 - c. hoardings;
 - d. signs displaying sexually explicit, lewd or otherwise offensive content;
 - e. stationary sign-written trailers, vehicles or permanently moored vessels or signs attached to stationary trailers, vehicles or permanently moored vessels which are visible from any road or public place for the purpose of advertising; and
 - f. signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency.
- 31.2.1.11 Manage the effects of signs on heritage values having particular regard to:
- a. the design, location and size of signs and the method of attachment; and
-

b. any Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

c. the benefits of the sign

b.d. the function of the sign

Advice Note: any relevant objectives and provisions of Chapter 26 . Historic Heritage will also apply.

31.2.2 Objective – The adverse effects of signs are managed to limit the impact on public safety, including the safety of pedestrians and users of the roading and water transport network.

Policies

31.2.2.1 Avoid adverse effects of signs that obstruct access to or through a pedestrian thoroughfare or the roading network.

31.2.2.2 Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of users of the road, users lakes and rivers.

31.2.2.3 Support the establishment of information signs and lay-bys at the entrance to the District settlements and at sites of natural, historical or tangata whenua interest.

31.2.2.4 Support the use of traditional Ng i Tahu (tangata whenua) place names on signs within the District.

31.2.2.5 Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, ~~and~~ traffic and navigation safety.

31.2.3 Objective - Signs are complementary to, ~~and do not detract from,~~ the design values of the building they are attached to and are sympathetic to the design values of nearby ~~developments and~~ public places.

Policies

31.2.3.1 Ensure the design and display of signs is ~~consistent with and~~ complementary to the overall design of the building through attention to:

- a. the number, size, height and elevation of signs;
- b. lettering design;
- c. colours and materials;
- d. location of the sign on the building;
- e. relationship of the sign to any architectural features of the building and any adjacent buildings or development; and

- f. the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).

31.2.3.2 Ensure the design of signs attached to buildings is compatible with ~~and sympathetic to~~ the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.

31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval when the sign:

- a. is well integrated into the building design;
- b. is compatible with the character of surrounding development;
- c. is not inconsistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;

~~d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and~~

~~e. is visually compatible with the wider surrounding environment.~~

31.2.3.4 Manage the extent of signage on windows to promote passive surveillance of streets and public places, and to encourage visual interest for pedestrians.

31.2.3.5 In instances when a new or altered building will have accompanying signage, encourage the identification of signage platforms so that signs are integrated into building design.

31.2.4 Objective - Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary and interpretive information while preserving a high standard of amenity and public views.

Policies

31.2.4.1 Provide for signs that convey information regarding commercial activities and services that operate from or adjacent to the wharf, jetty or waterfront on which the sign is located.

31.2.4.2 Ensure that waterfront signs provide only ~~essential~~ information directly associated with activities based on the surface of lakes and rivers or undertaken within spaces and buildings located on wharves and jetties and/or the waterfront.

31.2.4.3 Ensure that signs on wharves, jetties and waterfronts do not detract from the views and amenity of the foreshore and of the lakes and rivers through inappropriate placement, size and colour.

31.2.5 Objective – Signs promoting temporary events for a limited duration are enabled so long as they are managed to minimise adverse effects on traffic, pedestrian and public safety and visual amenity.

Policies

- 31.2.5.1 Recognise the contribution that temporary events make to the social, economic and cultural wellbeing of the District by:
 - a. enabling temporary event signs to be erected on the event site, but limit the size of signs and the duration of time that they are displayed; and
 - b. enabling temporary event signs to be erected outside the event site, but limit the number and size of signs and the duration of time they are displayed.
 - 31.2.5.2 When considering temporary event signs, have particular regard to the effects on traffic, pedestrian and public safety and visual amenity.
 - 31.2.5.3 Limit the number of temporary event signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network.
- 31.2.6 Objective –Off-site signs are provided for in limited circumstances.**

Policies

- 31.2.6.1 Restrict the establishment of off-site signs, having particular regard to:
 - a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;
 - b. visual amenity values;
 - c. any cumulative adverse visual effects, including visual clutter; and
 - d. any adverse effects on the safety of the roading network.
 - e. the benefits of the signage
- 31.2.6.2 Acknowledge that off-site signs that convey information to assist the public, ~~or to convey public notices, or promote community sponsorship rather than being for the purpose of commercial advertising,~~ can have social and cultural benefits.
- 31.2.6.3 Limit the number of off-site signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network, however enable off-site signs erected by a road controlling authority or the harbour master that are for the purpose of assisting ~~road~~ users of the road, lakes and rivers and promoting traffic safety.
- 31.2.6.4 Limit the duration of off-site signs when future landuse and/or transport network changes are likely to result in the off-site sign being inappropriate from a site development and/or traffic safety perspective.

31.3 Other Provisions and Rules

31.3.1 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 and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
32 Protected Trees	33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
		Planning Maps

31.4 Clarification

31.4.1 Advice Notes - General

- a. For the purpose of determining activity status, where an activity does not comply with a standard listed in a standards table, the activity status identified by the ~~Non-Compliance~~ Status column applies. Where an activity breaches more than one standard, the most restrictive status applies.
- b. The following abbreviations are used within this Chapter.

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

- c. Chapter 2 of the District Plan contains definitions of the various sign types used within this Chapter.
- d. Freestanding signs, sandwich boards, flat board signs, under verandah signs, flags and banners may be double sided, with only one side being counted towards the sign area. All other signs will be assessed on a single sided basis.
- e. The Diagrams in section 31.13 of this Chapter illustrate how some standards are to be applied, illustrate some sign types, and provide an example of how to calculate the maximum area of Ground Floor Signs in commercial areas (Rule 31.7.5).

31.4.2 Advice Notes - Rule Structure

- a. Table 31.5 sets out the District wide activity status for specific types of signs.
- b. Table 31.6 sets out the District wide standards for signs.
- c. Table 31.7 sets out the specific standards for signs in specified commercial zones.
- d. Table 31.8 sets out specific standards for signs in specified residential zones.
- e. Table 31.9 sets out specific standards for signs other specified zones.

- f. Permitted signs must be identified in Table 31.5 as a permitted activity and must comply with all standards, including the standards for the relevant zone. Signs not otherwise identified in Table 31,5 are a discretionary activity pursuant to Rule 31.5.1.

31.5 District Wide - Activities

	Table 31.5 –Activity Status	Activity status
31.5.1	Signs which are not listed in this table	D
31.5.2	Signs which are listed in this table as permitted (P) and comply with all relevant standards in Standards Tables 31.6 to 31.9 in this Chapter	P
31.5.3	Flags	P
31.5.4	Temporary event signs	P
31.5.5	Real estate signs (including auction signs)	P
31.5.6	Temporary land development signs	P
31.5.7	Temporary sale signs	P
31.5.8	Temporary construction signs	P
31.5.9	Free standing signs	P
31.5.10	Sandwich or flat board signs	P
31.5.11	Under verandah signs, including under verandah signs within the road where these are related to any overhanging building	P
31.5.12	Signs on wharves and jetties (including on buildings established on wharves and jetties)	D
31.5.13	Off-site signs, including off-site signs located within or above roads, but excluding: <ul style="list-style-type: none"> a. under verandah signs above a footpath where these are related to any overhanging building; and b. the part of a freestanding sign located above a footpath 	D
31.5.14	Hoardings, including hoardings located within or above roads	PR
31.5.15	Flashing, moving, animated signs and signs that create an optical illusion	PR
31.5.16	Roof signs	PR
31.5.17	Signs displaying sexually explicit, lewd or otherwise offensive content	PR
31.5.18	Any of the following signs which are located so as to be visible from any road or public place for the purpose of advertising: <ul style="list-style-type: none"> a. any stationary sign-written trailer or vehicle; b. any sign attached to any stationary trailer or vehicle; 	PR

	<ul style="list-style-type: none"> c. any permanently moored vessel; and d. any sign attached to a permanently moored vessel. 	
31.5.19	Signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency	PR
31.5.20	Signs required by acts of Parliament, legislation or statutory requirements	P
31.5.21	Electioneering signs	P
31.5.22	Signs on any Category 1, 2 or 3 item in the Inventory of Protected Features in Chapter 26 Historic Heritage	D
31.5.23	<p>The following signs on or above roads:</p> <ul style="list-style-type: none"> a. Any sign associated with a road network activity or public amenities, including: <ul style="list-style-type: none"> (i) traffic and direction signs; (ii) road name signs; (iii) interactive warning signs; (iv) speed limit signs; (v) parking restriction signs; and (vi) public information boards and associated directional signs. b. Under verandah signs; c. The part of a freestanding sign located above a footpath in a road and complying with Rule 31.6.7; d. Signs for temporary events and temporary filming; e. Signs required by acts of Parliament, legislation or statutory requirements; and f. Electioneering signs. <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	P

31.6 Rules – General Standards

	Table 31.6 – General Standards	Non-compliance status
31.6.1	<p>Flags</p> <p>All flags are able to contain sign content on both sides of the flag and shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 1 flag per site depicting corporate colours or the logo of a business, with a maximum area of 1.8m x 0.9m in size; and b. any number of flags depicting national colours of a state or country provided that each flag does not exceed 1.8m x 0.9m in dimension, that are not for commercial purposes, and only 1 flag of each nationality is erected per site. 	D
31.6.2	<p>Temporary Event Signs</p> <p>Temporary event signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. signs shall not be erected more than two months prior to the date of the temporary event; b. signs shall have an area no greater than 2m², or no greater than 3m² if the sign is a banner (both faces of the banner may be sign-written); c. signs shall be removed within 24 hours of completion of the event; and d. signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two<u>four</u> signs visible from any State Highway and a maximum of two<u>four</u> signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply. <p>Advice Notes:</p> <p>1. Chapter 35: Temporary Activities and Relocated Buildings also applies to temporary events.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.3	<p>Real Estate Signs (including Auction signs)</p> <p>Real estate signs (including auction signs) shall comply with the following standards:</p>	D

	Table 31.6 – General Standards	Non-compliance status
	<ul style="list-style-type: none"> a. signs shall be located on the site to which they relate; b. signs shall have an area no greater than 1.62m²; c. maximum limit of 1 sign per agency; d. real estate signs shall be removed within 14 days of an unconditional agreement for sale and purchase being made; and e. auction signs shall be removed within 7 days of the auction irrespective of whether the site or development is sold. 	
31.6.4	<p>Temporary Land Development Signs</p> <p>Temporary land development signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum limit of 1 sign per development; b. the sign shall relate to a land development that involves a minimum of 6 allotments or units; c. the sign shall be located on the site of the development to which it relates; d. the sign shall have a maximum area of 8.64m²; and e. the sign shall be removed within 7 days of unconditional agreements for sale and purchase being made with respect to all allotments or units in the development. 	D
31.6.5	<p>Temporary Sale Signs</p> <p>Temporary sale signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall be located on the site of the temporary sale; b. shall be limited to 1 sign per temporary sale; and c. shall be erected or displayed for a maximum of 4 occurrences per site, per year, and each occurrence shall not exceed 14 days. 	D
31.6.6	<p>Temporary Construction <u>or Health & Safety</u> Signs</p> <p>Temporary construction signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 4 per site; b. each sign shall have an area no greater than <u>21.62</u>m²; and c. the signs may be erected for no more than 30 days prior to works 	D

	Table 31.6 – General Standards	Non-compliance status
	commencing and shall be removed within 14 days of completion of the works.	
31.6.7	<p>Free Standing Signs</p> <p>Freestanding signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have a maximum height of 3.5m; b. if located above a footpath, shall be elevated a minimum height of 2.5m above the footpath; c. shall not extend more than 1 metre over any footpath; and d. shall have a maximum area of 2m² (both faces of the sign can be sign-written). <p>Advice Notes:</p> <p>1. Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.8	<p>Sandwich Boards and Flat Board Signs</p> <p>Sandwich boards and flat board signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. the maximum area of a sandwich board or flat board sign shall not exceed 1m² (both faces of the sign may be sign-written); b. maximum of 2 flat board signs or 1 sandwich board per site; and c. sandwich boards and flat board signs must be located wholly within the site where the goods and services advertised are available. <p>Advice Note: Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p>	D
31.6.9	<p>Under Verandah Signs</p> <p>Under verandah signs shall be elevated a minimum distance of 2.5m above the footpath, and both sides of the sign can be sign-written.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D

	Table 31.6 – General Standards	Non-compliance status
31.6.10	<p>Electioneering Signs</p> <p>Electioneering signs shall comply with the following standards:</p> <ol style="list-style-type: none"> shall have an area no greater than 3m² (both faces of the sign may be sign-written); shall be displayed no more than 2 months prior to the election/referendum date; and shall be removed before the election/referendum day. 	D
31.6.11	<p>Illumination of signs shall not exceed 150 candelas per square metre (cd/m²) of illumination.</p>	D

31.7 Rules – Standards for Signs in Commercial Areas

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.1	<p>Identification of signage platforms that comply with the size requirements of Rules 31.7.3 to 31.7.6 below.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>	C	C	C	C
31.7.2	<p>All new and replacement signs located within an approved signage platform.</p> <p>Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.</p>	P	P	P	P
31.7.3	<p>Arcade directory signs that do not exceed 3m² in area limited to one per arcade.</p>	P	P	P	P

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.4	Upstairs entrance signs that do not exceed 1.5m ² in area per building.	P	P	P	P
31.7.5	<p>All signs located within the ground floor area of a building, provided that:</p> <ul style="list-style-type: none"> a. each tenancy shall not display signs within the ground floor area of the building that exceed a maximum area of 5m² per tenancy or are larger than 15% of the Ground Floor Area that the tenancy occupies (whichever is lesser). Arcade directory and upstairs entrance signs are not included within the ground floor area signage allowance; and b. signs shall not exceed 50% coverage of glazing. This applies to individual or partitioned glazed areas located within the ground floor area. Signs not attached to glazing that are sited within the enclosed interior of a building and are not directly visible from a public place, are not subject to part (b) of this rule. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13 of this Chapter illustrates the application of this rule.</p>	C	P	C	C
31.7.6	<p>Above ground floor signs that cumulatively do not exceed 3m² in area per building or 1m² per tenancy up to a maximum of 3m² per floor.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13.7 of this Chapter has a diagram which illustrates the application of this rule.</p>	C	P	C	C

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.7	Any sign or sign platform that does not comply with any of Rules 31.7.1 to 31.7.6 above.	D	D	D	D

31.8 Rules – Standards for Signs in Residential Areas

Table 31.8 – Standards for signs in Residential Areas		Low, Medium & High Density Residential Zones (excluding commercial activities in the Town Centre Transition Sub-zone)	Arrowtown Residential Historic Management Zone	Large Lot Residential Zone
31.8.1	Unless otherwise provided for in Rule 31.8.2, one sign per site with a maximum area of 0.5m ² with no internal or external illumination of the sign.	P	P	P
31.8.2	Signs for recreation grounds, nursing homes, education activities and community activities with a maximum area of 2m ² per site and which are attached to a building or free standing.	P	P	P
31.8.3	Any sign that does not comply with Rules 31.8.1 and 31.8.2 above.	D	D	D

31.9 Rules – Standards for Signs in Other Areas

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
31.9.1	Up to 2m ² of signage per site with no internal or external illumination of the sign.	P	P			
31.9.2	Identification of a signage platform that complies with the requirements of Rule 31.9.3. Control is reserved to the matters set out in Rule 31.11.			C		
31.9.3	In the Open Space and Recreation, Nature Conservation, Informal Recreation and Active Sports and Recreation Zones: Signs only for the purposes of the activities listed in a. and b. below, that individually are no more than 2.5m ² in area: a. park information; and b. park way-finding. Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.4	In all Open Space and Recreation Zones signs directly associated with a temporary event occurring on the same site. Advice Notes: 1. Rule 31.6.2 also applies for temporary event signs and must also be complied with. 2. Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.5	In the Jacks Point Zone, Millbrook Resort Zone, Waterfall Park Zone, Civic Spaces Zone and the Community Purposes Zone only (excludes the Nature			P	C	

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	<p>Conservation Zone, the Informal Recreation Zone and the Active Sports and Recreation Zone):</p> <p>Signs for commercial activities and community activities complying with the following standards:</p> <ol style="list-style-type: none"> a. maximum of 2 signs per business or activity; b. the maximum area of each sign shall not exceed 1m²; and c. any sign shall be located in the same location and on the same site as the business or activity the sign relates to. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>					
31.9.6	Unless otherwise provided for in Rule 31.9.5, one sign per site with a maximum area of 0.5m ² with no internal or external illumination of the sign.				P	
31.9.7	<p>Identification of a signage platform for a commercial activity or community activity that complies with the requirements of Rule 31.9.5.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>				C	
31.9.8	Signs for visitor accommodation comprising no more than two signs, one identifying the visitor accommodation and measuring no more than 2m ² in area and the other containing only the words "No" and "Vacancy" and measure no more than 0.15m ² in area.					P
31.9.9	Identification of a signage platform that complies with the requirements of Rule 31.9.8.					C

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	Control is reserved to the matters set out in Rule 31.11.					
31.9.10	All new and replacement signs located within an approved signage platform. Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.			P	P	P
31.9.11	Any sign or signage platform that does not comply with any standard in Rules 31.9.1 to 31.9.10.	D	D	D	D	D

31.10 Non-Notification of Applications

31.10.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

31.11 Matters of Control

31.11.1 The exercise of Council's control shall be limited to:

- a. colour and materials;
- b. design and content;
- c. location;
- d. access and safety; and
- e. compliance with any relevant Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

31.12 Assessment Matters

~~31.12.1~~ In considering whether or not to grant consent or impose conditions on a resource consent for a sign (including a signage platform), the Council shall have regard to, but not be limited by, the following assessment matters:

~~31.12.2~~ **All Activities – General**

~~31.12.2.1~~ The extent to which the proposed sign is compatible with the character of the site, buildings and surrounding environment.

~~31.12.2.2~~ Whether the sign is located on the site of the activity it relates to and the extent to which there is a function or location constraint for locating the sign outside the site of the activity.

~~31.12.2.3~~ Whether the sign will affect public safety, including the safety of pedestrians and users of the roading network.

~~31.12.2.4~~ In locations where Council design guidelines apply: the degree of compliance with the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011 or the Arrowtown Design Guidelines 2016.

~~31.12.2.5~~ In respect of signs in any area where the Arrowtown Design Guidelines 2016 applies: whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature, form, size, content and positioning of the sign.

~~31.12.2.6~~ In respect of temporary event signs: whether the period the sign is to be erected is necessary for the event being advertised and whether the adverse effects on traffic, pedestrian, public safety and visual amenity are appropriately managed.

~~31.12.2.7~~ In respect of signs located on wharves and jetties (including on buildings on wharves and jetties) whether the signs convey necessary information while preserving a high standard of amenity and public views and ensuring pedestrian access is not impeded.

~~31.12.2.8~~ Whether the sign will adversely affect heritage values.

~~31.12.3~~ **Controlled Activities**

~~Colour and materials~~

~~31.12.3.1~~ Whether the proposed sign:

a. ~~Incorporates colours and materials that complement the external appearance of the building, including surrounding buildings.~~

b. ~~Incorporates colours and materials that are sympathetic to the surrounding landscape.~~

~~Design and content~~

~~31.12.3.2~~ Design, including lighting, is consistent with and sympathetic to the surrounding environment

~~31.12.3.3 — Whether there are any effects on heritage buildings, or on buildings and structures in heritage precincts, and whether any conservation advice has been obtained.~~

~~31.12.3.4 — When considering signage platforms, the extent that the signage platforms have been considered within the overall design of the building and specifically the architectural features of the building.~~

Location

~~31.12.3.5 — Whether the sign is located to integrate with the design of the building and does not obscure the architectural features of the building.~~

~~31.12.3.6 — Whether the requirements of multiple tenants within a building have been provided for.~~

Access and safety

~~31.12.3.7 — Whether the sign adversely affects public pedestrian access through inappropriate location, design or type of sign.~~

Compliance with any relevant Council design guidelines

~~31.12.3.8 — Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or the Wanaka Town Centre Character Guideline 2011.~~

~~31.12.3.9 — For an application for a sign in the Arrowtown Town Centre Zone, the extent to which the proposal accords with the following guidelines (from section 3.14.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the Town Centre:~~

~~a. — Signs must not obscure historic building details or important vistas.~~

~~b. — Reduce the number of signs used in a single location by the use of directory or finger signs.~~

~~c. — Signs handwritten on the building in the traditional way are best, provided they do not alter or obscure parts of the building.~~

~~d. — Small scale signs, either mounted on to buildings or free standing, are appropriate.~~

~~e. — Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.~~

~~f. — Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.~~

31.12.4 — Discretionary Activities — Signs within Commercial Areas

~~31.12.4.1 — The extent to which:~~

~~a. — The size of the signage is visually compatible with the scale and character of the building to which it relates and the surrounding environment.~~

- ~~b. The design, location and size of the proposed signage complements the surrounding built environment and does not dominate built form;~~
- ~~e. The design is consistent with other signs in the vicinity.~~
- ~~d. The size, colour and location do not adversely affect traffic and/or pedestrian safety.~~
- ~~e. The placement, size and choice of materials has considered the architectural features of the building on which the sign is to be erected.~~
- ~~f. Any signage on windows will retain the function of the window to provide interest, activity and passive surveillance on the street.~~

~~31.12.4.2 Whether the cumulative effects of the proposed signage (and signage anticipated to be established on the same building) will adversely affect the streetscape and visual amenity of the surrounding environment.~~

~~31.12.4.3 For any sign within the Arrowtown Town Centre Zone apply the assessment matters in 31.12.3.9.~~

~~31.12.5 Discretionary Activities – Signs within Residential Areas~~

~~31.12.5.1 Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties including:~~

- ~~a. Whether the design, location and size of the proposed signage will detract from the residential character of the site and/or building on which it is situated.~~
- ~~b. Whether the proposed signage dominates the streetscape and wider residential character of the area in which it is located.~~
- ~~c. The size, colour and location of the signage do not adversely affect traffic and/or pedestrian safety.~~

~~31.12.5.2 For any sign within a residential zone where the Arrowtown Design Guideline 2016 applies (namely the Arrowtown Residential Historic Management Zone and part of the Low Density Residential Zone and Medium Density Residential Zone) apply the following guideline (from section 4.23.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the area:~~

- ~~a. Locate and design signs to complement the context and site.~~

~~31.12.6 Discretionary Activities – Signs within Other Areas~~

~~31.12.6.1 The extent to which:~~

- ~~a. The design, colours and materials of the proposed sign is compatible with the character and amenity values of the site (including the amenity values anticipated for the District Plan zone that applies to the site), street scene and surrounding environment.~~

~~31.12.6.2 Any adverse effects of the proposed signage in terms of:~~

~~a. — Lighting.~~

~~b. — The extent to which the proposed signage may cause a visual distraction to drivers.~~

~~c. — Location with special regard to skylines, ridges, hills and prominent slopes.~~

~~31.12.6.3 — When considering the effects of signs located on an Outstanding Natural Feature (ONF) or within an Outstanding Natural Landscape (ONL) identified on the Planning Maps, apply any relevant assessment matters in part 21.7 Rural Zone of the District Plan.~~

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38	Open Space and Recreation Zones	Comments / Additional Relief Sought
<p>38.1 Purpose</p>	<p>The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity. The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space. In general, the zones do not apply to Crown Land (including lakes and rivers), other than for discrete situations (such as Queenstown Gardens, where the Crown Land reserve is integral and indistinguishable from the Council reserve land surrounding it). Where a reserve adjoins a water body, the reserve is zoned to recognise, and provide for, the interrelationship between the water activities and the land based component of those activities.</p> <p>Open Space is a significant resource to the District and Region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values. The Council has a responsibility to provide open space and recreation opportunities and to manage the effects of activities within the zone and on the surrounding environment.</p> <p>Commercial rRecreation (including commercial recreation) and tourism operators are located within some of the zones and a wide range of commercial recreation and tourism activities utilise the resources available within the zones. Some of these operators have substantial assets associated with the activity established within the zones. The desire for the maintenance and development of existing activities and development of further new opportunities for these activities needs to be provided for on the basis commercial activities are carefully managed to maintain and enhance the valued qualities of the zones and established operations.</p> <p>The Open Space and Recreation Zones can be grouped according to the following features and uses:</p> <ol style="list-style-type: none"> visual amenity (such as gardens and tree plantings, areas of indigenous vegetation and landscape values); children's play (such as playground equipment and neighbourhood parks); active sports (such as team sports, golf, and tennis); passive use of open space (such as areas for walking, running, cycling, picnicking, or enjoying a particular landscape); waterfront access (such as lakeside and riverside walkways and beaches, access to lakes and rivers for fishing and water-based sports); linkages (such as walking tracks and cycle ways); 	

	<p>g. built facilities (such as halls, gymnasiums, clubrooms, swimming pools and libraries);</p> <p>h. heritage sites and heritage features;</p> <p>i. nature conservation (such as water margins, wetlands and indigenous vegetation); and</p> <p>j. commercial opportunities (such as gondolas, ziplines, events and guided walks).</p> <p>The District provides a wide range of recreation opportunities. Its outstanding natural environment which includes lakes, rivers, mountains and basins provide an ideal setting for a variety of outdoor recreation activities. Together, the activities and the environments that they occur within are internationally recognised as the basis for the District's importance as a visitor destination, are crucial to the tourism industry and economy, as well as encouraging residents to settle within the District. The climate is conducive to outdoor recreation and its proximity to Mt Aspiring and Fiordland National Parks provides further opportunities for outdoor recreation.</p> <p>Within the town centres, urban areas and townships, there are opportunities for indoor recreation and community activities, such as libraries, swimming pools and community halls, as well as outdoor venues for more formal sporting activities.</p> <p>Open space is an important recreation and community resource. It can provide visual relief and amenity amongst the developed residential and commercial environments, opportunities for education concerning the natural environment, as well as active use (such as walking and cycling) and passive use (such as children's play, or picnicking, sitting and contemplation) for both residents and visitors.</p> <p>Five zones and three sub-zones are used to manage activities on land zoned Open Space and Recreation within the District, these are:</p> <ul style="list-style-type: none"> • Nature Conservation Zone; • Informal Recreation Zone; • Active Sport and Recreation Zone; • Civic Spaces Zone; and • Community Purpose Zone which includes three sub-zones to manage cemeteries, golf and camping activities. 	
<p>38.2 Objectives and Policies – District</p>	<p>Objectives and Policies – District Wide</p>	

Wide		
	Objectives 38.2.1 to 38.2.4 and associated policies apply to all Open Space and Recreation Zones, with additional specific objectives (Objectives 38.3 to 38.7) and associated policies applying to each of the five Open Space and Recreation Zones and three sub-zones.	
Objective 38.2.1	The open space and recreation needs of the District's residents and visitors are met <u>supported</u> through the provision of a wide range of quality Open Space and Recreation Zones that provide for passive and active recreation activities.	
Policy 38.2.1.1	The design, development, management and maintenance of Open Space and Recreation Zones shall provide for: <ul style="list-style-type: none"> a. the needs of the community in the area in which the zones are located, and the needs of the wider community and visitors to the District; b. the effective and efficient use of resources so as to ensure that Open Space and Recreation Zones are multi-functional and fit for purpose; c. the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins; d. the functional use of Open Space and Recreation Zones, while ensuring that they are safe and attractive to users; e. the location within which Open Space and Recreation Zones are situated, responding to recognised natural character, landscape and heritage values; and f. the provision of infrastructure necessary to service Open Spaces and Recreation Zones, including recreation facilities and amenities. 	
Policy 38.2.1.2	Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable.	
Policy 38.2.1.3	Protect and enhance <u>significant</u> ecological values, including habitats for indigenous fauna.	
Policy 38.2.1.4	Protect open space, recreation and amenity values by managing the adverse effects of _, and conflicts between, different types of recreation activities, <u>including conflicts between them.</u>	We understand conflicts between users that are to be managed. If this policy is to remain it would be helpful if the policy (and supporting framework) clarified how the conflicts will be managed. For example, does priority go to those

		established first . is it first in first served?
Policy 38.2.1.5	Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity: <p>a. is compatible with and does not affect the continued operation of established activities;</p> <p>b. does not preclude the development of new open space and recreation activities; and</p> <p>c. maintains and/or enhances the recreation and amenity values.</p>	This policy (b) is not practical as any development arguably precludes another development. Policy (c) is not required as it duplicates objective 38.2.2 and supporting policies below
Policy 38.2.1.6	Provide a District Plan framework that establishes the roles, functions and activities for each Open Space and Recreation Zones, within which the outcome of public participation into the design, development, management and enhancement of reserves can be implemented through processes other than through the Act, such as reserve management plans.	This policy is not the most appropriate for achieving any objective. The need for or benefits of creating a separate and additional process (to the Reserves Act) has not been sufficiently justified.
Objective 38.2.2	Recreation activities are undertaken and facilities constructed in a way that maintains or enhances the values of open space areas and the recreation opportunities available within the District.	
Policy 38.2.2.1	Ensure activities are undertaken, and buildings and infrastructure are located and constructed in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.	The last sentence is superfluous and should be deleted. In fact the whole policy does not appear to be required because its overlaps with policy 38.2.2.4.
Policy 38.2.2.2	Limit activities, buildings and structures to those compatible with the role and function of the zone and are necessary to maintain or enhance the anticipated use or values of the zone.	This policy is too onerous and inflexible.
Policy 38.2.2.3	Require areas surrounding buildings, structures, outdoor storage and parking areas to be screened and landscaped to mitigate visual impacts and maintain or enhance amenity values.	It is not always practical or appropriate to screen buildings, storage, parking.

<p>Policy 38.2.2.4</p>	<p>Ensure the scale and location of buildings including associated structures, trails and accesses, and noise and lighting associated with recreation activities is consistent with the level of amenity anticipated in the zone and in the surrounding environment, having particular regard to the following where new buildings, structures or lighting are proposed:</p> <ol style="list-style-type: none"> a. the purpose, number, size and location of new buildings, structures and lighting are appropriate, in terms of their function and the sensitivity of the environment; b. that building design and appearance positively contributes to amenity, cultural, ecological and landscape values; c. that buildings or structures do not unduly preclude or limit public access, particularly along the margins of the District's lakes and rivers; d. that cumulative adverse effects of buildings and activities are taken into account; and e. the provision for and standard of lighting, including: <ol style="list-style-type: none"> i. its siting and location, in particular, how it contributes to public safety; and ii. minimising upward light spill on the night sky. 	
<p>Policy 38.2.2.5</p>	<p>Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</p> <ol style="list-style-type: none"> a. limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4) b. preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4) c. ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development; d. requiring buildings to be designed and finished so they: <ol style="list-style-type: none"> i. avoid visual dominance; and ii. mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and e. ensuring trails, access and carparking areas (including associated earthworks) do not <u>significantly</u> degrade visual amenity values or disrupt the natural character or landforms. 	<p>Due to the individual nature of amenity values, it is extremely difficult, arguably impossible, to undertake development that does not degrade visual amenity values. For example, the very existence of trails & car parks may degrade visual amenity values or disrupt the natural character or landforms.</p>
<p>Policy 38.2.2.6</p>	<p>Ensure the development and use of Open Space and Recreation Zones does not detract from a safe and efficient network for the movement of people and goods, <u>including on adjoining waterbodies</u>, or the amenity values of adjoining roads that are enjoyed by residents and visitors (such as walking, communal meeting, viewshafts).</p>	<p>It is appropriate to recognise and provide for the safe and efficient movement of people and goods on adjoining waterways.</p>
<p>Objective 38.2.3</p>	<p>Commercial activities are <u>generally only</u> limited to those that have a functional requirement to locate within Open Space and Recreation Zones and <u>are compatible with</u> do not <u>significantly</u> degrade <u>existing</u> open</p>	<p>This objective creates uncertainty. Consider providing direction about how competing commercial</p>

	space and recreation values.	demands can or are to be dealt with.
Policy 38.2.3.1	Ensure that commercial activities have a genuine link with the open space and recreation resource.	
Policy 38.2.3.2	Ensure that commercial activities do not <u>significantly</u> degrade the quality, amenity values and landscape values of open spaces.	
Policy 38.2.3.3	Provide for commercial recreation activities that do not <u>significantly</u> detract from the quality of the experience of people partaking in other commercial recreation activities and other passive and active informal recreation activities, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities.	
Objective 38.2.4	The interface between activities within the Open Space and Recreation Zones are managed to <u>protect the health and safety of people, and</u> protect, maintain or enhance the natural character of waterbodies and their margins (<u>refer also to Policies 38.2.2.5 a and b</u>).	It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.
Policy 38.2.4.1	Provide recreation, commercial and public transport opportunities within Open Space and Recreation Zones in a manner that <u>supports the preservation of es</u> —the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities.	
Policy 38.2.4.2	Recognise and provide for the maintenance and enhancement of public access to, and enjoyment of, the margins of lakes and rivers, particularly where access and enjoyment is compatible with protecting the natural character and nature conservation values of those lakes and rivers.	
Policy 38.2.4.3	Enable people to have access to a wide range of community recreational experiences on the margins of waterbodies, including the limited provision of commercial recreation activities that maintain landscape, amenity and nature conservation values, especially where they integrate with recreation activities on and under the surface of the waterbody.	

New Policy	Insert a new policy to ensure that the health and safety of people, including navigational safety matters, are appropriately recognised and protected.	It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.
38.3	Objective and Policy – Nature Conservation Zone	
	<p>Purpose</p> <p>The Nature Conservation Zone primarily applies to open space and recreation areas that border lakes and rivers, or are recognised for their natural, ecological, and landscape values. The Nature Conservation Zone provides for informal recreation and access to the District's unique landscapes. These areas offer diverse recreation opportunities such as biking, walking and water activities, together with providing connections with nature.</p> <p>To protect the values of the Nature Conservation Zone, recreation activities and development are limited in scale and intensity. Infrastructure, buildings, structures, and activities provided for within this zone relate specifically to conservation, recreation, and visitor information.</p>	
38.3.1	<p>38.1.1 Objective – Use and development complements and protects the nature conservation values and natural qualities of the Nature Conservation Zone.</p> <p>Policies</p> <p>38.1.1.1 Provide for appropriate use and development by:</p> <ul style="list-style-type: none"> a. limiting activities, buildings and structures to those necessary to maintain or enhance the use or values of the zone and only allowing these where they cannot be located on other adjoining or nearby land for the same purpose; a. locating and designing new buildings, structures, additions and parking areas to protect and maintain the character and values of the zone; b. mitigating the visual impacts of buildings, structures and parking areas through appropriate landscaping and design responses; and c. identifying opportunities to enhance indigenous biodiversity and providing for these opportunities to be realised as part of the mitigation of the adverse effects of subdivision 	

	<p style="text-align: center;">of adjoining land and use and development within the zone.</p> <p>38.2 Objectives and Policies . Informal Recreation Zone</p>	
38.4	Objective and Policies . Informal Recreation Zone	
	<p>Purpose</p> <p>The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area. It provides a basic informal recreation experience, including play opportunities (such as flat, kick-around space) and offers areas for respite and relaxation. In addition, the Informal Recreation Zone is intended to provide physical links to other areas (such as by cycle ways or pedestrian access ways).</p> <p>The Informal Recreation Zone encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the District Lakes. It also encompasses small reserves that provide visual relief from the built environment. While some civic activities may take place on these reserves, it is anticipated that larger and more formal civic events will occur within the Civic Spaces Zones.</p> <p>The Informal Recreation Zone accommodates a number of facilities, including public toilets, children's playgrounds, public barbeques, public art, car parks, tracks and general park furniture.</p> <p>The foreshore reserves such as those along Roys Bay in Wanaka and Queenstown Bay also contain the majority of the lake-related commercial leases and concessions.</p> <p>Buildings and structures located on the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small scale community buildings and structures.</p> <p>Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values. A range of commercial recreation and tourism activities exist in the zone and there is a desire to develop existing and new activities. The scale and intensity of these activities and associated buildings and infrastructure need to be carefully managed.</p> <p>The Informal Recreation Ben Lomond Sub Zone recognises and manages the existence and extent of commercial and informal recreation activities in the Ben Lomond Recreation Reserve. This site is of particular importance because of its close proximity to the Queenstown Town Centre and its popularity with visitors and residents. The Ben Lomond Recreation Reserve is also unique in terms of the breadth of activities present, which include a gondola and restaurant, luge, Zipline, helicopter flights, parasailing,</p>	

	<p>management of forestry, wildlife park and trails used for both commercial and informal recreation. Further development is contemplated where it is undertaken in a manner that is sensitive to other occupiers and users, and where it will maintain the overall landscape values, visual amenity values and recreation experiences of users of the sub zone.</p>	
<p>Objective 38.4.1</p>	<p>38.2.1 Objective . Use and development for informal recreation maintains and enhances the environment</p> <p>Policies</p> <p>38.2.1.1 Enable a variety of informal recreation activities, including small-scale community uses and accessory activities.</p> <p>38.2.1.2 Encourage commercial recreation activities and related commercial activities to</p>	

	<p>complement and enhance other uses and experiences in the Informal Recreation Zone while at the same time maintaining or enhancing the landscape and amenity values of the zone.</p> <p>38.2.1.3 Provide for multiple recreation activities while managing conflicts between multiple uses, and ensuring public safety and public access to informal recreational opportunities are maintained and enhanced.</p> <p>38.2.1.4 Ensure that buildings and activities that exclude or restrict public access are limited so as to encourage public use and maintain open space for informal recreation, recognising that the existing facilities that have been established within this zone are appropriate to remain and in some instances, may be extended or redeveloped.</p> <p>38.2.1.5 Limit the intensity of activities to minimise adverse effects such as noise, glare and traffic on amenity values, peace and enjoyment of the Informal Recreation Zones and surrounding environment.</p> <p>38.2.1.6 Opportunities are taken to enhance recreational trail networks, cycling and walking linkages within the zone, and to other zones, to create a contiguous network to assist residents and visitors to move through and around neighbourhoods, and to other destinations, thereby providing an alternative and sustainable mode of transport.</p> <p>38.3 Objectives and Policies . Active Sport and Recreation Zone</p>	
<p>38.5</p>	<p>Objective and Policies . Active Sport and Recreation Zone</p>	

	<p>Purpose</p> <p>The Active Sport and Recreation Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.</p> <p>The Active Sport and Recreation Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.</p> <p>Commercial activities accessory to sport and active recreation activities, such as those that provide food or beverage services to support recreational use, may be undertaken in appropriate locations within this zone.</p> <p>The Active Sport and Recreation Zone applies in the main urban centres and contain provisions that recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses, while at the same time, providing for the open space and amenity values of a park or reserve within this zone, as well as avoiding or mitigating adverse effects on the surrounding areas.</p>	
<p>Objective 38.5.1</p>	<p>38.3.1 — Objective — Active sport and recreation activities are provided for in appropriate locations, while managing adverse effects on surrounding areas and communities.</p> <p>Policies</p> <p>38.3.1.1 — Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.</p> <p>38.3.1.2 — Active sport and recreation and associated buildings, structures (including additions) and car parking, are designed, located and operated to be compatible with the surrounding environment in which they are located, particularly within or adjacent to residential environments, and to avoid or mitigate any adverse effects of the activities (such as noise, hours and frequency) and of buildings, including visual dominance, outlook from adjoining or nearby sites and buildings, and shading.</p> <p>38.4 — Objectives and Policies . Civic Spaces Zone</p>	

38.6	Objectives and Policies . Civic Spaces Zone	
	<p>Purpose The Civic Spaces Zone provides for civic activities.</p> <p>Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and provide a sense of identity.</p> <p>The Civic Spaces Zone receives a high level of use and the zone and facilities shall be designed, operated and maintained with a high level of service. Events are often held within civic spaces, such as festivals and markets. They are places that help to establish communities and a sense of place. These areas are typically subject to higher demand from public and commercial use and are important civic spaces that directly support the District's tourism industry.</p>	
Objective 38.6.1	<p>38.4.1 Objective . Civic spaces are the community focal points for civic and community functions, events and informal recreation of benefit to both the community and the District.</p> <p>Policies</p> <p>38.4.1.1 Manage and promote passive recreation activities, while providing for commercial and community activities of a temporary nature that are of public benefit.</p> <p>38.4.1.2 Limit buildings and structures to those that are necessary to support civic activities, and where this is demonstrated, ensure that buildings and structures enhance the amenity values, functionality and use of the zone.</p> <p>38.4.1.3 Enable public amenities and the installation of artworks and interpretive signs, that enhance the use and enjoyment of civic spaces.</p> <p>38.5 Objectives and Policies . Community Purposes Zone</p>	
38.7	Objective and Policies . Community Purposes Zone	

	<p>Purpose</p> <p>The Community Purposes Zone primarily accommodates open space areas that play a significant community function, including libraries, halls and recreation centres. It also provides specifically for cemeteries, golf courses, campgrounds and areas that have a significant passive recreation function that are not otherwise encapsulated in other zones, such as the Queenstown Gardens. Community buildings and associated activities are generally provided within the Community Purposes Zone.</p> <p>Community Purposes Zones located within the townships and outlying settlements often have multiple activities that host a variety of passive and active activities and associated infrastructure.</p> <p>Where the Community Purposes Zone is for a specific function, the zone has been broken into sub-zones for the purposes of better articulating management outcomes for each sub-zone. The three sub-zones are:</p> <ul style="list-style-type: none"> • Community Purposes Zone (Cemeteries); • Community Purposes Zone (Golf); and • Community Purpose Zone (Camping Ground). <p>Both the Community Purposes Zone (Golf) and the Community Purposes Zone (Camping Ground), comprise the District's golf courses and campground facilities that are owned by the Council, but are leased to private interests. These two sub-zones include provisions that recognise the specialised use of these open space areas. Accordingly, the Community Purposes Zone allows for greater flexibility in the scale and nature of development of these spaces, while at the same time ensuring that development of these spaces is sympathetic to adjoining areas. As an example, this includes where a Community Purposes Zone (Camping Ground) may border one of the District's lakes or Outstanding Natural Landscapes.</p>	
<p>Objective 38.7.1</p>	<p>38.5.1 Objective . Community activities that meet the current and future social, cultural, recreation, health and community needs of both local communities and visitors to the District are provided for within a diverse range of open spaces.</p> <p>Policies</p> <p>38.5.1.1 Enable community activities and associated buildings and structures (including indoor and outdoor organised sports, active recreation and recreation facilities) that contribute to the function of the zone as focal points for District and Regional activities, while ensuring that the location and design of new buildings and structures, additions to existing buildings and structures and parking areas, maintain the character and values of each Community Purposes Zone.</p> <p>38.5.1.2 Enable the continued operation of the District's existing cemeteries while maintaining public access, the open space amenity, and any historic heritage values of these</p>	

		<p>community spaces:</p> <p>38.5.1.3 Buildings, structures and activities associated with the community activities themselves are designed and located so that any adverse effects including noise, lighting and traffic effects, are managed to maintain the level of amenity value of the surrounding environment within which they are located.</p> <p>38.5.1.4 Ensure that the development of golf courses and camping ground areas continue to provide for a mixture of restricted and full public use, as well as the open space visual amenity enjoyed by the wider public.</p> <p>38.5.1.5 38.1.1.1 Ensure that the development of golf courses and camping grounds maintains and enhances the landscape and amenity values of the surrounding environment.</p>			
38.8 Other Provisions and Rules					
		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	Planning Maps		
	Clarification - Advice Notes			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	A permitted activity must comply with all of the rules listed in the Rules - Activities (Table 38.1) and Rules - Standards (Table 38.2) for the Open Space and Recreation Zones and Table 38.3 for the Informal Recreation Ben Lomond Sub Zone, and any relevant district wide rules.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	Where an activity does not comply with a standard listed in the Rules - Standards for the Open Space and Recreation Zone 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.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	The Ben Lomond Sub-Zone and the 3 Community Purpose Sub-Zones, being sub-zones of the Informal Recreation Zone and Community Purpose Zone, require that all rules applicable to the Zone apply. Where specific rules are identified for the sub-zone, these shall prevail over the rules of the Informal Recreation Zone or Community Purpose Zone.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	Freedom camping in the District is controlled by the Council's Freedom Camping Control Bylaw.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	The surface of lakes and rivers are zoned Rural, unless otherwise stated in the District Plan or identified on the Planning Maps.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	Resource consent may be required for activities associated with telecommunications under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In these instances, this NES applies instead of the District Plan provisions.			Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.

	Resource consent may be required for activities associated with electricity transmission under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. In these instances, this NES applies instead of the District Plan provisions.	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	The following activities are managed in Chapter 30 Energy and Utilities:	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	a. Earthworks undertaken within the National Grid Yard;	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	b. Earthworks for the placement of underground electricity cables or lines; and	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	c. Earthworks in the Electricity Distribution Corridor.	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	Table 38.1 specifies the activity status of land use activities in the Open Space and Recreation Zones, pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of the Reserves Act 1977. Reserves and land controlled by Council or the Department of Conservation may be subject to further controls under the Reserves Act 1977 or through Reserve Management Plans. Discussion should be held with these agencies as to the existence and nature of these controls.	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	These abbreviations are used in the Rules . Activities (Section 38.9) and Rules - Standards for the Open Space and Recreation Zone (Section 38.10) tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.	Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.

	P	Permitted	C	Controlled		Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	RD	Restricted Discretionary	D	Discretionary		
	NC	Non-Complying	PR	Prohibited		
	The following abbreviations are used within this chapter.					Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	CPZ	Community Purpose Zone				Relocate Advice Notes to the end of the chapter . they are not necessary and are distracting the reading of the key provisions in the chapter.
	CPZ (Golf)	Community Purpose Sub Zone (Golf)				
	CPZ (Camping Ground)	Community Purpose Sub Zone (Camping Ground)				
	CPZ (Cemeteries)	Community Purpose Sub Zone (Cemeteries)				

38.638.2 Rules – Activities**Table 38.1: Activities Open Space and Recreation Zones.**

a. For the activities identified in Table 38.1 as controlled activities, the Council will reserve its control to the matters in Part 38.13.

b. For the activities identified in Table 38.1 as restricted discretionary activities, the Council will restrict its discretion to the matters in Part 38.14.

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1	Any activity not listed in Table 38.1	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.2	Informal recreation	P	P	P	P	P	P	P	P	
38.9.3	Public amenities	P	P	P	P	P	P	P	P	
38.9.4	Gardens, including botanic and community gardens	P	P	P	P	P	P	P	P	
38.9.5	Parks Maintenance	P	P	P	P	P	P	P	P	
38.9.6	Recreation facilities	<u>DNG</u>	D	P	D	P	P	P	P	
38.9.7	Community centres and halls	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.8	Day Care Facilities including buildings	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.9	Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	<u>DNG</u>	
38.9.10	Art galleries, arts and cultural centres including buildings	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.11	Clubrooms including buildings	<u>DNG</u>	D	P	<u>DNG</u>	D	P	D	<u>DNG</u>	
38.9.12	Libraries including buildings	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1 3	Grandstands	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.1 4	Organised sport and recreation	D	RD	P	D	P	P	D	<u>DNG</u>	
38.9.1 5	Camping grounds	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	
38.9.1 6	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	<u>DNG</u>	C	C	C	C	C	C	<u>DNG</u>	
38.9.1 7	Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings	<u>DNG</u>	RD	RD	RD	RD	RD	RD	<u>DNG</u>	
38.9.1 8	Retail accessory to a permitted activity that complies with the floor area standards for retail activities (Rule 38.10.9)	D	P	P	P	P	P	P	<u>DNG</u>	
38.9.1 9	Retail not otherwise provided for in Table 38.1	<u>DNG</u>	D	D	D	D	D	D	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 0	Commercial Recreation Activities and buildings associated with Commercial Recreation Activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 1	Commercial Activities and buildings associated with, and located on the same site as recreation activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 2	Artworks	P	P	P	P	P	P	P	P	
38.9.2 3	Demolition of buildings (which is not a listed as a protected feature)	P	P	P	P	P	P	P	P	
38.9.2 4	New buildings associated with a permitted activity, not otherwise listed in Table 38.1	P	P	P	P	P	P	C	P	
38.9.2 5	Construction, addition or alteration to existing buildings	P	P	P	P	P	P	C	P	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 6	Conservation Planting, species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control and scientific research	P	P	P	P	P	P	P	P	
38.9.2 7	Recreation Trails (walking, horse and cycling trails)	P	P	P	P	P	P	P	P	
38.9.2 8	Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m ²	C	C	P	P	P	P	P	P	
38.9.2 9	Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m ²	D	RD	RD	RD	RD	RD	RD	RD	
38.9.3 0	Harvesting and management of existing Forestry within the Outstanding Natural Features or Landscapes	D	D	D	D	D	D	D	D	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.3 1	Planting of new Forestry within the Outstanding Natural Features or Landscapes	<u>DNG</u>	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.3 2	Farming including grazing of stock	RD	P	RD	RD	RD	RD	RD	RD	
38.9.3 3	Cemeteries	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	
38.9.3 4	The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purposes of sale or lease	PR	PR	PR	PR	PR	PR	PR	PR	
38.9.3 5	Mining Activity	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	
38.9.3 6	Boat Ramps, Jetties and Marinas	D	D	D	D	D	D	D	<u>DNG</u>	
38.9.3 7	Informal Airports	D	D	D	D	D	D	D	D	

38.738.3 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
<p>38.10.1</p>	<p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>38.10.1.3 Active Sports and Recreation Zone: 10m.</p> <p>38.10.1.4 Civic Spaces Zone: 8m.</p> <p>38.10.1.5 CPZ: 10m.</p> <p>38.10.1.6 CPZ (Golf): 8m.</p> <p>38.10.1.7 CPZ (Camping Ground): 8m.</p> <p>38.10.1.8 CPZ (Cemeteries): 8m.</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • <u>Building dominance;</u> • <u>Effects on visual amenity and landscape character values and in particular views of significance;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality and the role and function of the open space;</u> • <u>Pedestrian and vehicle access;</u> • <u>Functional needs;</u> • <u>Scale and intensity;</u> • <u>Cumulative effect of buildings; and</u> 	<p>RD</p>	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
<p>38.10.2</p>	<p>Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m².</p> <p>38.10.2.2 Informal Recreation Zone: 100m².</p> <p>38.10.2.3 Active Sports and Recreation Zone: 400m².</p> <p>38.10.2.4 Civic Spaces Zone: 100m².</p> <p>38.10.2.5 CPZ: 300m².</p> <p>38.10.2.6 CPZ (Golf): 600m².</p> <p>38.10.2.7 CPZ (Camping Ground): 600m².</p> <p>38.10.2.8 CPZ (Cemeteries): 50m².</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Building dominance; • Effects on visual amenity and landscape character values and in particular views of significance; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality and the role and function of the open space; • Pedestrian and vehicle access; • Functional needs; • Scale and intensity; • Cumulative effect of buildings; and • Design and integration of landscaping 	<p>RD</p>	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.3	<p>Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <p>a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and iii. Southern Boundary: 2.5m and 35 degrees. <p>b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; and ii. All other boundaries: 2.5m and 45 degrees. <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Building dominance;</u> • <u>Privacy effects on adjoining properties;</u> • <u>Access to sunlight and impacts on shading;</u> • <u>Effects on visual amenity;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality; and</u> • <u>The historic heritage value of any adjacent heritage item and or feature.</u> 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.4	<p>Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • Building dominance; • Privacy effects on adjoining properties; • Access to sunlight and impacts on shading; • Effects on visual amenity; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality; and • The historic heritage value of any adjacent heritage item and or feature. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.5	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Indigenous biodiversity values; • Public access; • Effects on visual amenity and landscape character values; • Open space • The functional and locational need and interaction of the development with the water body; • Landscaping; • Environmental protection measures (including landscaping and stormwater management); and • Natural hazards. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.6	<p>Outdoor Storage</p> <p>38.10.6.1 Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining zones by either planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m as well as 2m high.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal</u> • Visual amenity; • The location relative to the public realm and adjoining residential properties; • Consistency with the character of the locality; • Landscaping; • Practical and functional constraints; and • Pedestrian and vehicle access. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.7	<p>Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Visual amenity values; • Opportunities for passive surveillance; • Consistency with any established fencing; and • Functional constraints, including the use of land, security, and wind shelter. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.8	<p>Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the benefits of the proposal</u> • <u>the effects of lighting or glare.</u> 	RD	
38.10.9	<p>Maximum gross retail floor space</p> <p>Within the Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), and CPZ (Camping Ground) the maximum gross retail floor space associated to recreation activities permitted within these zones shall be 100m² or no more than 10% of the gross floor area (whichever is the lessor) of the building supporting the recreation and leisure activities.</p>	D	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.10	<p>Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • External appearance; • Visual prominence from both public places and private locations; and • Effects on visual amenity and landscape character values and in particular views of significance. 	RD	

38.838.4 Informal Recreation Zone: Ben Lomond Sub Zone

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
	Activity	Activity Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.1	<p>Buildings</p> <p>Construction, relocation, addition or alteration of any building.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Landscape and visual amenity values; • Scale, intensity and cumulative effects; • Associated earthworks and landscaping; • Lighting; • Provision of water supply, sewerage treatment and disposal, electricity and communication services; • Natural Hazards; and • Effects on the transportation network. <p>Information requirements associated with the effects on the transportation network shall include an integrated transport assessment, including but not limited to:</p> <ul style="list-style-type: none"> • Travel, access and parking plans; • Any capacity or safety improvements to the road network, if the scale and intensity of the activity requires this; • The enhancement of pedestrian connections and networks to the Queenstown Town Centre Zone; • Measures to encourage reduced use of car travel by employees and customers; and • Requirements for the provision of dedicated car parks. 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.2	<p>Passenger Lift Systems</p> <p>Passenger Lift Systems within the Bob's Peak Peak area and the Gondola Corridor Gondola Corridor area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none">• Location, external appearance and alignment;• Other occupiers or users;• Night lighting;• Height;• Associated earthworks; and• Natural Hazards.	C	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.3	<p>Commercial recreation activity including:</p> <p>a. commercial activities associated with, and located on, the same site as recreation activities; and</p> <p>b. retail ancillary to a commercial recreation activity</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Intensity and scale of the activity on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network (if not previously or concurrently addressed by an integrated transport assessment in Rule 38.11.1). 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.4	<p>Harvesting and management of existing Forestry</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Hours of operation; • Noise; • Health and safety; • Traffic generation; • Earthworks; • Soil erosion, sediment generation and run-off; and • Landscape rehabilitation. 	C	
38.11.5	<p>Parking within the Lower Terminal area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Traffic generation, access, parking layout and design; • Consistency with any integrated traffic assessment required by Rules 38.11.1 and 38.11.3; • Pedestrian and vehicle access; and • Landscaping. 	C	
38.11.6	<p>Building within the Building Restriction Area: Bob's Peak Area</p> <p>Any building within the Building Restriction Area, excluding retaining walls.</p>	PR	
	Standards	Non-Compliance Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.7	<p>Building Height</p> <p>The maximum height of buildings and structures as specified shall be:</p> <p>a. Buildings within the Bobø Peak Area: 10m.</p> <p>b. Passenger Lift Systems within the Bobø Peak Area: 12m.</p> <p>c. Buildings within the Lower Terminal Area: 17m.</p>	D	
38.11.8	<p>Building Coverage</p> <p>The maximum building coverage within the Bobø Peak Area shall be 15%</p>	D	

	Rules - Non-notification of Applications	Comments/Additional Relief Sought
38.12 Rules - Non-notification of Applications	All applications for controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified, except for the following:	
Rule 38.12.1	Restricted discretionary activities within the Informal Recreation Ben Lomond Sub-Zone; and	
Rule 38.12.2	Controlled activities within the Informal Recreation Ben Lomond Sub Zone shall not be publicly notified but may require the written approval of affected persons or give limited notification to affected persons.	

38.13	Matters of control for Controlled Activities identified in Table 38.1	Comments/Additional Relief Sought
	The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.	
Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones		
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <ul style="list-style-type: none"> • Scale and intensity of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Traffic generation, access and parking; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.13.2	<p>Rules 38.9.24 and 38.9.25: Construction and alteration of buildings in the Community Purpose Camping Ground Zone:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Infrastructure and servicing, access and parking. • Natural hazards. 	
38.13.3	<p>Rule 38.9.28: Construction of vehicle access and car parking areas accessory to permitted activities up to 200m²:</p> <ul style="list-style-type: none"> • Traffic generation, access and parking; • Public access to, and use of, the open space; • Pedestrian and vehicle access; and • Landscaping. 	

38.14	Matters of discretion for Restricted Discretionary Activities identified in Table 38.1	Commentary/Additional Relief Sought
	The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application	
	Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of, the open space; • Location, in particular distance from adjoining properties; • Traffic generation, access and parking; • Noise; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Traffic generation, access and parking. 	

38.14.3	<p>Rule 38.9.29: Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m² in respect of all Open Space and Recreation Zones (except the Nature Conservation Zone):</p> <p>Location of facility and access;</p> <ul style="list-style-type: none"> • Number, design and layout of car parks and associated manoeuvring areas; • Surface treatment of parking facility and access; • Landscaping; and • Cumulative effect of the number of car parking facilities within the Zone. 	
38.14.4	<p>Rule 38.9.32: Farming including grazing of stock</p> <ul style="list-style-type: none"> • Intensity and duration; • Public access to, and use of the open space; • Pest and wilding pine control; • Maintenance of landscape values; and • Restriction of areas to protect or restore indigenous biodiversity values. 	

38.9 — Landscape Assessment Matters for Discretionary and Non-Complying Activities

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
38.15.1	<p>Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL):</p> <p>38.9.1.1 — Effects on landscape quality and character</p> <p>In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</p> <p>a. — Physical attributes:</p> <ul style="list-style-type: none"> • — Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p style="text-align: center;">landscape character;</p> <ul style="list-style-type: none"> • Vegetation (exotic and indigenous); • The presence of waterbodies including lakes, rivers, streams, wetlands. <p>b. Visual attributes:</p> <ul style="list-style-type: none"> • Legibility or expressiveness . how obviously the feature or landscape demonstrates its formative processes; • Aesthetic values including memorability and naturalness; • Transient values including values at certain times of the day or year; • Human influence and management . settlements, land management patterns, buildings, roads. <p>c. Appreciation and cultural attributes:</p> <ul style="list-style-type: none"> • Whether the elements identified in (a) and (b) are shared and recognised; • Cultural and spiritual values for Tangata whenua; • Historical and heritage associations. <p style="text-align: center;">The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p> <p>d. In the context of (a) to (c) above, the degree to which the proposed activity or development will affect the existing landscape quality and character, including whether the proposed activity or development accords with or degrades landscape quality and character, and to what degree.</p> <p style="text-align: center;">38.9.1.2 Effects on visual amenity</p> <p>In considering whether the potential visibility of the proposed activity or development will maintain and enhance visual amenity, values the Council shall be satisfied that:</p> <ul style="list-style-type: none"> a. the extent to which the proposed activity or development detracts from visual amenity values as viewed from public roads and other public places; b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>c. the proposal will be appropriately integrated, screened or hidden from view by elements that are in keeping with the character of the landscape;</p> <p>d. the proposed activity or development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</p> <p>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <ul style="list-style-type: none"> • any carparking, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.
38.15.2	<p>Rural Landscape Classification (RLC)</p> <p>38.9.2.1 Effects on landscape quality and character</p> <p>The following shall be taken into account:</p> <p>a. where the site is adjacent to or nearby an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;</p> <p>b. whether and the extent to which the scale and nature of the proposed activity or development will degrade the quality and character of the Open Space Zone or the surrounding Rural Landscape;</p> <p>c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Open Space Zone or the Rural Landscape.</p> <p>38.9.2.2 Effects on visual amenity:</p> <p>Whether the activity or development will result in a loss of the visual amenity of the Open Space Zone or the Rural Landscape, having regard to whether and the extent to which:</p> <p>a. the visual prominence of the proposed development from any public places will reduce visual amenity;</p> <p>b. the proposed development is likely to be visually prominent such that it detracts from private views;</p> <p>c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Landscape from both public and private locations;</p> <p>d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;</p>

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>e. any proposed carparking, planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;</p> <p>38.9.2.3 Tangata Whenua, biodiversity and geological values:</p> <p>a. whether and to what extent the proposed development will degrade Tangata Whenua values including T puni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.</p> <p>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>
38.15.3	<p>Other factors and positive effects, applicable in all the landscape categories</p> <p>38.9.3.1 The extent to which the proposed activity or development detracts from, or enhances the amenity of the Open Space Zone and wider natural or rural environment with particular regard to the experience of remoteness or wildness.</p> <p>38.9.3.2 The extent to which cumulative effects of activities will adversely affect landscape quality, character or visual amenity values.</p> <p>38.9.3.3 In considering whether there are any positive effects, or opportunities for remedying or mitigating the continuing adverse effects of activities, the Council shall take the following matters into account:</p> <p>a. whether the proposed activity would enhance the character of the landscape, or assists with the protection and enhancement of indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;</p> <p>b. any positive effects including environmental compensation, enhanced public access such as the creation or improvement of walking, cycling or bridleways or access to lakes, rivers or conservation areas;</p> <p>c. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation.</p>

	Variation to Stage 1 PDP Chapter 2 Definitions:	
	<u>Underlined</u> text for additions and strike through text for deletions.	
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, <u>or permanent tourist cabins</u> , by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.	
	New Stage 2 PDP Definitions:	
<u>Ground Floor Area</u>	Means any areas covered by a building or parts of a building, and includes overhanging or cantilevered parts, but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks that are less than 1.0 m above ground level.	
<u>Visually Permeable</u>	<u>In reference to a wall, gate, door or fence:</u> Means a continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.	

	Variation to Stage 1 Landscapes Chapter 6:	
	<u>Underlined text for additions and strike through text for deletions.</u>	
Part 6.2	<p>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>	
Part 6.4	Rules - Amend:	
	<p>6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapters 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 <u>assessment matters</u> do not apply to the following within the Rural Zones:</p> <ul style="list-style-type: none"> a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. <u>The Gibbston Character Zone.</u> d. <u>The Rural Lifestyle Zone.</u> e. <u>The Rural Residential Zone.</u> 	

Variation to Stage 1 Subdivision and Development Chapter 27:		
<u>Underlined text for additions and strike through text for deletions.</u>		
27.5 Rules – Standards for Subdivision Activities		
Zone	Minimum Lot Area	
<u>Open Space and Recreation Zones</u>	<u>No minimum</u>	

Variation to Stage 1 Temporary Activities and Relocated Buildings Chapter 35:		
<u>Underlined text for additions and strike through text for deletions.</u>		
35.4	Rules - Activities	
35.4.7	<p>Temporary Events held within the <u>Open Space and Recreation Zones or any other on</u> Council-owned public recreation land, provided that:</p> <ul style="list-style-type: none"> Noise Events do not occur during hours in which the night-time noise limits of the relevant Zone(s) are in effect, except for New Year's Eve. <p>For the purpose of this rule the relevant noise standards of the Zone shall not apply.</p>	P

Variation to Stage 1 Noise Chapter 36:						
<u>Underlined text for additions and strike through text for deletions.</u>						
36.5	Rules – Standards					
Table 2: General Standards						
	Standard				Non-compliance status	
	Zones sound is received in	Assessment location	Time	Noise limits		
36.5.4	<u>Open Space and Recreation Zones</u>	Any point within any site	0800h to 2000h	50 dB $L_{Aeq(15\ min)}$	NC	
			2000h to 0800h	40 dB $L_{Aeq(15\ min)}$ 75 dB L_{AFmax}	NC	

Appendix to Real Journeys Submission on the Proposed Visitor Accommodation Provisions

[Specific relief requested is shown as track changes]

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Variation to Stage 1 PDP Chapter 2 - Definitions:

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

<p><u>Residential Visitor Accommodation</u></p>	<p><u>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 Days.</u></p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p>
<p>Homestay</p>	<p>Means a residential activity where an occupied <u>the use of a residential unit or including a residential flat is also used by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</u></p> <p><u>Notes:</u></p> <p><u>1. Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></p> <p><u>2. Extra rates levies may apply.</u></p>
<p>Registered Holiday Home</p>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. • Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
<p>Registered Homestay</p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
<p>Visitor Accommodation</p>	<p><u>Means the use of land or buildings (excluding the use of a residential unit or residential flat) for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days</u>; and</u></p> <p>i. <u>Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers accommodation, bunkhouses, tourist houses, lodges, <u>timeshares</u>, and managed apartments <u>homestays</u>, and the commercial letting of</u></p>

	<p>a residential unit; and</p> <p>ii. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and 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.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <p style="padding-left: 40px;">~ A single annual let for one or two nights.</p> <p style="padding-left: 40px;">~ Homestay accommodation for up to 5 guests in a Registered Homestay.</p> <p style="padding-left: 40px;">~ Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.</p> <p style="padding-left: 40px;">(Refer to respective definitions).</p> <p>b. %Commercial letting+ means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
<p>Residential Activity</p>	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. <u>Excludes visitor accommodation, residential visitor accommodation and homestays.</u></p>

New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter

7 Low Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 7.1 Zone Purpose:]

Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

7.2.8.1 Provide for accommodation options for visitors in the Low Density Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
<u>7.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>7.4.17</u>	<p><u>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>7.4.18</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<u>7.5.17</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.17.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>7.5.17.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p><u>Other vehicles: 8 vehicle trips per day.</u></p>	<u>NC</u>
<u>7.5.18</u>	<p><u>Homestay</u></p> <p><u>7.5.18.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>7.5.18.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>7.5.18.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>7.5.18.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>b. <u>Other vehicles: 8 vehicle trips per day.</u></p>	<u>NC</u>

7.6 Rules - Non-Notification of Applications

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

8 Medium Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 8.1 Zone Purpose:]

Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

8.2.14.1 Provide for accommodation options for visitors in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment.

8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.29</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>8.4.30</u>	<p><u>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>8.4.31</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.15	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.15.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p>8.5.15.2 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC
8.5.16	<p><u>Homestay</u></p> <p>8.5.16.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p>8.5.16.2 <u>Shall not exceed 5 paying guests per night.</u></p> <p>8.5.16.3 <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>8.5.16.4 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC

8.6 Rules - Non-Notification of Applications

8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

9 High Density Residential

9.1 Zone Purpose

[Note: The following is new text at end of 9.1 Zone Purpose:]

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

9.2 Objectives and Policies

9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.

Policies

9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.8	<u>Residential Visitor Accommodation and Homestays</u>	P
9.4.9	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	RD*

9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.12	<p><u>Residential Visitor Accommodation</u></p> <p>9.5.12.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p>9.5.12.2 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <p>c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to: The location, nature and scale of activities; and</u> <u>The location, provision, and screening of parking and access.</u></p>	RD*
9.5.13	<p><u>Homestay</u></p> <p>9.5.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p>9.5.13.2 <u>Shall not exceed 5 paying guests per night.</u></p> <p>9.5.13.3 <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>9.5.13.4 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <p>c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	RD*

9.6 Rules - Non-Notification of Applications

9.6.2.2 Visitor accommodation.

New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown Residential Historic Management chapter

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.1 Zone Purpose

[Note: The following is new text at end of 10.1 Zone Purpose:]

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

10.2 Objectives and Policies

10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	P
<u>10.4.8</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	RD*
<u>10.4.9</u>	<u>Visitor Accommodation not otherwise identified</u>	NC

7.5 Rules - Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
<p><u>10.5.8</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p><u>10.5.8.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>10.5.8.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses</u>: none. f. <u>Other vehicles</u>: 8 vehicle trips per day. 	<p><u>NC</u></p>
<p><u>10.5.9</u></p>	<p><u>Homestay</u></p> <p><u>10.5.9.1</u> <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>10.5.9.2</u> <u>Shall not exceed 5 paying guests per night.</u></p> <p><u>10.5.9.3</u> <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>10.5.9.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses</u>: none. f. <u>Other vehicles</u>: 8 vehicle trips per day. 	<p><u>NC</u></p>

10.6 Rules - Non-Notification of Applications

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

11 Large Lot Residential

11.1 Zone Purpose

[Note: The following is new text at end of 11.1 Zone Purpose:]

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

11.2 Objectives and Policies

11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

11.2.3.1 Provide for accommodation options for visitors in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.5</u>	<u>Residential Visitor Accommodation and Homestays</u>	P
<u>11.4.6</u>	<p><u>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	RD*
<u>11.4.7</u>	<u>Visitor Accommodation</u> not otherwise identified	NC

11.5 Rules - Standards

<u>Table 2</u>	<u>Standards for activities in the Large Lot Residential Zone</u>	<u>Non-compliance status</u>
<u>11.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>11.5.12.1</u> <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p><u>11.5.12.2</u> <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> g. <u>Heavy vehicles, coaches or buses: none.</u> h. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC
<u>11.5.13</u>	<p><u>Homestay</u></p> <p><u>11.5.13.1</u> <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>11.5.13.2</u> <u>Shall not exceed 5 paying guests per night.</u></p> <p><u>11.5.13.3</u> <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>11.5.13.4</u> <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> g. <u>Heavy vehicles, coaches or buses: none.</u> h. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC

7.6 11.6 Rules - Non-Notification of Applications

11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

16 Business Mixed Use Zone

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
<u>16.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<u>16.5.10</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>16.5.10.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>16.5.10.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> i. <u>Heavy vehicles, coaches or buses: none.</u> j. <u>Other vehicles: 8 vehicle trips per day.</u> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<u>C*</u>

<p><u>16.5.11</u></p>	<p><u>Homestay</u></p> <p><u>16.5.11.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>16.5.11.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>16.5.11.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>16.5.11.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">i. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">j. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<p><u>C*</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

21 Rural

21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.37</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

21.5 Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>21.5.53</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p>	<u>D</u>
<u>21.5.54</u>	<p><u>Homestay</u></p> <p><u>21.5.54.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>21.5.54.2 Shall not exceed 5 paying guests per night.</u></p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

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

22 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.2.6 Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p>22.5.14.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <ul style="list-style-type: none"> • 	<u>NC</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>22.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone

23 Gibbston Character Zone

23.4 Rules - Activities

Table 1	Activities	Activity status
<u>23.4.21</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <ul style="list-style-type: none"> • 	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>23.5.13.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.18</u>	<p><u>Residential Visitor Accommodation and Homestays</u></p> <p><u>41.4.18.1 Residential Visitor Accommodation and Homestays located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and Home Site Activity Area (HS).</u></p>	P

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.20</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>41.5.20.1 The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p><u>41.5.20.2 The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <p>•</p>	NC

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<p><u>41.5.21</u></p>	<p><u>Homestay</u></p> <p><u>41.5.21.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>41.5.21.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>41.5.21.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>41.5.21.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	<p><u>NC</u></p>

New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

42 Waterfall Park

42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
<u>42.4.13</u>	<u>In the Residences Area (R) of the Structure Plan</u> <u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
<u>42.5.9</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>42.5.9.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>42.5.9.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <p>•</p>	<u>NC</u>

<u>42.5.10</u>	<u>Homestay</u> <u>42.5.10.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site. <u>42.5.10.2</u> Shall not exceed 5 paying guests per night. <u>42.5.10.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport. <u>42.5.10.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: a. Heavy vehicles, coaches or buses: none. b. <u>Other vehicles: 8 vehicle trips per day.</u>	<u>NC</u>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

43 Millbrook

43.4 Rules - Activities

	Activities – Millbrook	Activity status
<u>43.4.24</u>	<u>Residential Visitor Accommodation and Homestays</u> in the Residential Activity Area	<u>P</u>

43.5 Rules - Standards

	Activities – Millbrook	Activity status
<u>43.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>43.5.14.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>43.5.14.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. <p>•</p>	<u>NC</u>
<u>43.5.15</u>	<p><u>Homestay</u></p> <p><u>43.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>43.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>43.5.15.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>43.5.15.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

Further Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Further Submitter: Real Journeys Limited

1. This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**).
2. Real Journeys Limited (**Real Journeys**) is a person who is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
3. Real Journeys supports or opposes submissions on the Proposed Plan as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2497 – Otago Regional Council (ORC)	Chapter 29	Support	<p>Real Journeys supports the submission insofar as it seeks to support the improvement of the performance and capability of the transport network and increasing choice of travel modes.</p> <p>Real Journeys supports ORC's request that QLDC ensure the District Plan gives effect to the desired outcomes and policies of the Otago Southland Regional Land Transport Plans 2015-2021.</p>
#2538 – NZ Transport Agency	Submission generally Chapter 29	Support	<p>Real Journeys supports the submission generally, insofar as it seeks to support the safety and efficient use of the transport network in a multi-modal, sustainable way including the use of walking access and cyclists.</p> <p>The relief sought in this submission encourages the use of a wider range of transport options rather than just vehicles which will assist in reducing the congestion and improve the efficiency of the road network.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Transport Infrastructure' in Chapter 29	Support	Real Journeys support the relief sought to amend the definition of 'Transport Infrastructure' to include infrastructure for water transport, to provide for the development and improvement of a wider range of transport options.
#2594 – Queenstown Water Taxis Limited	Submission generally	Support	Real Journeys supports the submission generally as it recognises the importance of water transport services in the District, and facilitates the successful operation of both public and private services.
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Public Water Ferry Services' in Chapter 29	Support	Real Journeys supports the relief sought to omit the word 'Public' from the Chapter 2 definition and associated Chapter 29 references to 'Public Water Ferry Service'. The proposed definition is not appropriate for describing the nature of water ferry services currently being carried out on Lake Wakatipu. Restriction to 'Public' services does not appropriately recognise the diverse needs of the local population, and the nature of transporting passengers in the Queenstown Lakes area, which generally involves a combination of commuters, visitors and others at any one time. The proposed definition is also unnecessary for facilitating the establishment of water ferry services generally, which is important for relieving traffic congestion on the road network.
	Chapter 21 Rule 21.5.43A And Chapter 12 Rule 12.4.17	Support	Real Journeys supports the Submitter's opposition to the proposed Restricted Discretionary activity status for Water Ferry Services and related activities. It is not logical to distinguish Water Ferry Services and activities (RD status) from Commercial Boating activities (D status). The nature of Water Ferry Services in the Queenstown area is such that services and activities may often be a combination of public, school, event specific, and commercial.
#2384 – Soho Ski Area Limited, Blackmans Creek No.1 LP	Submission generally	Support	Real Journeys supports the submission generally. The amendments sought to provisions in chapters 6, 25 and 31 ensure a more workable District Plan

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2373 – Treble Cone Investments Limited			which enables reasonable development, allows efficient and effective land use, and provides for the wellbeing of people and communities.
	Chapter 6 6.2 Values Rule 6.4.1.2 Rule 6.4.1.3	Support	Real Journeys support the relief sought to amend these provisions of chapter 6. These amendments are necessary to clarify that certain areas within the Rural Zone are exempt from the objectives, policies and assessment matters of chapter 6, namely the WBRAZ and WBLP.
	Chapter 25 Various objectives, policies, and rules.	Support	Real Journeys supports the relief sought by the Submitter to amend provisions of Chapter 25. Earthworks for activities within the SASZ, including for ski area operations, cycling and walking, should be excluded from Chapter 25. This approach recognises the extent of earthworks required within the SASZ and the importance of these earthworks for the efficient development and prosperity of these zones and their associated activities. Further, this approach removes a level of administration in earthworks control that is covered by ORC.
	Chapter 31 Various objectives, policies, and rules.	Support	Real Journeys supports the relief sought by the Submitter in regards to signage within the SASZ. Signage within the SASZ should not be subject to the same restrictions as signage elsewhere in the District. The amendments recognise and accommodate for the necessity and unique requirements of signage within the SASZ and provide less restrictive signage provisions.
#2454 – NZSki Limited	Chapter 25	Support	Real Journeys support the relief sought by the Submitter in regards to earthworks within the SASZs. The earthworks exemption within the SASZs should not be limited to 'Ski Area Activities' but rather extended to include 'Commercial Recreation Activities' also. This will assist in enabling the SASZs to be used for a wider range of tourism activities, which will subsequently lead to more consistent

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			employment opportunities and attractions for visitors throughout the year.
#2290 – Kawarau Jet Services Holdings Limited	Chapter 38	Support	Real Journeys supports the relief sought to amend provisions of chapter 38. These amendments streamline the provisions and reduce repetition.
#2492 – Cardrona Alpine Resort Limited	Chapter 25 Various objectives, policies, rules, standards and assessment matters	Support	Real Journeys supports the relief sought to the objectives, policies, rules and standards of Chapter 25. These amendments: <ul style="list-style-type: none"> • ensure consideration of adverse effects is appropriate and not unreasonable in scope; • recognise and enable earthworks necessary to provide for the wellbeing of people and communities; • extend the exemption for earthworks in the SASZs to cover non 'ski area activities' such as summer visitor activities and road construction/maintenance, which enables efficient development and in turn contributes to employment and the tourist economy; • ensure the Chapter provisions do not create duplication of process, inconsistency or overlap with ORC authority, and undue cost and administrative burden on landowners.
	Chapter 31 Various objectives, policies, rules and assessment matters	Support	Real Journeys supports the relief sought to the objectives, policies, rules and assessment matters of Chapter 31 These amendments: <ul style="list-style-type: none"> • recognise and provide for the importance and benefit of signs for direction, safety, education and promotion throughout the District; • accommodate for the necessity and unique requirements of signs within the SASZ and provide less restrictive signage provisions.
	Chapter 29 Various objectives, policies and rules	Support	Real Journeys supports the relief sought to the objectives, policies and rules of Chapter 29.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<p>And associated provisions in: Chapters 7, 8, 9, 11, 16, 41, 42, 43</p>		<p>These amendments:</p> <ul style="list-style-type: none"> • provide equal recognition of both public and private transport services, and recognise the importance of multimodal, land, water and air transport options to the District; • take into consideration mitigation measures available due to alternative methods of transport, when determining parking requirements; • enable the reasonable use of coaches and buses for pick up and drop off service, which helps to mitigate traffic and parking effects; • provide clarity and create consistency with other chapters by removing or amending unnecessary, inconsistent or duplicate provisions.
	<p>Chapter 38 Various objectives, policies and rules,</p>	<p>Support</p>	<p>Real Journeys supports the relief sought to the objectives, policies and rules of Chapter 38.</p> <p>These amendments:</p> <ul style="list-style-type: none"> • provide for the continued operation of established activities and allow for reasonable development; • recognise within the chapter, water activities in open space and recreational areas; • improve clarity, eliminate overlap with other chapters and ensure provisions are not onerous, unreasonable or inflexible.
<p>#2494 – Te Anau Developments Limited</p>	<p>Chapter 25</p>	<p>Support</p>	<p>The amendments sought to the provisions of Chapter 25 are supported, in that they assist in avoiding overlap with ORC functions under the Regional Water Plan, permitting farming activities in the Rural General Zone, and providing for the construction of walking and cycle trails in all zones.</p>
	<p>Chapter 31</p>	<p>Support</p>	<p>The amendments sought to the provisions of Chapter 31 are supported, in so far that they relate to enabling conspicuous signage where appropriate, and enabling signage on private land as a permitted activity where not visible from</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			public space or neighbouring properties.
	Chapter 38	Support	Real Journeys supports the relief sought in the Submission to simply the Open Space and Recreation framework, to provide for commercial recreation and transport activities, and to permit the use, maintenance and upgrading of existing infrastructure.
	Chapter 29	Support	Real Journeys supports the relief sought to amend Chapter 29, in so far as these amendments relate to recognising the benefits to the District of both public and private water transport services and infrastructure.
#2453 – NW Cashmore	Chapter 29 Policy 29.2.1.2	Support	The relief sought by the Submitter is supported. Inclusion of the word 'public' in the policy precludes private ventures from providing ferry services
#2468 – Remarkables Park Limited #2462 – Queenstown Park Limited	Chapter 25 Rule 25.3.4.5	Support	Real Journeys supports an amendment to Rule 25.3.4.5 to include earthworks for maintenance, improvement and creation of recreational trails as a permitted activity in all zones.
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Public Water Ferry Services' in Chapter 29	Support	Real Journeys supports the relief sought to delete the third bullet point 'is operated for the sole and primary purpose of tourism' from the definition of Public Water Ferry Service. It is the nature of water transport services in the Queenstown area that ferry passengers will often be a combination of residents and tourists, and at certain times may be predominantly one or the other. The inclusion of this subpoint in the definition is overly restrictive and may result in an activity triggering non-compliance with the definition when in practice it is a legitimate water ferry service activity.
	Chapter 38 Policy 38.2.1.5	Oppose	Real Journeys disagrees with the Submitters' position on established activities within open space and recreation zones. The ongoing use, maintenance and upgrading of established activities and

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			infrastructure should be supported as permitted or controlled. The appropriateness of these activities was adequately assessed when the activity was consented, and subjecting these activities to continuous reassessment is onerous and impedes reasonable use.
#2465 – RCL Henley Downs Limited	Chapter 29 Various objectives, policies and rules	Support	Real Journeys supports the relief sought to the objectives, policies and rules of Chapter 29. These amendments: <ul style="list-style-type: none"> • provide equal recognition of both public and private transport services, and recognise the importance of multimodal, land, water and air transport options to the District; • take into consideration mitigation measures available due to alternative methods of transport, when determining parking requirements; • enable the reasonable use of coaches and buses for pick up and drop off service, which helps to mitigate traffic and parking effects; • provide clarity and create consistency with other chapters by removing or amending unnecessary, inconsistent or duplicate provisions.
#2133 – Tonnie & Erna Spijkerbosch	Chapter 38	Support	Real Journeys supports the Submitter's concerns regarding Freedom Camping, specifically the need to protect open spaces as such and ensure Freedom Camping bylaws do not adversely impact on the environment, livelihood and financial resources of rate payers.
#2446 – Heritage NZ	Chapter 31 Rule 31.5.22	Oppose	Real Journeys opposes the relief sought by the Submitter to extend the scope of Rule 31.5.22 to encompass the 'setting or extent of place' of heritage sites, as this extension would be overly restrictive and is vague and uncertain.
	Chapter 25 New Rule 25.4 in Table 25.1	Oppose	Real Journeys opposes the relief sought to add a new rule making earthworks within the setting/curtilage/extent of place of a heritage site a

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			<p>restricted discretionary activity.</p> <p>The reference to "setting/curtilage/extent of a place" is vague and uncertain.</p> <p>Where consent has already been granted for activities and associated earthworks within the setting of a heritage site, imposing further consent requirements for earthworks that are necessary for the continuation or development of the activity is unreasonable and unnecessary. An assessment of effects resulting from earthworks was made when the original consent was granted and these effects are anticipated. Requiring further consent imposes undue burden and additional costs on the landowner, and creates extra administrative work for Council.</p>
	Chapter 25 Rule 25.4.5	Support	Real Journeys supports the amendments proposed to Rule 25.4.5 if this Rule should become operative, as they improve clarity and give certainty as to the scope of the Rule.
	Chapter 25 Rule 25.5.15	Support	Real Journeys supports the amendments proposed to Rule 25.5.15 if this Rule should become operative, as they limit the scope of the Rule more reasonably and avoid duplication of administrative processes.
#2242 – Department of Conservation (DOC)	Chapter 31; 31.2.1.5; 31.4.2	Oppose in part	Real Journeys opposes in part the amendments sought to the provisions of Chapter 31. While the intention of the amendments to this policy, to improve knowledge of public access to public spaces, is supported; amendments to the specific wording are required to achieve the RMA purpose.
#2455 – Otago Fish and Game Council	Chapter 31 Objective 31.2.1 and Policy 31.2.1.5.a	Support	<p>Real Journeys supports the amendments sought to make reference to access in these provisions.</p> <p>Access and public knowledge of access is important in relation to recreational activities, and signage is a critical means of achieving this.</p>
	Chapter 25 Rule 25.5.20	Oppose	Real Journeys opposes the relief sought by the Submitter to amend the setback exemption for earthworks near artificial waterbodies to 'watercourses' only, excluding lakes and wetlands.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	Chapter 24 24.5.7	Support	Real Journeys supports the relief sought to add "recreational amenity values" as it will ensure effects on amenity values of those using water bodies is taken into account.

4. Real Journeys wishes to be heard in support of its further submission.
5. Real Journeys will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.



Real Journeys Limited

Signed by its duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz/rosie.hill@al.nz

And: John Edmonds & Associates Ltd

C/- Ben Farrell

Mobile: 021 767 622

Email: ben@jea.co.nz

Submission on the Proposed QLDC District Plan 2015 (Stage 2)

Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991

- To:** Queenstown Lakes District Council
- Address:** Sent via email to: services@qldc.govt.nz
- Name of submitter:** Go Orange Limited (**GO ORANGE**)
- Submitter interests:** GO ORANGE has an interest in and will be affected by any provision applying to Tourism activities including the transport network, waterbodies, Council's reserves, earthworks, signage and visitor accommodation. It is noted that GO ORANGE has taken acquired Queenstown Rafting, which made a submission on the first Stage 1 part of the district plan review process. This submission is written with the understanding that the intertwining matters raised by Queenstown Rafting in its Stage 1 process remain valid and will be carried through to the Stage 2 decision-making process.
- Relief sought:** GO ORANGE requests that the proposed district plan provisions be amended:
- Generally as described on the following pages;
 - Specifically as shown in the attached documents; and/or
 - Otherwise with like effect in support of this submission.
- Provisions not sought to be amended in this submission are requested to be retained as notified, unless they are amended in a manner which aligns with this submission.
- GO ORANGE seeks the relief referred to above or such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the district plan and the purpose and principles of the Resource Management Act 1991.
- Trade Competition:** GO ORANGE cannot gain an advantage in trade competition through this submission.
- Hearings:** The submitter wishes to be heard in support of this submission. GO ORANGE would appreciate the opportunity to work collaboratively with QLDC staff / advisors and other submitters to help determine the most appropriate district plan provisions.
- Address for Service:** Go Orange Limited
C/- John Edmonds + Associates Ltd
Contact: Ben Farrell
Email: ben@jea.co.nz
Phone: 021767622
- Date:** 23rd February 2018

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ATTACHMENTS

1. Specific relief requested for the proposed TRANSPORT chapter
2. Specific relief requested for the proposed EARTHWORKS chapter
3. Specific relief requested for the proposed SIGNAGE chapter
4. Specific relief requested for the proposed VISITOR ACCOMMMODATION provisions

BACKGROUND

6. Go Orange Limited is a wholly owned subsidiary of Real Journeys Limited and is an activity based tourism business based in Queenstown. With experiences in Queenstown, Wanaka, South Westland, Te Anau, Doubtful Sound, and Milford Sound; Go Orange employs over 250 staff across the Southern Lakes and Southland regions. The adventure tourism companies Go Orange, Queenstown Rafting and Kiwi Discovery were merged in 2017 to form a comprehensive active and adventure tourism business under the Go Orange brand. Queenstown Rafting was New Zealand's largest white water rafting operator, Kiwi Discovery was one of the best known ski, sightseeing and adventure activity operators in Queenstown and Go Orange operates cruises and sea kayaking on Milford and Doubtful Sounds, as well as cycling in Fiordland National Park. These Fiordland day cruises are serviced by daily coach services ex Queenstown and indeed to operate all the Go Orange products Go Orange has an extensive shuttle bus and coach fleet.
7. Go Orange operates white water rafting on the iconic Shotover and Kawaru Rivers, day and multi-day sea kayaking expeditions in Fiordland, full-package hiking/walking on the 'great walks', and the Landsborough Wilderness Experience - a multi-day adventure tour incorporating a 3 day white water raft down the Landsborough River in South Westland. Go Orange also has an active winter ski season offering and is the only Queenstown company that services transport and equipment hire to all four ski fields in the Queenstown region. This winter ski operation is complementary to the operation of Cardrona Alpine Resort and enables Go Orange staff to be redeployed to winter based activities improving staff retention.

PROPOSED TRANSPORT PROVISIONS

General Relief requested

8. GO ORANGE requests the chapter (and any other district plan provision that may be applicable to transport) be amended as required to ensure:
 - a. The benefits of all forms of transport services and infrastructure, in particular transport provided by private commercial operations, to the districts economy and overall transport network be specifically recognised; and
 - b. All transport services and associated infrastructure is provided for and not discouraged. This includes providing equally for both public and private transport services. The different modes of transport should be articulated, particularly:
 - i. Land transport; inclusive of walking access and the cycle trails network
 - ii. Water transport; particularly passenger transport services
 - iii. Air transport; including the use of private helicopter services.
9. GO ORANGE seeks retention or inclusion of provisions which support or promote activities and development that will reduce congestion in the Queenstown CBD, for example provisions which seek to avoid campervans circulating and parking in the CBD.
10. GO ORANGE also requests that the proposed Transport provisions be amended to:
 - a. Recognise the role and benefits of passenger transport services (including private coaches or buses) in supporting the transportation of visitors throughout the district and reducing vehicle movements.
 - b. Ensure coaches and buses can provide pick up and drop off services to Visitor Accommodation Activities and Residential Visitor Accommodation Activities.

Summary of Reasons

11. The district is suffering from an inadequate transportation system and associated transport infrastructure. As demand for the resorts activities increases it is inevitable that transport activity and infrastructure demands will be required to be maintained, upgraded and extended. It is essential that all types of transport services and associated infrastructure (both public and private) be provided for and not limited by unnecessary or inefficient regulation.
12. The coach tours, shuttle buses and courtesy coaches operated by companies such as GO ORANGE need to be adequately recognised in the District Plan because these vehicle operations significantly reduce traffic congestion especially in and around Queenstown.
13. Shuttle services to the ski fields will become increasingly important as it is impossible to fit chains to many modern cars therefore to go skiing some people must travel via coach.
14. It is mostly of the recent tourism growth across Otago and Southland which is stressing the Districts infrastructure. Visitor arrivals to New Zealand were up 8 percent from the October 2016 year. The latest annual record surpassed the previous peak of 3.67 million in the year to September 2017. Over the past five years, annual visitor arrivals have regularly hit record highs, and have risen by over 1 million, or 40 percent, since the upward trend began in 2013. <https://www.stats.govt.nz/news/australians-boost-record-visitors>
15. This growth in visitor arrivals has also fuelled a considerable increase in the New Zealand rental car fleet. Growth in rental cars sales has outperformed standard passenger car sales over the past four years. In the year to July 2017, new rental car sales were up 24% from a year earlier, while new car registrations excluding rental cars were up by only 9.1%pa.

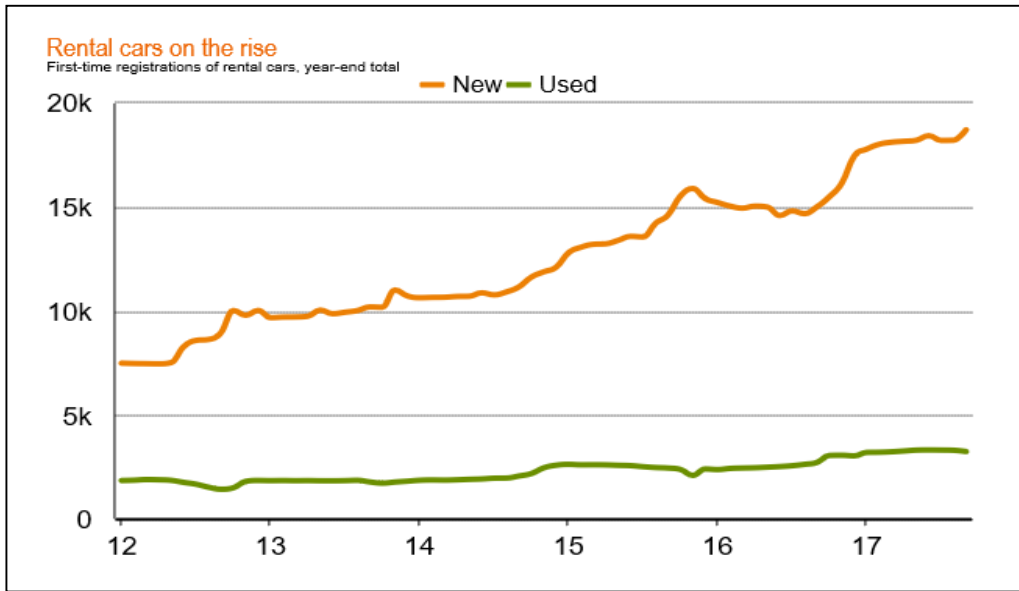


Figure 1 (Source @<http://www.infometrics.co.nz/long-will-rental-car-boom-last/>)

16. In this context operators such as GO ORANGE who endeavour to get visitors to travel via coach rather than rental car should be valued and acknowledged in this planning framework. GO ORANGE, along with the majority of other activity tour operators, works very hard and will continue to work hard to get visitors to travel to and from the Southern regions attractions via coach rather than rental vehicle. It is an integral part of GO ORANGES business model to offer a door to door service whether for its rafting; or kayaking products; ski shuttle services or its Fiordland cruises to enable visitors to the region to be able to have the best experience of the area without the need for their own vehicle.
17. One particular concern to GO ORANGE is that the traffic congestion especially in and around Queenstown is slowing down traffic speed and making the coach journey between Queenstown and Milford Sound or Manapouri longer, and pushing our coach drivers to the limit of their driver log book hours. If the travel delays caused by traffic congestion are not addressed this will compromise our ability to operate coach tours ex Queenstown and to and from Milford Sound / Manapouri which in turn, will exacerbate traffic congestion by putting more rental vehicles on the road.
18. The PDP provisions concentrate on the road network and do not satisfactorily recognise the benefits or provide for other means of transport, including the provision of cycling and walking (including the trails network), air and water transport and their associated infrastructure. Specific recognition of and provision for each of these modes of transport should be articulated in the Transport chapter.
19. As part of its transport services GO ORANGE provides door-to-door services including pick up, delivery and drop off between the airport or bus stop, place of accommodation, and destination/activity. This service reduces the dependence on individual vehicles using the transport network and benefits visitors by avoiding the need for them to rent vehicles. The benefits of this existing service and consequences (including costs on existing passenger service operators) do not appear to have been considered in Councils [s32] evaluation of the proposed RVA provisions.

PROPOSED OPEN SPACE PROVISIONS

General Relief requested

20. GO ORANGE requests that the proposed open space chapter and district plan framework be amended as follows:
 - a. Delete or significantly amend the Chapter to create a simpler framework, for example one or two zones with only a few objectives and policies and methods which provide for a range of open space and recreation activities as either permitted, controlled or discretionary activities.
 - b. Recognise the benefits of and provide for commercial recreation and transport activities in all open space zones. Ensure these activities are not discouraged.
 - c. Permit or control the ongoing use, maintenance and upgrading, of existing infrastructure located within the open space zone.

Summary of Reasons

21. GO ORANGE has investment in, and relies to a large extent, on the Districts Reserves network. In particular GO ORANGE operates commercial recreation activities in and along the margins of rivers. This activity is directly affected by the proposed provisions.
22. GO ORANGE has numerous concessions and permits to operate within river margins and the proposed provisions appear to add another layer of administration. Go ORANGE has strong relationships with the Crown regarding the administration of numerous Reserves in the District, including rivers and their margins.
23. All public reserves are (or at least must be) administered in accordance with the Reserves Act. The requirements of the Reserves Act are not (and cannot to the best of our knowledge) be ignored or trumped by provisions in the District Plan. Effectively, under the Reserves Act no person can do anything on the Councils Reserves without QLDCs (and therefore the community's best interests) permission / support. Council has the ability to manage all of the issues raised in the Chapter outside the RMA process, for example buildings, activities, earthworks, landscaping. However the proposed chapter takes the reserve management process to an entirely different unnecessarily prescriptive level.
24. The framework creates inconsistency with the way in which Reserves administered by the Crown are managed. GO ORANGE observes that the majority of the Districts Reserve land is administered by the Crown, including most of the districts marginal strips.
25. The benefits of commercial recreation activities and development should be recognised and provided for in the open space chapter.
26. Overall GO ORANGE is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the Districts Reserves network. There is insufficient justification in the s32 evaluation as to why this new approach is the most appropriate for implementing the purpose of the RMA.

PROPOSED EARTHWORKS PROVISIONS

General Relief requested

27. GO ORANGE requests the proposed earthworks provisions be amended as required to:
- a. Avoid overlap with the functions of the regional council specifically the Regional Water Plan, in particular Rule 13.5. This includes deleting proposed standards 25.5.12, 25.5.13, 25.5.14, and 25.5.20.
 - b. Ensure that earthworks undertaken for the purposes of recreation activities (including commercial recreation) near or within waterbodies, including lake and river margins, is provided for as a permitted, controlled, or restricted discretionary activity.

Summary of Reasons

Overlapping with ORC duties and functions

28. The Otago Regional Council and their administration of the Regional Water Plan play an important role in managing activities within and around waterbodies which may adversely affect water quality and other environmental values. Some of the proposed earthwork standards overlap and do not integrate with the operative Regional Water Plan provisions. For example proposed QLDC Rule 25.5.20 has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. Additionally, the Regional Plan permits the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event in order to maintain the flood carrying capacity of the bed of the river and the repair or maintenance of any defence against water constructed or placed by artificial means (for example refer regional water plan rule 13.5.1). It is also a permitted activity in the Regional Water Plan to alter or reconstruct any defence against water (other than on the bed of any lake or river) providing there is no permanent change to the scale, nature or function of the defence against water.
29. It is not uncommon for earthworks to be required to manage flood risk and rock falls and GO ORANGE contends that resource consent for such activities should not be required within 10 metres of a water body.
30. GO ORANGE has existing water permits and land use consents from ORC to maintain the navigability and safety of the Shotover River bed including diverting water and disturbing the bed, including its margins. These permits support GO ORANGE'S existing commercial rafting operations. It would be inefficient for QLDC to impose new rules and standards that may require resource consent for activities permitted or managed by ORC.
31. The Otago Regional Council has specific duties and functions to specifically manage discharges and disturbances to waterbodies. GO ORANGE contends it unreasonable for QLDC to require resource consent for these activities when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards.

Providing for recreation activities

32. As part of its rafting operations GO ORANGE is required to undertake earthworks within and along the beds of rivers. This is often required to be undertaken to address actual and potential risks to people or infrastructure. GO ORANGE considers earthworks associated with its operations should be provided for as permitted, controlled or restricted discretionary activity.

PROPOSED SIGNAGE PROVISIONS

General Relief requested

33. GO ORANGE requests amending the signage provisions to ensure that:
- a. The objectives and policies recognise the general intent of signage is to be conspicuous, and thus signs will often appear in contrast to buildings or structures upon which signage is located.
 - b. Health and safety, interpretative, and sponsorship signage is enabled.
 - c. Signage is provided for as a permitted activity where it is not visible from a public space or neighbouring property.
 - d. The Assessment Matters are deleted.

Summary of Reasons

34. The proposed objectives and policies frustrate the key purpose of signage which is to draw people's attention and be visually conspicuous to be effective. Consequently, in many instances signage is not compatible with the character of the site, buildings and surrounding environment. The proposed objectives and policy should be more balanced by recognising this.
35. The provisions are too uncertain or onerous in places. For example it can be argued that all signage adversely affects the visual amenity of the surrounding environment.
36. It is not efficient or necessary to impose signage controls where signage cannot be seen in the public realm or from neighbouring properties. Similarly, numerous signs are required for health and safety purposes (particularly around construction activities) and this type of signage should not require resource consent.
37. Interpretative signage plays an important role alongside directional and other signage provided for. Similarly, sponsorship signage can have reasonably important local socioeconomic and community benefits. These benefits should be recognised and provided for.
38. The proposed Assessment Matters are problematic in that they serve no real purpose. They create uncertainty and inefficiencies in the administration of the district plan. The Assessment Matters are not necessary (let alone the most appropriate) method for implementing the purpose of the RMA or any district plan objective.

PROPOSED VISITOR ACCOMMODATION PROVISIONS**General Relief requested**

39. GO ORANGE requests that the proposed Residential Visitor Accommodation (“RVA”) (and if required Transport) provisions be amended to:
- a. Recognise the role and benefits of passenger transport services (including private coaches or buses) in supporting the transportation of visitors throughout the district and reducing vehicle movements.
 - b. Ensure coaches and buses can provide pick up and drop off services to VA and RVA – for example delete the clauses restricting the daily coach or bus trips or make this a controlled activity standard.

Summary of Reasons

40. Part of the service GO ORANGE and other tourism operators provide door-to-door services including pick up, delivery and drop off between the airport or bus stop, place of accommodation, and destination/activity. This service reduces the dependence on individual vehicles using the transport network and benefits visitors by avoiding the need for them to rent vehicles. The benefits of this existing service and consequences (including costs on existing passenger service operators) do not appear to have been considered in Councils [s32] evaluation of the proposed RVA provisions.

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Clause	Requested Amendment	Comment / Additional Relief Sought
25.1 Purpose	<p>Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the installation and maintenance of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients.</p> <p>Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District’s Outstanding Natural Features, Landscapes, amenity values, waterbodies and their margins are protected from inappropriate development.</p> <p>Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management.</p> <p>The volume limits in the Earthworks Chapter do not apply to subdivision proposals with a Controlled or Restricted Discretionary activity status because earthworks and the adverse effects associated with these activities are contemplated and managed by the policies and matters of discretion in the Earthworks Chapter and Subdivision Chapter 27. All other rules in the Earthworks Chapter apply to applications for subdivision consent to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties.</p> <p>Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.</p>	
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment and <u>appropriately</u> maintains landscape and visual amenity values.	
Policy 25.2.1.1	Ensure earthworks minimises erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	

Policy 25.2.1.2	<p>Protect the following valued-values/resources including those that are identified in the District Plan from the inappropriate adverse effects of earthworks:</p> <ol style="list-style-type: none"> Outstanding Natural Features and Landscapes; the amenity values of Rural Landscapes and other identified amenity landscapes; significant Natural Areas and the margins of lakes, rivers and wetlands; the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers; <p>Advice note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</p> <ol style="list-style-type: none"> the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; heritage sites, precincts and landscape overlays; and public access to and along lakes and rivers. 	These matters are more appropriately identified as values, not resources.
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	
Objective 25.2.2	Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.	There is no need for the enabling intent of this objective to be “qualified” by the statement “while being protected from adverse effects”. Objective 25.2.1 and its supporting policies capture the intent of the second part of this objective.
Policy 25.2.2.1	Subject to Objective 25.2.1, enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: <ol style="list-style-type: none"> Nationally and Regionally Significant Infrastructure; tourism infrastructure including the continued operation, and provision for future sensitive 	This objective should not be subject to another objective.

	<p>development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Wairau Ski Area Sub Zone;</p> <p>c. minimising the risk of natural hazards;</p> <p>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and</p> <p>e. the use and enjoyment of land for recreation, including public walkways and trails.</p>	
Policy 25.2.2.2	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.3	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.4	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.5	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.6	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.7	Ensure that earthworks minimises natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	Relocate policy as it is more appropriately located under objective 25.2.1
25.3	Other Provisions and Rules	
Rule 25.3.1	District Wide	
Rule 25.3.2	Advice Notes - Regional Council Provisions	Relocate Advice Notes to the end of the chapter.
Rule 25.3.2.1	Some land disturbance activities including those that involve the diversion of water or discharge of stormwater with sediment, and modification to water bodies including wetlands are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.	Relocate Advice Note to the end of the chapter.
Rule 25.3.2.2	Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.	Relocate Advice Note to the end of the chapter.

Rule 25.3.3	Advice Notes	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.1	Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.2	The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.3	Refer to Chapter 33 Indigenous Vegetation and Biodiversity for land disturbance activities within Significant Natural Areas. No provisions of this chapter prevail over those of Chapter 33 Indigenous Vegetation and Biodiversity.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.4	Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. No provisions of this chapter prevail over those of Chapter 26 Historic Heritage.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.5	Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.6	Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.7	Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications: <ul style="list-style-type: none"> a. Te Tangi a Taura: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008. b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.8	Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.9	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies	Relocate Advice Note to the end of the chapter.

	instead of the District Plan provisions.	
Advice Note 25.3.3.10	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.11	The following activities are managed in Chapter 30 Energy and Utilities: <ul style="list-style-type: none"> a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard; b. Earthworks for the placement of underground electricity cables or lines. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.12	The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.	Relocate Advice Note to the end of the chapter.
General Rules 25.3.4	General Rules	
General Rule 25.3.4.1	Earthworks subject to resource consent applications for Controlled or Restricted Discretionary activity subdivisions pursuant to section 11 of the Act are exempt from the following Rules: <ul style="list-style-type: none"> a. Table 25.2 volume; b. Rule 25.5.16 cut; and c. Rule 25.5.17 fill. <p>Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.</p> <p>All other rules in the Earthworks Chapter apply to applications for subdivision consent.</p>	
General Rule 25.3.4.2	Earthworks for Ski Area Activities within the Ski Area Sub Zones and vehicle testing facilities within the Wairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply: <ul style="list-style-type: none"> a. Rules 25.5.12 to 25.5.14 that control erosion and sediment, deposition of material on Roads and dust; b. Rule 25.5.20 setbacks from waterbodies; and c. Rule 25.5.21 exposing groundwater. 	It is inefficient to impose resource consent requirements on Ski Area operators where development and maintenance of a terrain park / mountain biking park is constantly evolving and a permissive earthworks framework is sought. Moreover, CARL is a year round visitor destination and regularly undertakes earthworks for the following activities in addition to Ski Area Activities: Accommodation, Mountain Biking, Walking and

		Mountain Carting including the operation of McDougall's Chondola.
General Rule 25.3.4.3	The maximum volume and area of earthworks shall be calculated per site, within one consecutive 12 month period.	
General Rule 25.3.4.4	Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules: <ul style="list-style-type: none"> a. Table 25.2 volume standards; b. Rule 25.5.16 cut standards; and c. Rule 25.5.17 fill standards. 	
General Rule 25.3.4.5	Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3: <ul style="list-style-type: none"> a. Erosion and sediment control except where subject to Rule 25.5.20 setback from waterbodies. b. The digging of holes for offal pits. c. Fence posts. d. Drilling bores. e. Mining Activity, Mineral Exploration or Mineral Prospecting. f. Planting riparian vegetation. g. Internments within legally established burial grounds. h. Maintenance of existing and in service vehicle accesses and tracks, excludes their expansion. i. Deposition of spoil from drain clearance work within the site the drain crosses. j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours. k. Firebreaks not exceeding 10 metres width. l. Cultivation and cropping. 	Construction of roads within legal road should not be subject to the earthworks standards.

	<ul style="list-style-type: none">m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any land disturbance does not exceed 1 metre in width.n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:<ul style="list-style-type: none">i. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.ii. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.iii. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.o. <u>The construction and maintenance of a road within legal road (formed or unformed)</u>	
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Clause	Requested Amendment		Comment / Additional Relief Sought
Table 25.1	Table 25.1 Earthworks Activities	Activity Status	
Rule 25.4.1	Earthworks that comply with all of the activities and standards in Tables 25.1 to 25.3.	P	
Rule 25.4.2	Earthworks that do not comply with the volume of earthworks standards in Table 25.2. Discretion is restricted to the matters set out in Part 25.7.	RD	
Rule 25.4.3	Earthworks for the construction or operation of a Cleanfill.	D	
Rule 25.4.4	Earthworks for the construction or operation of a Landfill.	D	
Rule 25.4.5	Earthworks that modify, damage or destroy a wāhi tapu, wāhi taonga or archaeological site whether identified on the Planning Maps or n or archaeological site whether identified on the Planning Maps or not.	D	Activities that modify, damage or destroy archaeological sites are managed under separate legislation and there is insufficient evidence justifying why QLDC should impose additional costs and hurdles associated with requiring resource consents for these activities.
Rule 25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D	

Clause	Requested Amendment		Comment / Additional Relief Sought
	Table 25.2 Maximum Volume	Maximum Total Volume	
Standard 25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³	
Standard 25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³	Imposing a standard of 10m ³ in rural zone locations (where all ONFs are located) is extremely onerous. The s32 does not satisfactorily establish why this very small limit is the most appropriate.

Standard 25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone Millbrook Resort Zone	300m3	
Standard 25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m3	
Standard 25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Queenstown Airport Mixed Use Zone	500m3	
Standard 25.5.6	Rural Zone Gibbston Character Zone	1000m3	
Standard 25.5.7	a. Roads b. Roads located within an Outstanding Natural Feature identified on the Planning Maps	No limit 10m3	
	Jacks Point Zone		
Standard 25.5.8	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m3	
Standard 25.5.9	Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1000m3	
Standard 25.5.10	Open Space Golf Education Education Innovation Campus	No maximum	

Lodge		
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	Table 25.3 Standards	Non-Compliance	
	Nuisance effects, erosion, sediment generation and run-off		
Standard 25.5.11	Earthworks shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°. Discretion is restricted to the matters set out in Part 25.7.	RD	
Standard 25.5.12	Earthworks must be undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.13	No material being transported from one site to another shall be deposited on any Road.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.14	Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.15	Earthworks that discovers any of the following: a. kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or	RD	This standard is not required as the subject matters are addressed by other legislation. It is more appropriate to manage the subject issue through earthworks requiring resource

	<p>b.— any feature or archaeological material that predates 1900, or</p> <p>c.— evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority must comply with the standards and procedures in Schedule 25.10 ‘Accidental Discovery Protocol’.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>		consent for breaches to other standards, namely earthworks volume, cut or fill height.
	Height of cut and fill and slope		
Standard 25.5.16	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.17	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.18	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with rules (a) to (c):</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>a. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>b. All cuts and batters shall not be greater than 65 degrees.</p> <p>c. The maximum height of any fill shall not exceed 2 metres.</p>	RD	

	Discretion is restricted to the matters set out in Part 25.7.		
	Setbacks from boundaries		
Standard 25.5.19	<p>Earthworks greater than 0.53 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>a. Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill; or ii. 300mm plus a distance at least equal to 1.5 times the maximum depth of the cut, as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>b. Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> i. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; except ii. Retaining walls that have been granted building consent <u>or resource consent</u> are exempt from this rule (25.5.19(b) i). <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p> <p><u>*Control is reserved to the height of earthworks having regard to the effects on the neighbour.</u></p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD*C	0.3m is a very onerous standard. No evidence has been provided justifying why a 0.3m height distance to boundary ratio should be applied. The RD matters specific in Part 25.7 are too broad for this particular standard. The matters for control should only be limited to the effects on neighbouring properties.
	Water bodies		
Standard 25.5.20	<p>Earthworks shall be setback a minimum distance of 10 metres from the bed of any water body:</p> <p>This rule shall not apply to any:</p> <ul style="list-style-type: none"> • artificial watercourse, lake or wetland that does not flow to a lake or river, and includes Lake Tewa within the Jacks Point Zone. • <u>maintenance, repairing or augmenting of existing water defence structures in and around waterways</u> • <u>disturbance to the bed associated with clearing debris, maintaining, or</u> 	RD	This rule does not integrate with ORC Water Plan. This proposed rule has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. TAD has to undertake earthworks at Walter Peak to protect the Colonel’s Homestead and other structures from flooding and rock falls and we contend we should not require a resource consent for such activities within 10 metres of a water body. All activities permitted under section

	<p style="text-align: center;"><u>reinstating existing buildings or structures and maintenance or reinstatement of a water intake, in order to enable the exercise of a lawful take of water.</u></p> <p>Advice Note: Water body has the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. Discretion is restricted to the matters set out in Part 25.7.</p>	<p>13.5.1 of the water plan should be permitted by the district plan.</p> <p>Re TAD these ORC rules are important regarding the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event, excluding alluvium, in order to maintain the flood carrying capacity of the bed of the river & the repair or maintenance of any defence against water constructed or placed by artificial means. TAD holds a concession (PAC 13-04-70) for Beach Bay Recreation Reserve to construct rock culverts and rock armouring, undertake stream deepening and tree planting as part of flood protection programme and we want to be able to undertake this activity readily to protect our property at Walter Peak.</p> <p>In the Regional Water Plan for Otago it is a permitted activity to alter or reconstruct any defence against water, other than on the bed of any lake or river, providing there is no permanent change to the scale, nature or function of the defence against water. Accordingly Real Journeys contends it unreasonable for QLDC to require resource consent for such activity when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards. Further the ORC does not require RC to disturb a river bed to clear debris, maintenance or reinstatement of a water intake etc.</p>
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Standard 25.5.21	Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer. Discretion is restricted to the matters set out in Part 25.7.	RD	
	Cleanfill		
Standard 25.5.22	Earthworks where more than 300m ³ of Cleanfill is transported by road to or from the area subject to Earthworks. Discretion is restricted to the matters set out in Part 25.7.	RD	

Clause	Requested Amendment	Comment / Additional Relief Sought
25.6	Non-Notification of Applications	
Standard 25.6.1	All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified: Rule 25.5.11 for restricted discretionary activities that exceed the area (m ²) standard.	The non-notification clauses in the operative district plan should carry through to the proposed district plan. There is insufficient evidence to justify changing the operative regime.
Rule 25.7.1	Matters of Discretion For all restricted discretionary activities discretion shall be restricted to the following matters. These matters are also applicable to any discretionary or non-complying activity. <ul style="list-style-type: none"> a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity <u>values</u>. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and indigenous biodiversity. f. Cultural and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects. 	
Rule 25.8	Assessment Matters	We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance

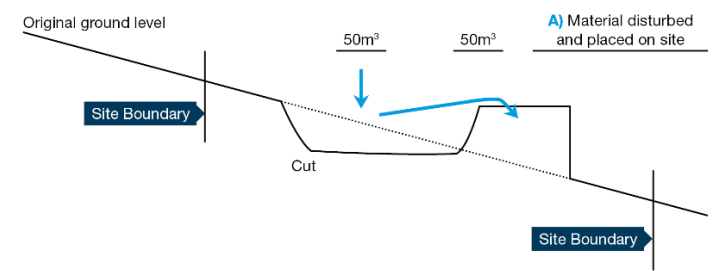
		provided in the applicable objectives, policies and matters of discretion.
Rule 25.8.1	In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.	
Rule 25.8.2	<p>Soil erosion and generation of sediments</p> <p>a. ——— The extent to which the proposal achieves effective erosion and sediment management.</p> <p>b. ——— Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.</p> <p>c. ——— Whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the season or staging of when such works occur.</p> <p>d. ——— Where applicable due to matters associated with the scale, area, duration of the works or the sensitivity of receiving environment. Whether the proposal is supported with erosion and sediment management design by a suitably qualified person. In particular where resource consent is required for non-compliance with Rule 25.5.11.</p>	
Rule 25.8.3	<p>Landscape and visual amenity</p> <p>a. ——— Whether the design of the earthworks is sympathetic to natural topography.</p> <p>b. ——— Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.</p> <p>c. ——— The duration of earthworks and any timeframes proposed for remedial works and revegetation.</p> <p>d. ——— Within Outstanding Natural Features and Landscapes, the Rural Landscape and other visual amenity landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:</p> <p>(i) ——— physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;</p> <p>(ii) ——— visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and</p> <p>(iii) ——— cultural attributes including Tangata whenua values, historic and heritage associations.</p> <p>e. ——— The sensitivity of the landscape to absorb change, and whether the earthworks will change the</p>	

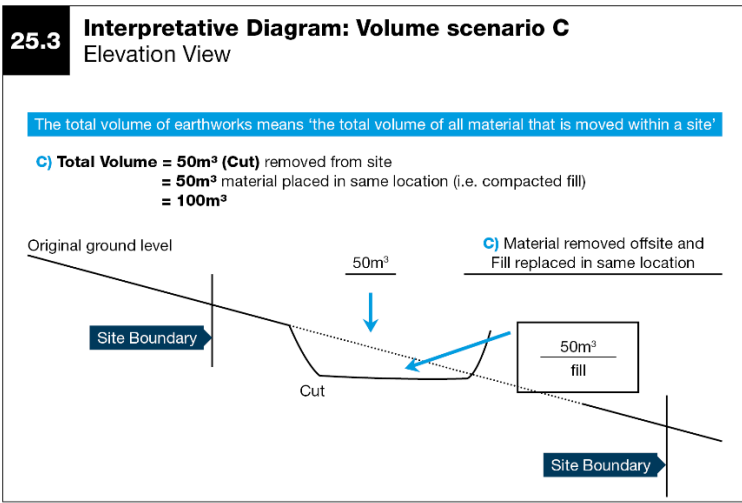
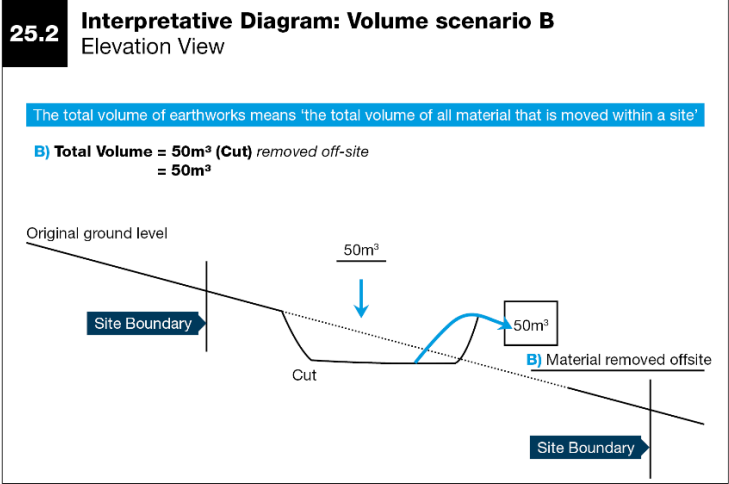
	<p>character or quality of the landscape.</p> <p>f. — The potential for cumulative effects on the natural form of the landscape.</p> <p>g. — Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.</p> <p>h. — The extent earthworks will affect visual amenity values including public or private views and whether the land disturbance will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.</p>	
<p>Rule 25.8.4</p>	<p>Effects on infrastructure, adjacent sites and public roads</p> <p>a. — Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.</p> <p>b. — Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.</p> <p>c. — Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.</p> <p>d. — Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the land disturbance area is rehabilitated, or for damage to roads.</p> <p>e. — Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.</p>	
<p>Rule 25.8.5</p>	<p>Land stability</p> <p>a. — The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these</p>	

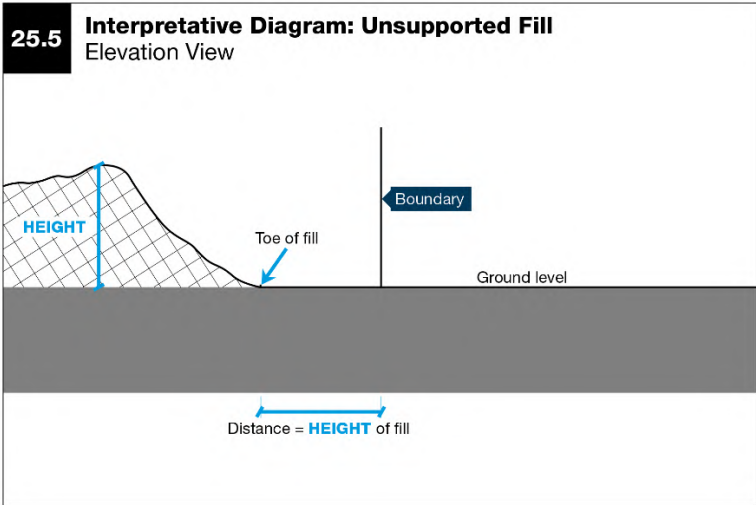
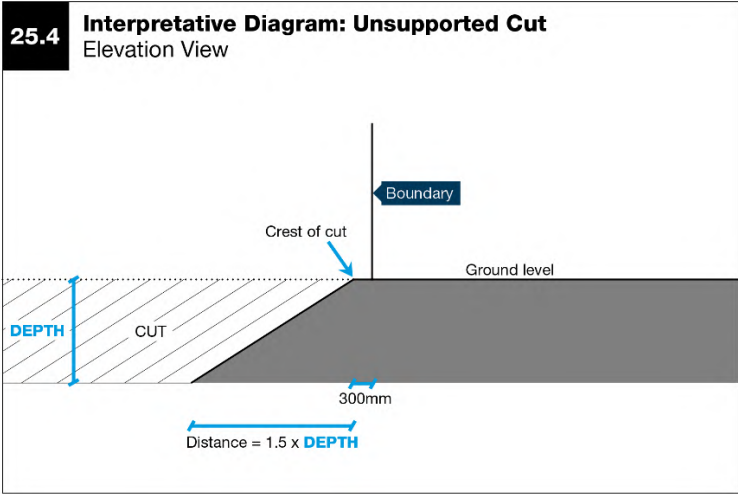
	<p>matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.</p> <p>b. — Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.</p> <p>c. — Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.</p> <p>d. — Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.</p>	
Rule 25.8.6	<p>Effects on water bodies, ecosystem services and indigenous biodiversity</p> <p>a. — The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.</p> <p>b. — Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.</p> <p>c. — The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.</p>	
Rule 25.8.7	<p>Cultural and archaeological values</p> <p>a. — The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.</p> <p>b. — The extent to which the activity affects Ngāi Tahu’s cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.3.7.</p> <p>c. — The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental</p>	

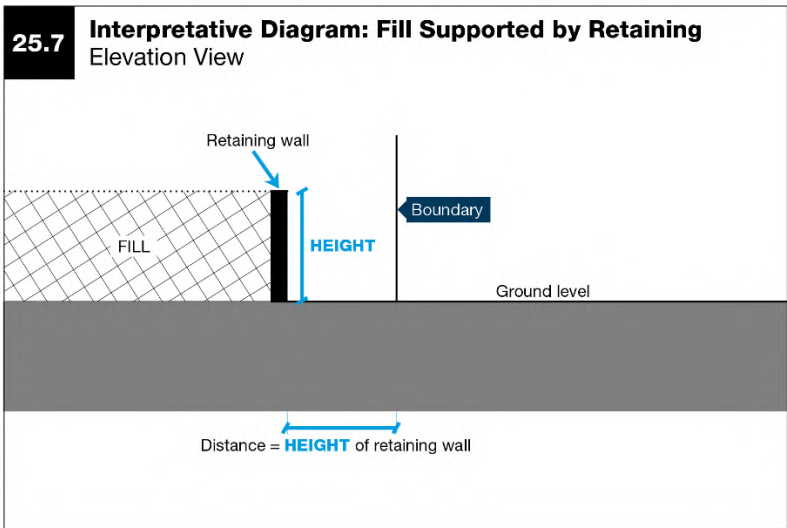
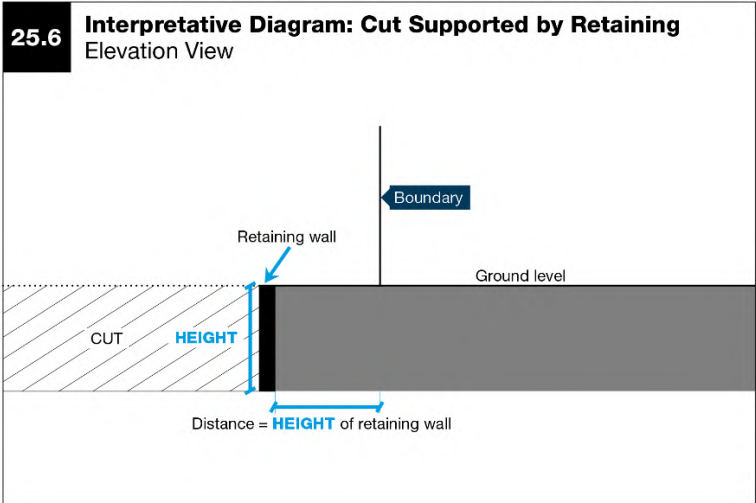
	<p>Discovery Protocol in Schedule 25.10 as a guide.</p> <p>d.— Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.</p> <p>e.— Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.</p> <p>f.— The extent to which earthworks and vibration adversely affect heritage items.</p>	
<p>Rule 25.8.8</p>	<p>Nuisance effects</p> <p>a.— The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has ben submitted as part of the application.</p> <p>b.— Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.</p>	
<p>Rule 25.8.9</p>	<p>Natural Hazards</p> <p>a. — Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.</p> <p>b. — Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council’s natural hazards database, particular regard shall be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.</p> <p>c.— Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.</p> <p>d.— The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not</p>	

	<p>increased.</p>	
<p>Rule 25.8.10</p>	<p>Functional aspects and positive effects</p> <p>a. Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.</p> <p>b. The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.</p> <p>c. Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.</p> <p>d. Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.</p> <p>e. Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.</p> <p>f. Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.</p>	

Clause	Requested Amendment	Comment
<p>Rule 25.9 Interpretive Diagrams</p>	<p>Interpretive Diagrams</p>	
	<div style="border: 1px solid black; padding: 10px;"> <p>25.1 Interpretive Diagram: Volume scenario A Elevation View</p> <p style="background-color: #e0f0ff; padding: 2px;">The total volume of earthworks means 'the total volume of all material that is moved within a site'</p> <p>A) Total Volume = 50m³ (Cut) + 50m³ (Fill) = 100m³</p>  <p>Original ground level</p> <p>Site Boundary</p> <p>50m³ 50m³</p> <p>Cut</p> <p>A) Material disturbed and placed on site</p> <p>Site Boundary</p> </div>	







<p>Schedule 25.10</p>	<p>Schedule 25.10 Accidental Discovery Protocol</p> <p>Upon discovery of any material listed in Rule 25.5.15, the owner of the site or the consent holder must take the following steps:</p> <p>Cease works and secure the area</p> <p>a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.</p> <p>b. Secure the area of the discovery, including a sufficient buffer area to ensure that all discovered material remains undisturbed.</p> <p>Inform relevant authorities and agencies</p> <p>c. Inform the following parties immediately of the discovery:</p> <p>(i) the New Zealand Police if the discovery is of human remains or kōiwi;</p> <p>(ii) the Council in all cases;</p> <p>(iii) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;</p> <p>(iv) Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.</p> <p>Wait for and enable inspection of the site</p> <p>d. Wait for and enable the site to be inspected by the relevant authority or agency:</p> <p>(i) if the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or</p> <p>(ii) if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand</p>	<p>Schedule 25.10 does not need to be provided in the district plan. We consider a more appropriate approach would be to provide a standardised but readily updateable accidental discovery protocol guidance document or factsheet – outside the district plan document.</p>
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	<p style="text-align: center;">Pouhere Taonga and appropriate Mana Whenua representatives; or</p> <p>(iii) — if the discovery is evidence of contaminants, a suitably qualified person is required to complete an initial assessment and provide information to the Council on the assessment and response.</p> <p style="padding-left: 40px;">e. — Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of (f) are met.</p> <p>Recommencement of work</p> <p style="padding-left: 40px;">f. — Work within the area determined by the Council at (e) must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:</p> <p>(i) — Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;</p> <p>(ii) — any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;</p> <p>(iii) — the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;</p> <p>(iv) any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;</p> <p>(v) — where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> • any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and • any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values. <p>(vi) — any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise</p>	
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	<p>permitted under the Plan or allowed by any existing resource consent.</p> <p>(vii) — there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.</p>	
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	Variation to Stage 1 PDP Chapter 2 Definitions:	
	<u>Underlined text for additions and strike through text for deletions.</u>	Comment
Earthworks	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>	
Landfill	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>	
Mining Activity	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from</u> 	

	<p><u>or consequent on the operations.</u></p> <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>	
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New Definitions Stage 2 PDP		
<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> (a) <u>combustible, putrescible, degradable or leachable components;</u> (b) <u>hazardous substances;</u> (c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u> (d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u> (e) <u>liquid waste.</u> 	
<u>Cleanfill Facility</u>	<p><u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u></p>	
<u>Mineral Exploration</u>	<p><u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u></p>	
<u>Mineral Prospecting</u>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> • <u>geological, geochemical, and geophysical surveys;</u> • <u>the taking of samples by hand or hand held methods;</u> 	

	<ul style="list-style-type: none"> • <u>aerial surveys.</u> 	
<p><u>Regionally Significant Infrastructure</u></p>	<p>Means:</p> <ul style="list-style-type: none"> • <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u> • <u>electricity transmission infrastructure forming the National Grid;</u> • <u>electricity Distribution Lines identified on the Planning Maps; and</u> • <u>telecommunication and radio communication facilities*;</u> and • <u>municipal infrastructure**;</u> and • <u>roads classified as being of national or regional importance; and</u> • <u>Queenstown and Wanaka airports.</u> <p>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</p> <p>** As defined by the Otago Regional Policy Statement 2015.</p>	

	Variation to Stage 1 Subdivision and Development Chapter 27:	
	<u>Underlined</u> text for additions and strike through text for deletions.	
27.3.2	Earthworks associated with subdivision	
27.3.2.1	Refer to Earthworks Chapter 25, Rule 25.3.4.1. <u>Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.</u>	

	Variation to Stage 1 Jacks Point Zone Chapter 41:					
	<u>Underlined</u> text for additions and strike through text for deletions.					
	Page 41-3:					
	41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.					
	Pages 41-13 to 41-15:					
	<p>Rule 41.5.4 Delete in entirety. Earthworks (excluding earthworks associated with a subdivision)</p> <p style="padding-left: 40px;">41.5.4.1 Volume of Earthworks</p> <p style="padding-left: 40px;">The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>	RD				
	<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 60%; padding: 5px;">Activity Area</th> <th style="width: 40%; padding: 5px;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Residential Activity Areas Village</td> <td style="padding: 5px; text-align: center;">500 m³</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume	Residential Activity Areas Village	500 m ³	
Activity Area	Maximum Total Volume					
Residential Activity Areas Village	500 m ³					

	<p>Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</p>		
	<p>Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite</p>	<p>1,000 m²</p>	
	<p>Open Space Golf Education Education Innovation Campus Lodge</p>	<p>No maximum</p>	

41.5.4.2 Height of cut and fill and slope

OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:

- No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- The maximum height of any fill shall not exceed 2 metres.

G. All other Activity Areas:

- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.
- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the

	<p style="text-align: center;">boundary, if less or equal to 0.5 metre in height.</p> <p>41.5.4.3 Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.4.4 Environmental Protection Measures</p> <p>Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p style="padding-left: 40px;">d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p style="padding-left: 40px;">e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.4.5 Water bodies</p> <p>Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p style="padding-left: 40px;">g. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.4.6 Cultural heritage and archaeological sites</p> <p>Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p style="text-align: center;">Discretion is restricted to all of the following:</p>	
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	<ul style="list-style-type: none">● The nature and scale of the earthworks● Environmental protection measures● Remedial works and revegetation● The effects on landscape and visual amenity values● The effects on land stability and flooding● The effects on water bodies● The effects on cultural and archaeological sites● Noise	
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Clause	Requested Amendment (as stated or shown as track changes)	Comment
Whole Chapter and all other transport related provisions in the district plan. Definition of "public"	Delete reference to "public" or include definition of "public" to include commercially owned passenger transport services and infrastructure	The transport chapter, as proposed, inappropriately favours the public transport system over private transport systems. There is insufficient justification for excluding private transport services and infrastructure from the subject provisions. The subject transport provisions should apply equally both public and private transport systems.
Public Water Ferry Service provisions	Amend provisions relating to Public Water Ferry Service to clarify that commercially owned and operated water transport systems used primarily for transporting sightseeing visitors but are <u>equally</u> available to the general public.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and other users.
Whole Chapter – objectives and policies relating to parking	Amend objectives and policies to clearly set out the District Plan's position on parking provision.	The overall strategy for parking in the district is not provided in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.
New objective	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown town centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion – e.g. transient / visitors (in particular campervans and rental cars) circulating and parking in the CBD.	Traffic congestion in and around the Queenstown Town Centre is a significant issue and the district plan could promote activities and development which help resolve this issue. Real Journeys supports methods which restrict traffic movements from visitors.
Policies and access standards	Amend policies and access standards to promote wider distribution of drop off / pick up areas.	Drop off / pick up areas should be more widely provided to allow shuttle buses and commercial coach tours to operate effectively. The proposed chapter seems to

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		focus on education & health care facilities.
Definition of Public Water Ferry Service	Delete the definition of Public Water Ferry Service or amend it to include water taxi and water passenger transport services.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and may in the future include school children. The proposed definition seems unnecessary to facilitate the establishment of water ferry services.
New definition	Define “linear infrastructure”, or amend provisions that refer to this term (e.g. policy 29.2.3.3)	It is unclear what is meant by “linear infrastructure”.
All RDA activities	Inclusion of “the benefits of the proposal” in the matters Council restricted its discretion	It is important that the merits of RD activities, which could be refused resource consent, should be considered to weigh against the other matters.
Policy 29.2.1.1	Require that roading and the public transport and active transport networks are well-connected and specifically designed to: <ul style="list-style-type: none"> a. enable an efficient public transport system; b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport. d. <u>provide sufficient coach storage in and around the Queenstown Town Centre.</u> 	<p>This policy needs to be wider than public transport & provide for commercial coach tour operators & shuttle buses.</p> <p>The transport network should be efficient not just the public transport network.</p> <p>There should also be specific direction for ensuring sufficient coach parking spaces are provided for in and around the Queenstown Town Centre. If further out of town then doubles vehicle movements as coaches need to travel back into central QTN to pick up passengers</p>
Policy 29.2.1.2	Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.	<p>Emphasis on public may preclude private ventures from providing ferry services.</p> <p>Water taxi services should be given as much</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		consideration as park and ride is given in similar policies 29.2.2.8 & 29.2.2.9.
Policy 29.2.1.3	Require high traffic generating activities and large scale commercial activities, educational facilities, and community activities to contribute to the development of well-connected public and active transport networks and/or infrastructure.	<p>It is questioned whether the intention is to establish financial contributions on this matter and therefore whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p>
Policy 29.2.1.4	Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, <u>multimodal</u> high quality pedestrian dominant places and enable the function of such roads to change over time.	The implication that all roads in and around town centres should be "pedestrian dominated" is problematic. Some roads will need to be multimodal.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Policy 29.2.2.1	<p>Manage the number, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling; (ii) avoiding heavy vehicles reversing off or onto any roads; and (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads. c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking and loading spaces to meet the expected needs of specific landuse activities in order to minimise congestion and visual amenity effects, particularly in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; e. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; and f. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites. 	<p>In terms of parking provision, it is not clear how providing parking to meet needs would “reduce congestion” (as stated in the policy) or contribute to Objective 29.2.2’s promotion of matters such as compact urban growth, increasing walking and cycling and urban design.</p> <p>If the intent of the PDP is to reduce the expansion in the volume of car parks to in turn reduce light vehicle use in the District and increase the use of “public transport” – this is likely to backfire with respect to the tourism industry. Visitors will not leave their rental vehicles and use other means of transport unless the vehicles can be safely parked and left unattended for hours.</p> <p>This leads to a broader question as to the overall strategy for parking in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.</p>
Policy 29.2.2.3	<p>Enable a lower rate of accessory parking to be provided for residential flats district wide, and for residential activity in the Town Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones compared to other zones to support intensification and in recognition of the accessibility and anticipated density of these zones.</p>	<p>Supported to the extent that this policy supports a “lower amount of accessory parking” for some areas and land uses. It is questioned why the same cannot be extended to other areas and all land uses.</p> <p>Support. But amend this and other policies to more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		clearly set out the Plan's position on parking provision.
Policy 29.2.2.5	<p>Enable a reduction in the number of car parking spaces required only where:</p> <ul style="list-style-type: none"> a. the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/ or b. there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and/ or c. the characteristics of the activity or the site justify less parking. 	<p>This could potentially be counter-productive if it results in displacement of cars to parking on the street which will effectively reduce road width and reduce the usability of the roads for coaches / buses.</p> <p>There is a concern around reference to allowing lower levels of parking "only where....the surrounding environment will be adversely affected". This discourages flexibility to consider cases where effects would be minor. If rigid application of rules is to apply in this matter, it is argued that this would not be consistent with the multiple outcomes sought in objective 29.2.2 and 29.2.4. Amend the policy to allow flexibility in appropriate circumstances (such as where effects would be minor).</p>
Policy 29.2.2.8	<p>Require Park and Ride and public transport facilities to be located and designed in a manner that:</p> <ul style="list-style-type: none"> a. is convenient to users; b. is well connected to public and active transport networks; c. improves the operational efficiency of the existing and future public transport network; and d. extends the catchment of public transport users. 	Consider amalgamating policies 29.2.2.8 and 29.2.2.9.
Policy 29.2.2.12	<p>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification <u>or promoting poor amenity outcomes.</u></p>	<p>The policy is supported, particularly the acknowledgement that access distances from intersection may not always be practical to enforce. It would be useful to add "or promoting poor amenity outcomes".</p>
Policy 29.2.3.1	<p>Require, as a minimum, that roads <u>Encourage roads to</u> be designed in accordance with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2015).</p>	<p>The standards in the code of practice are not always practical in all contexts. The authors would appear to have anticipated such flexibility. It would be more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		appropriate to state “encourage” than “require”.
Policy 29.2.3.6	Provide for public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.	What is meant by “public amenities” that is not otherwise covered by other policies? There is uncertainty as to whether this policy might be used to require developers to contribute facilities? The policy is considered unnecessary. Delete policy
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	
Objective 29.2.4	Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that: <ul style="list-style-type: none"> • supports improvements to active and public transport networks; • increases the use of active and public transport networks; • reduces traffic generation; • manages the effects of the transport network on adjoining land uses and the effects of adjoining landuses on the transport network. 	
Policy 29.2.4.1	Avoid “Manage” commercial activities and home occupations in residential areas that result in cars being parked either on-site or on roads in a manner or at a scale that will adversely affect residential amenity or the safety or the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.	The reference to “streets adjoining the residential zones when not in use” is not clear. Often streets form the boundary between zones. Is it intended that parking on the side of a street without residential zoning should be affected. If this is the intent, it is opposed. Delete policy or delete “avoid” and replace with “manage”. Also, in relation to the parking and storage of business-related vehicles, there should be a distinction made between a “company car” parked near home on the

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		street versus coaches / trucks and trucks parking in residential suburbs.
Policy 29.2.4.2	<p>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</p> <p><u>Allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed.</u></p>	<p>It is questioned whether the intention is to establish financial contributions on this matter. If so it is further questioned whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act’s requirements in this regard.</p> <p>29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed”.</p>
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high trip generating activities on the transport network by assessing the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport, including by:</p> <ul style="list-style-type: none"> a. demonstrating how they will help reduce private car travel and encourage people to walk, cycle, or travel by public transport, including by: b. preparing travel plans containing travel demand management techniques and considering lower rates of accessory parking; c. contributing toward well-connected public and active transport infrastructure or, where planning for such infrastructure is not sufficiently advanced, providing space for such infrastructure to be installed in the future; d. providing public transport stops located and spaced in order to provide safe and efficient access to pedestrians who are likely to use each stop; and e. providing less accessory parking than is required by Table 29.5 in conjunction with proposing other initiatives to encourage alternative modes of travel. 	<p>The intention to require particular obligations for “high traffic generating activities” is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of “high traffic generating activities”, uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p> <p>Furthermore, point e. is potentially inconsistent with other policies that suggest that demand for parking should be met. The Plan should be more clear on this matter. That said, the intention here is supported and</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		<p>could be sole focus of this policy. It is suggested that the policy could be replaced with something like that in the “relief sought”. This would provide a role for the implementation of travel plans in certain circumstances.</p> <p>Delete policy and replace with along the lines of “allow lower levels of accessory parking than required by Table</p>
Policy 29.2.4.5	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	This policy is supported, although it is considered that there are more accessible parts of the District where lower parking requirements could apply.
Policy 29.2.4.8	Require <u>Manage</u> any large scale public transport facility or Park and Ride to <u>ensure they are</u> be located, designed, and operated in a manner that <u>considers</u> minimises adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.	Rather than requiring effects to be minimised, it is more appropriate for effects to be managed. The policy as written also risks promoting a NIMBY attitude, which is not particularly helpful when public transport facilities and park and rides need to be developed in order to support a more functional transport network.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Rule 29.3.3.1	<p>Any land vested in the Council or the Crown as road, shall be deemed to be a “road” from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and Table 29.4; and</p> <ol style="list-style-type: none"> Any zoning, including subzones, ceases to have effect from the time the land is vested or dedicated as road; and Any provisions relating to overlays such as the Special Character Area, Outstanding Natural Landscape, Outstanding Natural Feature, Rural Landscape, Significant Natural Area, Protected Trees, and listed heritage buildings, structures, and features continue to have effect from the time the land is vested or dedicated as road. 	<p>29.3.3.1b This rule needs more clarity, with a specific list of overlays which apply (as opposed to “such as.”). An implication of applying landscape classifications is that the earthworks rules would apply. This could mean very restrictive restrictions apply (e.g. 10m3 in ONLs) which could affect the formation or even maintenance of roads.</p> <p>For 29.3.3.1b an exhaustive list should be created. Exempt the application of earthworks rules in roads.</p>

Clause	Requested Amendment		Comment
Table 29.1	Table 29.1 – Transport related activities outside a road	Activity Status	
Rule 29.4.9	<p>Rental vehicle businesses in all zones where commercial activities are permitted</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use. Effects on amenity from rental vehicles being parked on roads and other public land when not in use. <p>The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</p>	RD	<p>This rule relating to rental car parking is unclear. It would seem best to sit in the chapter for each Zone. The rule seems to imply that rental car parking is permitted where residential is permitted. Is this the case?</p> <p>Clarify and amend if needed.</p>
Rule 29.4.10	Delete rule relating to High Traffic Generating Activities	RD	<p>Refer prior comments in regard to Policy 29.2.4.4 and Policy 29.2.1.3.</p> <p>Delete rule</p>

Clause	Provision	Activity Status	Comment/Additional Relief Sought
	Table 29.2 - Activities within a road		
Rule 29.4.16	<p>Construction of any unformed road into a formed road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The safety and functionality of the road design, including the safety of intersections with existing roads. • Ongoing maintenance costs of the road design. • Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity). • Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists. 	RDC	<p>What is meant by “forming” is unclear. Would this include forming a trail? Regardless this new requirement would be significant and casts doubt on whether future transport routes protected by “paper roads” could ever be formed.</p> <p>Delete (or at least reduce status to controlled activity)</p>
Rule 29.4.17	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is controlled in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided vehicles.</p>	€	It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.
Rule 29.4.18	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided</p>	RD	It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.

Clause	Provision		Comment/Additional Relief Sought
	vehicles.		
New provisions enabling coach parking facilities	<p>Insert new provisions (if required including a objective, policy, rule, definition) to ensure that coach parking facilities are provided for as permitted, controlled or restricted discretionary activities in all zones.</p> <p>Coach parking facilities</p> <p>The parking of heavy vehicles, coaches and buses activity that does not meet the minimum parking standards (inclusive of parking space numbers or access and layout)</p>	RDA	It is appropriate that coach parking facilities be provided for in the rule framework as permitted, controlled or restricted discretionary activities.

Clause	Provision		Comment/Additional Relief Sought
Table 29.5	Table 29.- Standards for activities outside roads	Non compliance status	
	PARKING AND LOADING		
Rule 29.5.1	<p>Accessory parking</p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.5.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • <u>The benefits of the proposal</u> • <u>The effect of a shortfall</u> • The number of parking spaces provided. • The allocation of parks to staff/ guests and residents/ visitors. 	RD	Logically, it would seem that an additional matter of discretion should be “the effect of a shortfall”
Rule 29.5.2	<p>Location and Availability of Parking Spaces</p> <p>a. Any parking space required by Table 29.5 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</p> <p>b. No parking space required by Table 29.5 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane.</p> <p>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle</p>	RD	Rule 29.5.2b needs clarification. By definition access and outdoor living spaces usually mean they cannot double parking spaces. If the intention is to limit tandem parking, this is opposed. It is important not to contradict other rules/standards enabling tandem parking on residential sites, and important for the efficient use of small sites. Tandem of staff parking behind visitor parking is also a

Clause	Provision		Comment/Additional Relief Sought
	<p>turntables), which shall remain unobstructed.</p> <p>d. Residential units and visitor accommodation units may provide some or all of parking spaces required by Table 29.5 off-site (on a different site to that which the landuse activity is located on), in accordance with the following:</p> <ul style="list-style-type: none"> (i) If development in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan, then some or all of the car parking required may be provided off-site. (ii) Some or all of the coach parking required by Table 29.5 may be provided off-site. (iii) All other residential activity and visitor accommodation activity may provide up to one-third of the parking spaces required by Table 29.5 off-site. (iv) Off-site parking spaces in relation to the above must be: <ul style="list-style-type: none"> i. Dedicated to the units or rooms within the development; and ii. Located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking; iii. Not located on a private road or public road; and iv. Secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to 		<p>reasonable approach on non-residential zones.</p> <p>Clarify rule and make it clear that tandem parking does not require consent on residential sites and in certain circumstances on other sites.</p>

Clause	Provision		Comment/Additional Relief Sought						
	<p>serve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The long term availability of parking spaces for staff and visitors. • The location of parking spaces and manoeuvring areas within a site. • The proportion of spaces proposed off-site in zones other than the High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone. • The location, accessibility, and legal agreements proposed. 								
Rule 29.5.5	<p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="450 963 1211 1230"> <thead> <tr> <th data-bbox="450 963 797 1074">Total number of parks to be provided by the activity or activities on the site</th> <th data-bbox="797 963 1211 1074">Minimum number of mobility parking spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="450 1074 797 1118">1 to 10 spaces:</td> <td data-bbox="797 1074 1211 1118">1 space</td> </tr> <tr> <td data-bbox="450 1118 797 1230">11 to 100 spaces:</td> <td data-bbox="797 1118 1211 1230">2 spaces plus one more for every additional 50 parking spaces provided.</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <p>(i) on a level surface;</p>	Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.	RD	<p>This rule is unnecessarily arduous, particularly if only one park is required. Does this need to be marked as a mobility park and does this mean other users cannot use the sole park? It is understood that the building act also has a requirement and it is questioned why QLDC should in anyway have differing requirements.</p> <p>Amend rule to address concerns and ensure it is consistent with the building act.</p>
Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required								
1 to 10 spaces:	1 space								
11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.								

Clause	Provision		Comment/Additional Relief Sought						
	<p>(ii) clearly signposted;</p> <p>(iii) located on the same site as the activity;</p> <p>(iv) be as close as practicable to the building entrance; and</p> <p>(v) be accessible to the building via routes that give direct access from the car park to the building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s). • Effectiveness of the associated signage. 								
Rule 29.5.6	<p>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</p> <p>a. All day care facilities, educational facilities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding: 5px;">(i) A day care facility designed to cater for six or more children/ persons</td> <td style="padding: 5px;">1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).</td> </tr> <tr> <td style="padding: 5px;">(ii) A primary or intermediate school</td> <td style="padding: 5px;">1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td style="padding: 5px;">(iii) A secondary school</td> <td style="padding: 5px;">1 drop-off/ pick up space per 100 students that the school is designed</td> </tr> </tbody> </table>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed	RD	<p>“0.05” seems to be a typographical error – its is presumed to mean “0.5”</p> <p>Correct assumed error.</p>
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).								
(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.								
(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed								

Clause	Provision		Comment/Additional Relief Sought				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td>to cater for and 1 bus space per 200 students where school bus services are provided</td> </tr> <tr> <td>(iv) A health care facility or hospital</td> <td>1 drop-off/ pick up space per 10 professional staff</td> </tr> </table> <p>b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.05 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 		to cater for and 1 bus space per 200 students where school bus services are provided	(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff		
	to cater for and 1 bus space per 200 students where school bus services are provided						
(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff						

Clause	Provision		Comment/Additional Relief Sought
Rule 29.5.8	<p>Residential Parking Space Design</p> <p>a. The minimum width of the entrance to a single garage shall be no less than 2.4 m.</p> <p>b. The minimum length of a garage shall be 5.5m.</p> <p>c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m.</p> <p>d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle.</p> <p>e. Where two parking spaces are provided for on a site containing only a single residential unit or single visitor accommodation unit, the two parking spaces may be provided in tandem.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The design of residential parking spaces. • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 	RD	<p>RE rule 29.5.8c – if the 5.5m measurement of a parking space is required (given that there are standards for parking dimensions in the appendices) it should be measured from the footpath, as the overhang of cars over the footpath would appear to be the main issue. QLDC normally requires footpaths to be set at least 0.4m from the property boundary so that should be accounted for. It should be noted that parking within a road is an appropriate use</p> <p>Delete or amend rule to refer to the distance from the footpath.</p>
Rule 29.5.12	<p>Lighting of parking areas</p> <p>a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy</p>	RD	<p>RE 19.5.12c - This rule is difficult to comprehend (being a very long and complex sentence). Amend wording to ensure it is more easily read</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>(March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site or greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area. • Effects from the lighting on adjoining sites. 		
Rule 29.5.13	<p>Bicycle parking and the provision of lockers and showers</p> <p>Bicycle parking, e-bicycle charging areas, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking shall be in accordance with Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed. • Effects on the mode share of those walking and cycling to and from the location. 	RD	<p>E-bicycles are an interesting but new technology. There is at this stage very limited uptake. It is unclear if they will become a significant transport mode. It is also unclear why an employer / building owner should have to provide such stations. Can these not be charged at home or at a charging station? Charging stations would therefore be unreasonably arduous.</p> <p>Delete reference to e-bicycles in rule</p>

Clause	Provision		Comment/Additional Relief Sought																
			29.5.13 and Table 29.7																
Rule 29.5.22	<p>Minimum distances of Vehicle Crossings from Intersections</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p> <table border="1" data-bbox="443 691 1160 904"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p>c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1" data-bbox="443 1015 1160 1228"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p>d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal</p>	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	RD	<p>It is questioned whether the minimum site distances rule is necessary. Such rule can be contrary to good urban design. For example, in residential areas the access location furthest is often not ideal for the site, leading to poorly located and configured open space. It is suggested that there should be discretion as part of the subdivision process to consider this. Once sites are formed QLDC have discretion over allowing new accesses to the network. At a minimum the rule needs discretion added for “urban design and usability of resultant sites”</p> <p>Delete or amend as requested to ensure discretion is added for “urban design and usability of resultant sites”</p>
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	40																		
Collector	30																		
Local	25																		
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	100																		
Collector	60																		
Local	50																		

Clause	Provision		Comment/Additional Relief Sought
	<p>boundary of the site in the position that most closely complies with the above provisions.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. <p>Advice notes:</p> <ol style="list-style-type: none"> 1. Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line. 2. This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23. 		
Rule 29.5.23	<p>Minimum distances of Vehicle Crossings from Intersections onto State Highways</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <ol style="list-style-type: none"> (i) 30 metres where the posted speed is less than 70 km/ h (ii) 100 metres where the posted speed is equal to or greater than 70 km/ h (iii) 200 metres where the posted speed is equal to or greater than 90 km/ h. 	RD	

Clause	Provision		Comment/Additional Relief Sought
	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 		

Clause	Provision		Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads		
Rule 29.6.1	<p>Transport infrastructure</p> <p>All transport infrastructure listed as permitted within a formed road shall comply with the following standards:</p> <p>a. Temporary works, buildings and structures must be removed from the road on completion of works.</p> <p>b. After completion of works, the ground must be reinstated to at least the condition existing prior to any work starting.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and efficiency of the transport network. 	RD	<p>This rule is unnecessary – the roading authority should have the power to remove unauthorised structures and ensure works are completed.</p> <p>Delete</p>
Rule 29.6.2	<p>Buildings</p> <p>Public transport facilities and public toilets that meet the definition of a building shall comply with the following standards of the zone adjoining the road:</p> <p>(i) building height,</p> <p>(ii) building height to boundary, and</p> <p>(iii) recession planes</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the amenity of neighbouring sites. <p>Advice note:</p>	RD	<p>It is questioned whether these rules are needed as would appear that there is plenty of ability of roading authority to control these. It should be noted b. and c. are the same thing.</p> <p>Delete or amend to address duplication</p>

Clause	Provision		Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads		
	Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.		

Clause	Requested Amendment	Comment/Additional Relief Sought
29.8 – Assessment Matters	Assessment Matters	Assessment matters have to date been avoided in draft chapters and resisted in hearing reports. It seems anomalous to introduce them here and adds unnecessarily to the length of the plan. Delete section

Clause	Requested Amendment			Comment
Table 29 Minimum Parking Requirements	Minimum Parking Requirements	Resident/ Visitor	Staff/ Guest	Support reductions in parking where required from Operative District Plan but oppose increases. Remove requirement for onsite parking for residential flats. The reduction in parking requirements in HDR and MDR locations are supported. The standards are supported except: <ul style="list-style-type: none"> • requirement for residential flats to have a park. Removing this will have affordability benefits in enabling more flats to occur and will prevent poor urban design outcomes which is a tension in Hanley’s Farm (where additional park is often in front of façade of house in an area that would otherwise garden). In practice, secondary tenants are likely to park on the street anyway. • Commercial: the overlap in definition with office should be clarified – it would helpful to add “other than office” • Oppose increases in parking for some forms of visitor accommodation in some locations. It is questioned whether there is any evidence base to support these as VA often has lower requirements to comparable spaces of residential development.

Clause	Provision	Comment / Additional Relief Sought
29.9.38 – Advice Notes	The following advice notes apply to all provisions relating to minimum car parking requirements:	Relocate Advice Notes
29.9.38.1	<p>In calculating the total parking requirement:</p> <ul style="list-style-type: none"> a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below. b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below. c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single dwelling in the High Density Residential zone) then this shall be rounded up to 1.0. d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted. e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans. 	<p>RE 29.9.38.1d - Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand. (such rules can create perverse design incentives)</p> <p>Amendments as requested.</p>

<p>29.8.39</p>	<p>The following footnotes apply only where indicated in Table 29.5:</p> <p>Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.</p> <p>Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.</p> <p>Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.</p> <p>Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.</p>	
	<p>Delete requirement for coach park sites.</p> <p>Provide for off-site loading in reasonable circumstances.</p>	<p>One of the major impediments to developing many hotel sites is the requirement for on-site coach parking. A medium size hotel can require 5 or more coach sites. This uses a lot of land and is on many sites difficult or impossible and often adversely affects the design. The emphasis should be on ensuring that loading of buses can occur safely and efficiently. On many sites this would mean ensuring there is an appropriate loading area on site, although there should be provision for loading within the reasonable vicinity of a site. Coach parking should be able to occur off-site. It can be provided by the private sector or if required QLDC could provide such facilities.</p> <p>It is questioned how practical it is to have access for coaches on steep sites. For small development it shouldn't be necessary. Should be clear this is only relevant to developments of 30 or more units</p>

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31. Signs

31.1 Purpose

Signs provide information to the general public and can assist with creating a sustainable and vibrant community. There are significant benefits associated with enabling signage to achieve these outcomes. However, signs can have adverse environmental effects particularly on visual amenity, and could conflict with traffic and pedestrian safety. Managing the number, type, location, appearance and design of signs helps to minimise these adverse effects and maintain a quality environment.

Visual amenity values vary across the District, and are influenced by the nature of land use, including land use and associated development anticipated by the various District Plan Zones. In commercial areas signs can improve the flow of people and traffic, helping people get where they want to go and directing them to amenities. In residential and rural areas, signs have greater potential to create adverse effects on visual amenity due to the more sensitive nature of these areas.

Because of these variations, it is appropriate that different standards for signage apply to different areas. Signs are managed in relation to their suitability for different areas, and the sign types are defined in Chapter 2 - Definitions.

There is flexibility for interpretative signs including recognising the role they play in assisting visitor's finding their way-find. There is also flexibility for temporary event signs, recognising the community benefits of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.

31.2 Objectives and Policies

31.2.1 Objective - The location, size, design and appearance of signs are managed to assist with maintaining appropriate levels of amenity.

Policies

31.2.1.1 Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.

31.2.1.2 When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, apply the nearest adjoining Zone.

31.2.1.3 Encourage signs to be located on the site of the related activity.

31.2.1.4 Ensure that any lighting in conjunction with signs will not lead to adverse effects on the receiving environment.

31.2.1.5 Support the establishment of information, interpretation and direction signs that:

- a. assist with improving the legibility of public-open spaces; and

- b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.
- 31.2.1.6 In District Plan Zones that are primarily for commercial or mixed use activities:
- a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;
 - b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and
 - c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.
- 31.2.1.7 Ensure signs in public-open places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, interpretation, public information or public safety, and provide for signs for other purposes in limited circumstances.
- 31.2.1.8 Avoid, remedy or mitigate the adverse effects of permanent signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape apply the relevant assessment matters in part 21.7 of the District Plan.
- 31.2.1.9 Encourage efficient management of signs through the establishment of signage platforms to reduce the need for a new resource consent each time the sign content is altered and ensure that any resource consent conditions that apply to the signage platform also apply to any subsequent changes to the sign content.
- 31.2.1.10 Avoid adverse effects from the following signs and sign types:
- a. flashing, moving or animated signs and signs that create an optical illusion;
 - b. roof signs;
 - c. hoardings;
 - d. signs displaying sexually explicit, lewd or otherwise offensive content;
 - e. stationary sign-written trailers, vehicles or permanently moored vessels or signs attached to stationary trailers, vehicles or permanently moored vessels which are visible from any road or public place for the purpose of advertising; and
 - f. signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency.
- 31.2.1.11 Manage the effects of signs on heritage values having particular regard to:
- a. the design, location and size of signs and the method of attachment; and

[Specific relief sought shown as track changes]

b. any Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

c. the benefits of the sign

b.d. the function of the sign

Advice Note: any relevant objectives and provisions of Chapter 26 – Historic Heritage will also apply.

31.2.2 Objective – The adverse effects of signs are managed to limit the impact on public safety, including the safety of pedestrians and users of the roading and water transport network.

Policies

31.2.2.1 Avoid adverse effects of signs that obstruct access to or through a pedestrian thoroughfare or the roading network.

31.2.2.2 Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of users of the road, users lakes and rivers.

31.2.2.3 Support the establishment of information signs and lay-bys at the entrance to the District’s settlements and at sites of natural, historical or tangata whenua interest.

31.2.2.4 Support the use of traditional Ngāi Tahu (tangata whenua) place names on signs within the District.

31.2.2.5 Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, and traffic and navigation safety.

31.2.3 Objective - Signs are complementary to, and do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.

Policies

31.2.3.1 Ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to:

- a. the number, size, height and elevation of signs;
- b. lettering design;
- c. colours and materials;
- d. location of the sign on the building;
- e. relationship of the sign to any architectural features of the building and any adjacent buildings or development; and

[Specific relief sought shown as track changes]

- f. the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).

31.2.3.2 Ensure the design of signs attached to buildings is compatible with ~~and sympathetic to~~ the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.

31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval when the sign:

- a. is well integrated into the building design;
- b. is compatible with the character of surrounding development;
- c. is not inconsistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;

~~d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and~~

~~e. is visually compatible with the wider surrounding environment.~~

31.2.3.4 Manage the extent of signage on windows to promote passive surveillance of streets and public places, and to encourage visual interest for pedestrians.

31.2.3.5 In instances when a new or altered building will have accompanying signage, encourage the identification of signage platforms so that signs are integrated into building design.

31.2.4 Objective - Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary and interpretive information while preserving a high standard of amenity and public views.

Policies

31.2.4.1 Provide for signs that convey information regarding commercial activities and services that operate from or adjacent to the wharf, jetty or waterfront on which the sign is located.

31.2.4.2 Ensure that waterfront signs provide only ~~essential~~ information directly associated with activities based on the surface of lakes and rivers or undertaken within spaces and buildings located on wharves and jetties and/or the waterfront.

31.2.4.3 Ensure that signs on wharves, jetties and waterfronts do not detract from the views and amenity of the foreshore and of the lakes and rivers through inappropriate placement, size and colour.

31.2.5 Objective – Signs promoting temporary events for a limited duration are enabled so long as they are managed to minimise adverse effects on traffic, pedestrian and public safety and visual amenity.

Policies

[Specific relief sought shown as track changes]

- 31.2.5.1 Recognise the contribution that temporary events make to the social, economic and cultural wellbeing of the District by:
 - a. enabling temporary event signs to be erected on the event site, but limit the size of signs and the duration of time that they are displayed; and
 - b. enabling temporary event signs to be erected outside the event site, but limit the number and size of signs and the duration of time they are displayed.

31.2.5.2 When considering temporary event signs, have particular regard to the effects on traffic, pedestrian and public safety and visual amenity.

31.2.5.3 Limit the number of temporary event signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network.

31.2.6 Objective –Off-site signs are provided for in limited circumstances.

Policies

- 31.2.6.1 Restrict the establishment of off-site signs, having particular regard to:
 - a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;
 - b. visual amenity values;
 - c. any cumulative adverse visual effects, including visual clutter; and
 - d. any adverse effects on the safety of the roading network.

e. the benefits of the signage

31.2.6.2 Acknowledge that off-site signs that convey information to assist the public, ~~or to~~ convey public notices, or promote community sponsorship ~~rather than being for the purpose of commercial advertising,~~ can have social and cultural benefits.

31.2.6.3 Limit the number of off-site signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network, however enable off-site signs erected by a road controlling authority or the harbour master that are for the purpose of assisting ~~road~~ users of the road, lakes and rivers and promoting traffic safety.

31.2.6.4 Limit the duration of off-site signs when future landuse and/or transport network changes are likely to result in the off-site sign being inappropriate from a site development and/or traffic safety perspective.

31.3 Other Provisions and Rules

31.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
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[Specific relief sought shown as track changes]

4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
32 Protected Trees	33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
		Planning Maps

31.4 Clarification

31.4.1 Advice Notes - General

- a. For the purpose of determining activity status, where an activity does not comply with a standard listed in a standards table, the activity status identified by the 'Non-Compliance Status' column applies. Where an activity breaches more than one standard, the most restrictive status applies.
- b. The following abbreviations are used within this Chapter.

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

- c. Chapter 2 of the District Plan contains definitions of the various sign types used within this Chapter.
- d. Freestanding signs, sandwich boards, flat board signs, under verandah signs, flags and banners may be double sided, with only one side being counted towards the sign area. All other signs will be assessed on a single sided basis.
- e. The Diagrams in section 31.13 of this Chapter illustrate how some standards are to be applied, illustrate some sign types, and provide an example of how to calculate the maximum area of Ground Floor Signs in commercial areas (Rule 31.7.5).

31.4.2 Advice Notes - Rule Structure

- a. Table 31.5 sets out the District wide activity status for specific types of signs.
- b. Table 31.6 sets out the District wide standards for signs.
- c. Table 31.7 sets out the specific standards for signs in specified commercial zones.
- d. Table 31.8 sets out specific standards for signs in specified residential zones.
- e. Table 31.9 sets out specific standards for signs other specified zones.

[Specific relief sought shown as track changes]

- f. Permitted signs must be identified in Table 31.5 as a permitted activity and must comply with all standards, including the standards for the relevant zone. Signs not otherwise identified in Table 31,5 are a discretionary activity pursuant to Rule 31.5.1.

31.5 District Wide - Activities

Table 31.5 –Activity Status		Activity status
31.5.1	Signs which are not listed in this table	D
31.5.2	Signs which are listed in this table as permitted (P) and comply with all relevant standards in Standards Tables 31.6 to 31.9 in this Chapter	P
31.5.3	Flags	P
31.5.4	Temporary event signs	P
31.5.5	Real estate signs (including auction signs)	P
31.5.6	Temporary land development signs	P
31.5.7	Temporary sale signs	P
31.5.8	Temporary construction signs	P
31.5.9	Free standing signs	P
31.5.10	Sandwich or flat board signs	P
31.5.11	Under verandah signs, including under verandah signs within the road where these are related to any overhanging building	P
31.5.12	Signs on wharves and jetties (including on buildings established on wharves and jetties)	D
31.5.13	Off-site signs, including off-site signs located within or above roads, but excluding: <ul style="list-style-type: none"> a. under verandah signs above a footpath where these are related to any overhanging building; and b. the part of a freestanding sign located above a footpath 	D
31.5.14	Hoardings, including hoardings located within or above roads	PR
31.5.15	Flashing, moving, animated signs and signs that create an optical illusion	PR
31.5.16	Roof signs	PR
31.5.17	Signs displaying sexually explicit, lewd or otherwise offensive content	PR
31.5.18	Any of the following signs which are located so as to be visible from any road or public place for the purpose of advertising: <ul style="list-style-type: none"> a. any stationary sign-written trailer or vehicle; b. any sign attached to any stationary trailer or vehicle; 	PR

[Specific relief sought shown as track changes]

	<ul style="list-style-type: none"> c. any permanently moored vessel; and d. any sign attached to a permanently moored vessel. 	
31.5.19	Signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency	PR
31.5.20	Signs required by acts of Parliament, legislation or statutory requirements	P
31.5.21	Electioneering signs	P
31.5.22	Signs on any Category 1, 2 or 3 item in the Inventory of Protected Features in Chapter 26 Historic Heritage	D
31.5.23	<p>The following signs on or above roads:</p> <ul style="list-style-type: none"> a. Any sign associated with a road network activity or public amenities, including: <ul style="list-style-type: none"> (i) traffic and direction signs; (ii) road name signs; (iii) interactive warning signs; (iv) speed limit signs; (v) parking restriction signs; and (vi) public information boards and associated directional signs. b. Under verandah signs; c. The part of a freestanding sign located above a footpath in a road and complying with Rule 31.6.7; d. Signs for temporary events and temporary filming; e. Signs required by acts of Parliament, legislation or statutory requirements; and f. Electioneering signs. <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	P

31.6 Rules – General Standards

	Table 31.6 – General Standards	Non-compliance status
31.6.1	<p>Flags</p> <p>All flags are able to contain sign content on both sides of the flag and shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 1 flag per site depicting corporate colours or the logo of a business, with a maximum area of 1.8m x 0.9m in size; and b. any number of flags depicting national colours of a state or country provided that each flag does not exceed 1.8m x 0.9m in dimension, that are not for commercial purposes, and only 1 flag of each nationality is erected per site. 	D
31.6.2	<p>Temporary Event Signs</p> <p>Temporary event signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. signs shall not be erected more than two months prior to the date of the temporary event; b. signs shall have an area no greater than 2m², or no greater than 3m² if the sign is a banner (both faces of the banner may be sign-written); c. signs shall be removed within 24 hours of completion of the event; and d. signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two<u>four</u> signs visible from any State Highway and a maximum of two<u>four</u> signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply. <p>Advice Notes:</p> <p>1. Chapter 35: Temporary Activities and Relocated Buildings also applies to temporary events.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.3	<p>Real Estate Signs (including Auction signs)</p> <p>Real estate signs (including auction signs) shall comply with the following standards:</p>	D

	Table 31.6 – General Standards	Non-compliance status
	<ul style="list-style-type: none"> a. signs shall be located on the site to which they relate; b. signs shall have an area no greater than 1.62m²; c. maximum limit of 1 sign per agency; d. real estate signs shall be removed within 14 days of an unconditional agreement for sale and purchase being made; and e. auction signs shall be removed within 7 days of the auction irrespective of whether the site or development is sold. 	
31.6.4	<p>Temporary Land Development Signs</p> <p>Temporary land development signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum limit of 1 sign per development; b. the sign shall relate to a land development that involves a minimum of 6 allotments or units; c. the sign shall be located on the site of the development to which it relates; d. the sign shall have a maximum area of 8.64m²; and e. the sign shall be removed within 7 days of unconditional agreements for sale and purchase being made with respect to all allotments or units in the development. 	D
31.6.5	<p>Temporary Sale Signs</p> <p>Temporary sale signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall be located on the site of the temporary sale; b. shall be limited to 1 sign per temporary sale; and c. shall be erected or displayed for a maximum of 4 occurrences per site, per year, and each occurrence shall not exceed 14 days. 	D
31.6.6	<p>Temporary Construction <u>or Health & Safety</u> Signs</p> <p>Temporary construction signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 4 per site; b. each sign shall have an area no greater than <u>21.62</u>m²; and c. the signs may be erected for no more than 30 days prior to works 	D

	Table 31.6 – General Standards	Non-compliance status
	commencing and shall be removed within 14 days of completion of the works.	
31.6.7	<p>Free Standing Signs</p> <p>Freestanding signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have a maximum height of 3.5m; b. if located above a footpath, shall be elevated a minimum height of 2.5m above the footpath; c. shall not extend more than 1 metre over any footpath; and d. shall have a maximum area of 2m² (both faces of the sign can be sign-written). <p>Advice Notes:</p> <p>1. Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.8	<p>Sandwich Boards and Flat Board Signs</p> <p>Sandwich boards and flat board signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. the maximum area of a sandwich board or flat board sign shall not exceed 1m² (both faces of the sign may be sign-written); b. maximum of 2 flat board signs or 1 sandwich board per site; and c. sandwich boards and flat board signs must be located wholly within the site where the goods and services advertised are available. <p>Advice Note: Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p>	D
31.6.9	<p>Under Verandah Signs</p> <p>Under verandah signs shall be elevated a minimum distance of 2.5m above the footpath, and both sides of the sign can be sign-written.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D

[Specific relief sought shown as track changes]

	Table 31.6 – General Standards	Non-compliance status
31.6.10	<p>Electioneering Signs</p> <p>Electioneering signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have an area no greater than 3m² (both faces of the sign may be sign-written); b. shall be displayed no more than 2 months prior to the election/referendum date; and c. shall be removed before the election/referendum day. 	D
31.6.11	<p>Illumination of signs shall not exceed 150 candelas per square metre (cd/m²) of illumination.</p>	D

31.7 Rules – Standards for Signs in Commercial Areas

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.1	<p>Identification of signage platforms that comply with the size requirements of Rules 31.7.3 to 31.7.6 below.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>	C	C	C	C
31.7.2	<p>All new and replacement signs located within an approved signage platform.</p> <p>Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.</p>	P	P	P	P
31.7.3	<p>Arcade directory signs that do not exceed 3m² in area limited to one per arcade.</p>	P	P	P	P

[Specific relief sought shown as track changes]

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.4	Upstairs entrance signs that do not exceed 1.5m ² in area per building.	P	P	P	P
31.7.5	<p>All signs located within the ground floor area of a building, provided that:</p> <ul style="list-style-type: none"> a. each tenancy shall not display signs within the ground floor area of the building that exceed a maximum area of 5m² per tenancy or are larger than 15% of the Ground Floor Area that the tenancy occupies (whichever is lesser). Arcade directory and upstairs entrance signs are not included within the ground floor area signage allowance; and b. signs shall not exceed 50% coverage of glazing. This applies to individual or partitioned glazed areas located within the ground floor area. Signs not attached to glazing that are sited within the enclosed interior of a building and are not directly visible from a public place, are not subject to part (b) of this rule. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13 of this Chapter illustrates the application of this rule.</p>	C	P	C	C
31.7.6	<p>Above ground floor signs that cumulatively do not exceed 3m² in area per building or 1m² per tenancy up to a maximum of 3m² per floor.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13.7 of this Chapter has a diagram which illustrates the application of this rule.</p>	C	P	C	C

[Specific relief sought shown as track changes]

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.7	Any sign or sign platform that does not comply with any of Rules 31.7.1 to 31.7.6 above.	D	D	D	D

31.8 Rules – Standards for Signs in Residential Areas

Table 31.8 – Standards for signs in Residential Areas		Low, Medium & High Density Residential Zones (excluding commercial activities in the Town Centre Transition Sub-zone)	Arrowtown Residential Historic Management Zone	Large Lot Residential Zone
31.8.1	Unless otherwise provided for in Rule 31.8.2, one sign per site with a maximum area of 0.5m ² with no internal or external illumination of the sign.	P	P	P
31.8.2	Signs for recreation grounds, nursing homes, education activities and community activities with a maximum area of 2m ² per site and which are attached to a building or free standing.	P	P	P
31.8.3	Any sign that does not comply with Rules 31.8.1 and 31.8.2 above.	D	D	D

31.9 Rules – Standards for Signs in Other Areas

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
31.9.1	Up to 2m ² of signage per site with no internal or external illumination of the sign.	P	P			
31.9.2	Identification of a signage platform that complies with the requirements of Rule 31.9.3. Control is reserved to the matters set out in Rule 31.11.			C		
31.9.3	In the Open Space and Recreation, Nature Conservation, Informal Recreation and Active Sports and Recreation Zones: Signs only for the purposes of the activities listed in a. and b. below, that individually are no more than 2.5m ² in area: a. park information; and b. park way-finding. Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.4	In all Open Space and Recreation Zones signs directly associated with a temporary event occurring on the same site. Advice Notes: 1. Rule 31.6.2 also applies for temporary event signs and must also be complied with. 2. Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.5	In the Jacks Point Zone, Millbrook Resort Zone, Waterfall Park Zone, Civic Spaces Zone and the Community Purposes Zone only (excludes the Nature			P	C	

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	<p>Conservation Zone, the Informal Recreation Zone and the Active Sports and Recreation Zone):</p> <p>Signs for commercial activities and community activities complying with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 2 signs per business or activity; b. the maximum area of each sign shall not exceed 1m²; and c. any sign shall be located in the same location and on the same site as the business or activity the sign relates to. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>					
31.9.6	<p>Unless otherwise provided for in Rule 31.9.5, one sign per site with a maximum area of 0.5m² with no internal or external illumination of the sign.</p>				P	
31.9.7	<p>Identification of a signage platform for a commercial activity or community activity that complies with the requirements of Rule 31.9.5.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>				C	
31.9.8	<p>Signs for visitor accommodation comprising no more than two signs, one identifying the visitor accommodation and measuring no more than 2m² in area and the other containing only the words "No" and "Vacancy" and measure no more than 0.15m² in area.</p>					P
31.9.9	<p>Identification of a signage platform that complies with the requirements of Rule 31.9.8.</p>					C

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	Control is reserved to the matters set out in Rule 31.11.					
31.9.10	All new and replacement signs located within an approved signage platform. Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.			P	P	P
31.9.11	Any sign or signage platform that does not comply with any standard in Rules 31.9.1 to 31.9.10.	D	D	D	D	D

31.10 Non-Notification of Applications

31.10.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

31.11 Matters of Control

31.11.1 The exercise of Council's control shall be limited to:

- a. colour and materials;
- b. design and content;
- c. location;
- d. access and safety; and
- e. compliance with any relevant Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

31.12 Assessment Matters

[Specific relief sought shown as track changes]

~~31.12.1 — In considering whether or not to grant consent or impose conditions on a resource consent for a sign (including a signage platform), the Council shall have regard to, but not be limited by, the following assessment matters.~~

~~31.12.2 — All Activities – General~~

~~31.12.2.1 — The extent to which the proposed sign is compatible with the character of the site, buildings and surrounding environment.~~

~~31.12.2.2 — Whether the sign is located on the site of the activity it relates to and the extent to which there is a function or location constraint for locating the sign outside the site of the activity.~~

~~31.12.2.3 — Whether the sign will affect public safety, including the safety of pedestrians and users of the roading network.~~

~~31.12.2.4 — In locations where Council design guidelines apply: the degree of compliance with the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011 or the Arrowtown Design Guidelines 2016.~~

~~31.12.2.5 — In respect of signs in any area where the Arrowtown Design Guidelines 2016 applies: whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature, form, size, content and positioning of the sign.~~

~~31.12.2.6 — In respect of temporary event signs: whether the period the sign is to be erected is necessary for the event being advertised and whether the adverse effects on traffic, pedestrian, public safety and visual amenity are appropriately managed.~~

~~31.12.2.7 — In respect of signs located on wharves and jetties (including on buildings on wharves and jetties) whether the signs convey necessary information while preserving a high standard of amenity and public views and ensuring pedestrian access is not impeded.~~

~~31.12.2.8 — Whether the sign will adversely affect heritage values.~~

~~31.12.3 — Controlled Activities~~

~~Colour and materials~~

~~31.12.3.1 — Whether the proposed sign:~~

- ~~a. — Incorporates colours and materials that complement the external appearance of the building, including surrounding buildings.~~
- ~~b. — Incorporates colours and materials that are sympathetic to the surrounding landscape.~~

~~Design and content~~

~~31.12.3.2 — Design, including lighting, is consistent with and sympathetic to the surrounding environment~~

[Specific relief sought shown as track changes]

~~31.12.3.3 Whether there are any effects on heritage buildings, or on buildings and structures in heritage precincts, and whether any conservation advice has been obtained.~~

~~31.12.3.4 When considering signage platforms, the extent that the signage platforms have been considered within the overall design of the building and specifically the architectural features of the building.~~

Location

~~31.12.3.5 Whether the sign is located to integrate with the design of the building and does not obscure the architectural features of the building.~~

~~31.12.3.6 Whether the requirements of multiple tenants within a building have been provided for.~~

Access and safety

~~31.12.3.7 Whether the sign adversely affects public pedestrian access through inappropriate location, design or type of sign.~~

Compliance with any relevant Council design guidelines

~~31.12.3.8 Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or the Wanaka Town Centre Character Guideline 2011.~~

~~31.12.3.9 For an application for a sign in the Arrowtown Town Centre Zone, the extent to which the proposal accords with the following guidelines (from section 3.14.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the Town Centre:~~

- ~~a. Signs must not obscure historic building details or important vistas.~~
- ~~b. Reduce the number of signs used in a single location by the use of directory or finger signs.~~
- ~~c. Signs handwritten on the building in the traditional way are best, provided they do not alter or obscure parts of the building.~~
- ~~d. Small scale signs, either mounted on to buildings or free standing, are appropriate.~~
- ~~e. Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.~~
- ~~f. Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.~~

31.12.4 Discretionary Activities – Signs within Commercial Areas

~~31.12.4.1 The extent to which:~~

- ~~a. The size of the signage is visually compatible with the scale and character of the building to which it relates and the surrounding environment.~~

[Specific relief sought shown as track changes]

- ~~b. The design, location and size of the proposed signage complements the surrounding built environment and does not dominate built form;~~
- ~~e. The design is consistent with other signs in the vicinity.~~
- ~~d. The size, colour and location do not adversely affect traffic and/or pedestrian safety.~~
- ~~e. The placement, size and choice of materials has considered the architectural features of the building on which the sign is to be erected.~~
- ~~f. Any signage on windows will retain the function of the window to provide interest, activity and passive surveillance on the street.~~

~~31.12.4.2 Whether the cumulative effects of the proposed signage (and signage anticipated to be established on the same building) will adversely affect the streetscape and visual amenity of the surrounding environment.~~

~~31.12.4.3 For any sign within the Arrowtown Town Centre Zone apply the assessment matters in 31.12.3.9.~~

31.12.5 Discretionary Activities – Signs within Residential Areas

~~31.12.5.1 Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties including:~~

- ~~a. Whether the design, location and size of the proposed signage will detract from the residential character of the site and/or building on which it is situated.~~
- ~~b. Whether the proposed signage dominates the streetscape and wider residential character of the area in which it is located.~~
- ~~e. The size, colour and location of the signage do not adversely affect traffic and/or pedestrian safety.~~

~~31.12.5.2 For any sign within a residential zone where the Arrowtown Design Guideline 2016 applies (namely the Arrowtown Residential Historic Management Zone and part of the Low Density Residential Zone and Medium Density Residential Zone) apply the following guideline (from section 4.23.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the area:~~

- ~~a. Locate and design signs to complement the context and site.~~

31.12.6 Discretionary Activities – Signs within Other Areas

~~31.12.6.1 The extent to which:~~

- ~~a. The design, colours and materials of the proposed sign is compatible with the character and amenity values of the site (including the amenity values anticipated for the District Plan zone that applies to the site), street scene and surrounding environment.~~

~~31.12.6.2 Any adverse effects of the proposed signage in terms of:~~

[Specific relief sought shown as track changes]

~~a. — Lighting.~~

~~b. — The extent to which the proposed signage may cause a visual distraction to drivers.~~

~~c. — Location with special regard to skylines, ridges, hills and prominent slopes.~~

~~31.12.6.3 — When considering the effects of signs located on an Outstanding Natural Feature (ONF) or within an Outstanding Natural Landscape (ONL) identified on the Planning Maps, apply any relevant assessment matters in part 21.7 Rural Zone of the District Plan.~~

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38	Open Space and Recreation Zones	Comments / Additional Relief Sought
38.1 Purpose	<p>The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity. The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space. In general, the zones do not apply to Crown Land (including lakes and rivers), other than for discrete situations (such as Queenstown Gardens, where the Crown Land reserve is integral and indistinguishable from the Council reserve land surrounding it). Where a reserve adjoins a water body, the reserve is zoned to recognise, and provide for, the interrelationship between the water activities and the land based component of those activities.</p> <p>Open Space is a significant resource to the District and Region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values. The Council has a responsibility to provide open space and recreation opportunities and to manage the effects of activities within the zone and on the surrounding environment.</p> <p>Commercial rRecreation (including commercial recreation) and tourism operators are located within some of the zones and a wide range of commercial recreation and tourism activities utilise the resources available within the zones. Some of these operators have substantial assets associated with the activity established within the zones. The desire for the maintenance and development of existing activities and development of further new opportunities for these activities needs to be provided for on the basis commercial activities are carefully managed to maintain and enhance the valued qualities of the zones and established operations.</p> <p>The Open Space and Recreation Zones can be grouped according to the following features and uses:</p> <ol style="list-style-type: none"> visual amenity (such as gardens and tree plantings, areas of indigenous vegetation and landscape values); children's play (such as playground equipment and neighbourhood parks); active sports (such as team sports, golf, and tennis); passive use of open space (such as areas for walking, running, cycling, picnicking, or enjoying a particular landscape); waterfront access (such as lakeside and riverside walkways and beaches, access to lakes and rivers for fishing and water-based sports); linkages (such as walking tracks and cycle ways); 	

	<p>g. built facilities (such as halls, gymnasiums, clubrooms, swimming pools and libraries);</p> <p>h. heritage sites and heritage features;</p> <p>i. nature conservation (such as water margins, wetlands and indigenous vegetation); and</p> <p>j. commercial opportunities (such as gondolas, ziplines, events and guided walks).</p> <p>The District provides a wide range of recreation opportunities. Its outstanding natural environment which includes lakes, rivers, mountains and basins provide an ideal setting for a variety of outdoor recreation activities. Together, the activities and the environments that they occur within are internationally recognised as the basis for the District’s importance as a visitor destination, are crucial to the tourism industry and economy, as well as encouraging residents to settle within the District. The climate is conducive to outdoor recreation and its proximity to Mt Aspiring and Fiordland National Parks provides further opportunities for outdoor recreation.</p> <p>Within the town centres, urban areas and townships, there are opportunities for indoor recreation and community activities, such as libraries, swimming pools and community halls, as well as outdoor venues for more formal sporting activities.</p> <p>Open space is an important recreation and community resource. It can provide visual relief and amenity amongst the developed residential and commercial environments, opportunities for education concerning the natural environment, as well as active use (such as walking and cycling) and passive use (such as children’s play, or picnicking, sitting and contemplation) for both residents and visitors.</p> <p>Five zones and three sub-zones are used to manage activities on land zoned Open Space and Recreation within the District, these are:</p> <ul style="list-style-type: none"> • Nature Conservation Zone; • Informal Recreation Zone; • Active Sport and Recreation Zone; • Civic Spaces Zone; and • Community Purpose Zone which includes three sub-zones to manage cemeteries, golf and camping activities. 	
<p>38.2 Objectives and Policies – District</p>	<p>Objectives and Policies – District Wide</p>	

Wide		
	Objectives 38.2.1 to 38.2.4 and associated policies apply to all Open Space and Recreation Zones, with additional specific objectives (Objectives 38.3 to 38.7) and associated policies applying to each of the five Open Space and Recreation Zones and three sub-zones.	
Objective 38.2.1	The open space and recreation needs of the District’s residents and visitors are met -supported through the provision of a wide range of quality Open Space and Recreation Zones that provide for passive and active recreation activities.	
Policy 38.2.1.1	<p>The design, development, management and maintenance of Open Space and Recreation Zones shall provide for:</p> <ul style="list-style-type: none"> a. the needs of the community in the area in which the zones are located, and the needs of the wider community and visitors to the District; b. the effective and efficient use of resources so as to ensure that Open Space and Recreation Zones are multi-functional and fit for purpose; c. the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins; d. the functional use of Open Space and Recreation Zones, while ensuring that they are safe and attractive to users; e. the location within which Open Space and Recreation Zones are situated, responding to recognised natural character, landscape and heritage values; and f. the provision of infrastructure necessary to service Open Spaces and Recreation Zones, including recreation facilities and amenities. 	
Policy 38.2.1.2	Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable.	
Policy 38.2.1.3	Protect and enhance <u>significant</u> ecological values, including habitats for indigonus fauna.	
Policy 38.2.1.4	Protect open space, recreation and amenity values by managing the adverse effects of _, and conflicts between, different types of recreation activities, <u>including conflicts between them.</u>	We understand conflicts between users that are to be managed. If this policy is to remain it would be helpful if the policy (and supporting framework) clarified how the conflicts will be managed. For example, does priority go to those

		established first – is it first in first served?
Policy 38.2.1.5	Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity: <ul style="list-style-type: none"> a. is compatible with and does not affect the continued operation of established activities; b. does not preclude the development of new open space and recreation activities; and c. maintains and/or enhances the recreation and amenity values. 	This policy (b) is not practical as any development arguably precludes another development. Policy (c) is not required as it duplicates objective 38.2.2 and supporting policies below
Policy 38.2.1.6	Provide a District Plan framework that establishes the roles, functions and activities for each Open Space and Recreation Zones, within which the outcome of public participation into the design, development, management and enhancement of reserves can be implemented through processes other than through the Act, such as reserve management plans.	This policy is not the most appropriate for achieving any objective. The need for or benefits of creating a separate and additional process (to the Reserves Act) has not been sufficiently justified.
Objective 38.2.2	Recreation activities are undertaken and facilities constructed in a way that maintains or enhances the values of open space areas and the recreation opportunities available within the District.	
Policy 38.2.2.1	Ensure activities are undertaken, and buildings and infrastructure are located and constructed in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.	The last sentence is superfluous and should be deleted. In fact the whole policy does not appear to be required because its overlaps with policy 38.2.2.4.
Policy 38.2.2.2	Limit activities, buildings and structures to those compatible with the role and function of the zone and are necessary to maintain or enhance the anticipated use or values of the zone.	This policy is too onerous and inflexible.
Policy 38.2.2.3	Require areas surrounding buildings, structures, outdoor storage and parking areas to be screened and landscaped to mitigate visual impacts and maintain or enhance amenity values.	It is not always practical or appropriate to screen buildings, storage, parking.

<p>Policy 38.2.2.4</p>	<p>Ensure the scale and location of buildings including associated structures, trails and accesses, and noise and lighting associated with recreation activities is consistent with the level of amenity anticipated in the zone and in the surrounding environment, having particular regard to the following where new buildings, structures or lighting are proposed:</p> <ul style="list-style-type: none"> a. the purpose, number, size and location of new buildings, structures and lighting are appropriate, in terms of their function and the sensitivity of the environment; b. that building design and appearance positively contributes to amenity, cultural, ecological and landscape values; c. that buildings or structures do not unduly preclude or limit public access, particularly along the margins of the District’s lakes and rivers; d. that cumulative adverse effects of buildings and activities are taken into account; and e. the provision for and standard of lighting, including: <ul style="list-style-type: none"> i. its siting and location, in particular, how it contributes to public safety; and ii. minimising upward light spill on the night sky. 	
<p>Policy 38.2.2.5</p>	<p>Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</p> <ul style="list-style-type: none"> a. limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4) b. preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4) c. ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development; d. requiring buildings to be designed and finished so they: <ul style="list-style-type: none"> i. avoid visual dominance; and ii. mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and e. ensuring trails, access and carparking areas (including associated earthworks) do not <u>significantly</u> degrade visual amenity values or disrupt the natural character or landforms. 	<p>Due to the individual nature of amenity values, it is extremely difficult, arguably impossible, to undertake development that does not degrade visual amenity values. For example, the very existence of trails & car parks may degrade visual amenity values or disrupt the natural character or landforms.</p>
<p>Policy 38.2.2.6</p>	<p>Ensure the development and use of Open Space and Recreation Zones does not detract from a safe and efficient network for the movement of people and goods, <u>including on adjoining waterbodies</u>, or the amenity values of adjoining roads that are enjoyed by residents and visitors (such as walking, communal meeting, viewshafts).</p>	<p>It is appropriate to recognise and provide for the safe and efficient movement of people and goods on adjoining waterways.</p>
<p>Objective 38.2.3</p>	<p>Commercial activities are <u>generally only</u> limited to those that have a functional requirement to locate within Open Space and Recreation Zones and <u>are compatible with</u> do not <u>significantly</u> degrade <u>existing</u> open</p>	<p>This objective creates uncertainty. Consider providing direction about how competing commercial</p>

	space and recreation values.	demands can or are to be dealt with.
Policy 38.2.3.1	Ensure that commercial activities have a genuine link with the open space and recreation resource.	
Policy 38.2.3.2	Ensure that commercial activities do not <u>significantly</u> degrade the quality, amenity values and landscape values of open spaces.	
Policy 38.2.3.3	Provide for commercial recreation activities that do not <u>significantly</u> detract from the quality of the experience of people partaking in other commercial recreation activities and other passive and active informal recreation activities, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities.	
Objective 38.2.4	The interface between activities within the Open Space and Recreation Zones are managed to <u>protect the health and safety of people, and</u> protect, maintain or enhance the natural character of waterbodies and their margins (refer also to Policies 38.2.2.5 a and b).	It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.
Policy 38.2.4.1	Provide recreation, commercial and public transport opportunities within Open Space and Recreation Zones in a manner that <u>supports the preservation of es</u> –the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities.	
Policy 38.2.4.2	Recognise and provide for the maintenance and enhancement of public access to, and enjoyment of, the margins of lakes and rivers, particularly where access and enjoyment is compatible with protecting the natural character and nature conservation values of those lakes and rivers.	
Policy 38.2.4.3	Enable people to have access to a wide range of community recreational experiences on the margins of waterbodies, including the limited provision of commercial recreation activities that maintain landscape, amenity and nature conservation values, especially where they integrate with recreation activities on and under the surface of the waterbody.	

<p>New Policy</p>	<p>Insert a new policy to ensure that the health and safety of people, including navigational safety matters, are appropriately recognised and protected.</p>	<p>It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.</p>
<p>38.3</p>	<p>Objective and Policy – Nature Conservation Zone</p>	
	<p>Purpose The Nature Conservation Zone primarily applies to open space and recreation areas that border lakes and rivers, or are recognised for their natural, ecological, and landscape values. The Nature Conservation Zone provides for informal recreation and access to the District’s unique landscapes. These areas offer diverse recreation opportunities such as biking, walking and water activities, together with providing connections with nature. To protect the values of the Nature Conservation Zone, recreation activities and development are limited in scale and intensity. Infrastructure, buildings, structures, and activities provided for within this zone relate specifically to conservation, recreation, and visitor information.</p>	
<p>38.3.1</p>	<p>38.1.1 Objective – Use and development complements and protects the nature conservation values and natural qualities of the Nature Conservation Zone.</p> <p>Policies</p> <p>38.1.1.1 Provide for appropriate use and development by:</p> <ul style="list-style-type: none"> a. limiting activities, buildings and structures to those necessary to maintain or enhance the use or values of the zone and only allowing these where they cannot be located on other adjoining or nearby land for the same purpose; b. locating and designing new buildings, structures, additions and parking areas to protect and maintain the character and values of the zone; c. mitigating the visual impacts of buildings, structures and parking areas through appropriate landscaping and design responses; and d. identifying opportunities to enhance indigenous biodiversity and providing for these opportunities to be realised as part of the mitigation of the adverse effects of subdivision 	

	<p style="text-align: center;">of adjoining land and use and development within the zone.</p> <p>38.2 Objectives and Policies – Informal Recreation Zone</p>	
<p>38.4</p>	<p>Objective and Policies – Informal Recreation Zone</p>	
	<p>Purpose The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area. It provides a basic informal recreation experience, including play opportunities (such as flat, kick-around space) and offers areas for respite and relaxation. In addition, the Informal Recreation Zone is intended to provide physical links to other areas (such as by cycle ways or pedestrian access ways).</p> <p>The Informal Recreation Zone encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the District's Lakes. It also encompasses small reserves that provide visual relief from the built environment. While some civic activities may take place on these reserves, it is anticipated that larger and more formal civic events will occur within the Civic Spaces Zones.</p> <p>The Informal Recreation Zone accommodates a number of facilities, including public toilets, children's playgrounds, public barbeques, public art, car parks, tracks and general park furniture.</p> <p>The foreshore reserves such as those along Roys Bay in Wanaka and Queenstown Bay also contain the majority of the lake-related commercial leases and concessions.</p> <p>Buildings and structures located on the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small-scale community buildings and structures.</p> <p>Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values. A range of commercial recreation and tourism activities exist in the zone and there is a desire to develop existing and new activities. The scale and intensity of these activities and associated buildings and infrastructure need to be carefully managed.</p> <p>The Informal Recreation Ben Lomond Sub Zone recognises and manages the existence and extent of commercial and informal recreation activities in the Ben Lomond Recreation Reserve. This site is of particular importance because of its close proximity to the Queenstown Town Centre and its popularity with visitors and residents. The Ben Lomond Recreation Reserve is also unique in terms of the breadth of activities present, which include a gondola and restaurant, luge, Zipline, helicopter flights, parasailing,</p>	

	<p>management of forestry, wildlife park and trails used for both commercial and informal recreation. Further development is contemplated where it is undertaken in a manner that is sensitive to other occupiers and users, and where it will maintain the overall landscape values, visual amenity values and recreation experiences of users of the sub zone.</p>	
<p>Objective 38.4.1</p>	<p>38.2.1 Objective — Use and development for informal recreation maintains and enhances the environment</p> <p>Policies</p> <p>38.2.1.1 Enable a variety of informal recreation activities, including small-scale community uses and accessory activities.</p> <p>38.2.1.2 Encourage commercial recreation activities and related commercial activities to</p>	

	<p>complement and enhance other uses and experiences in the Informal Recreation Zone while at the same time maintaining or enhancing the landscape and amenity values of the zone.</p> <p>38.2.1.3 Provide for multiple recreation activities while managing conflicts between multiple uses, and ensuring public safety and public access to informal recreational opportunities are maintained and enhanced.</p> <p>38.2.1.4 Ensure that buildings and activities that exclude or restrict public access are limited so as to encourage public use and maintain open space for informal recreation, recognising that the existing facilities that have been established within this zone are appropriate to remain and in some instances, may be extended or redeveloped.</p> <p>38.2.1.5 Limit the intensity of activities to minimise adverse effects such as noise, glare and traffic on amenity values, peace and enjoyment of the Informal Recreation Zones and surrounding environment.</p> <p>38.2.1.6 Opportunities are taken to enhance recreational trail networks, cycling and walking linkages within the zone, and to other zones, to create a contiguous network to assist residents and visitors to move through and around neighbourhoods, and to other destinations, thereby providing an alternative and sustainable mode of transport.</p> <p>38.3 Objectives and Policies – Active Sport and Recreation Zone</p>	
38.5	Objective and Policies – Active Sport and Recreation Zone	

	<p>Purpose</p> <p>The Active Sport and Recreation Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.</p> <p>The Active Sport and Recreation Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.</p> <p>Commercial activities accessory to sport and active recreation activities, such as those that provide food or beverage services to support recreational use, may be undertaken in appropriate locations within this zone.</p> <p>The Active Sport and Recreation Zone applies in the main urban centres and contain provisions that recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses, while at the same time, providing for the open space and amenity values of a park or reserve within this zone, as well as avoiding or mitigating adverse effects on the surrounding areas.</p>	
<p>Objective 38.5.1</p>	<p>38.3.1 — Objective — Active sport and recreation activities are provided for in appropriate locations, while managing adverse effects on surrounding areas and communities.</p> <p>Policies</p> <p>38.3.1.1 — Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.</p> <p>38.3.1.2 — Active sport and recreation and associated buildings, structures (including additions) and car parking, are designed, located and operated to be compatible with the surrounding environment in which they are located, particularly within or adjacent to residential environments, and to avoid or mitigate any adverse effects of the activities (such as noise, hours and frequency) and of buildings, including visual dominance, outlook from adjoining or nearby sites and buildings, and shading.</p> <p>38.4 — Objectives and Policies — Civic Spaces Zone</p>	

38.6	Objectives and Policies – Civic Spaces Zone	
	<p>Purpose The Civic Spaces Zone provides for civic activities.</p> <p>Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and provide a sense of identity.</p> <p>The Civic Spaces Zone receives a high level of use and the zone and facilities shall be designed, operated and maintained with a high level of service. Events are often held within civic spaces, such as festivals and markets. They are places that help to establish communities and a sense of place. These areas are typically subject to higher demand from public and commercial use and are important civic spaces that directly support the District's tourism industry.</p>	
Objective 38.6.1	<p>38.4.1 Objective – Civic spaces are the community focal points for civic and community functions, events and informal recreation of benefit to both the community and the District.</p> <p>Policies</p> <p>38.4.1.1 Manage and promote passive recreation activities, while providing for commercial and community activities of a temporary nature that are of public benefit.</p> <p>38.4.1.2 Limit buildings and structures to those that are necessary to support civic activities, and where this is demonstrated, ensure that buildings and structures enhance the amenity values, functionality and use of the zone.</p> <p>38.4.1.3 Enable public amenities and the installation of artworks and interpretive signs, that enhance the use and enjoyment of civic spaces.</p> <p>38.5 Objectives and Policies – Community Purposes Zone</p>	
38.7	Objective and Policies – Community Purposes Zone	

	<p>Purpose</p> <p>The Community Purposes Zone primarily accommodates open space areas that play a significant community function, including libraries, halls and recreation centres. It also provides specifically for cemeteries, golf courses, campgrounds and areas that have a significant passive recreation function that are not otherwise encapsulated in other zones, such as the Queenstown Gardens. Community buildings and associated activities are generally provided within the Community Purposes Zone.</p> <p>Community Purposes Zones located within the townships and outlying settlements often have multiple activities that host a variety of passive and active activities and associated infrastructure.</p> <p>Where the Community Purposes Zone is for a specific function, the zone has been broken into sub-zones for the purposes of better articulating management outcomes for each sub-zone. The three sub-zones are:</p> <ul style="list-style-type: none"> • Community Purposes Zone (Cemeteries); • Community Purposes Zone (Golf); and • Community Purpose Zone (Camping Ground). <p>Both the Community Purposes Zone (Golf) and the Community Purposes Zone (Camping Ground), comprise the District’s golf courses and campground facilities that are owned by the Council, but are leased to private interests. These two sub-zones include provisions that recognise the specialised use of these open space areas. Accordingly, the Community Purposes Zone allows for greater flexibility in the scale and nature of development of these spaces, while at the same time ensuring that development of these spaces is sympathetic to adjoining areas. As an example, this includes where a Community Purposes Zone (Camping Ground) may border one of the District’s lakes or Outstanding Natural Landscapes.</p>	
<p>Objective 38.7.1</p>	<p>38.5.1 Objective – Community activities that meet the current and future social, cultural, recreation, health and community needs of both local communities and visitors to the District are provided for within a diverse range of open spaces.</p> <p>Policies</p> <p>38.5.1.1 Enable community activities and associated buildings and structures (including indoor and outdoor organised sports, active recreation and recreation facilities) that contribute to the function of the zone as focal points for District and Regional activities, while ensuring that the location and design of new buildings and structures, additions to existing buildings and structures and parking areas, maintain the character and values of each Community Purposes Zone.</p> <p>38.5.1.2 Enable the continued operation of the District’s existing cemeteries while maintaining public access, the open space amenity, and any historic heritage values of these</p>	

	<p>community spaces.</p> <p>38.5.1.3 — Buildings, structures and activities associated with the community activities themselves are designed and located so that any adverse effects including noise, lighting and traffic effects, are managed to maintain the level of amenity value of the surrounding environment within which they are located.</p> <p>38.5.1.4 — Ensure that the development of golf courses and camping ground areas continue to provide for a mixture of restricted and full public use, as well as the open space visual amenity enjoyed by the wider public.</p> <p>38.5.1.538.1.1.1 Ensure that the development of golf courses and camping grounds maintains and enhances the landscape and amenity values of the surrounding environment.</p>																					
38.8 Other Provisions and Rules																						
	District Wide																					
	Attention is drawn to the following District Wide chapters.																					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">1 Introduction</td> <td style="padding: 5px;">2 Definitions</td> <td style="padding: 5px;">3 Strategic Direction</td> </tr> <tr> <td style="padding: 5px;">4 Urban Development</td> <td style="padding: 5px;">5 Tangata Whenua</td> <td style="padding: 5px;">6 Landscapes</td> </tr> <tr> <td style="padding: 5px;">25 Earthworks</td> <td style="padding: 5px;">26 Historic Heritage</td> <td style="padding: 5px;">27 Subdivision</td> </tr> <tr> <td style="padding: 5px;">28 Natural Hazards</td> <td style="padding: 5px;">29 Transport</td> <td style="padding: 5px;">30 Energy and Utilities</td> </tr> <tr> <td style="padding: 5px;">31 Signs</td> <td style="padding: 5px;">32 Protected Trees</td> <td style="padding: 5px;">33 Indigenous Vegetation and Biodiversity</td> </tr> <tr> <td style="padding: 5px;">34 Wilding Exotic Trees</td> <td style="padding: 5px;">35 Temporary Activities and Relocated Buildings</td> <td style="padding: 5px;">36 Noise</td> </tr> </table>	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			
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	37 Designations	Planning Maps		
	Clarification - Advice Notes			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	A permitted activity must comply with all of the rules listed in the Rules - Activities (Table 38.1) and Rules - Standards (Table 38.2) for the Open Space and Recreation Zones and Table 38.3 for the Informal Recreation Ben Lomond Sub Zone, and any relevant district wide rules.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Where an activity does not comply with a standard listed in the Rules - Standards for the Open Space and Recreation Zone 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.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The Ben Lomond Sub-Zone and the 3 Community Purpose Sub-Zones, being sub-zones of the Informal Recreation Zone and Community Purpose Zone, require that all rules applicable to the Zone apply. Where specific rules are identified for the sub-zone, these shall prevail over the rules of the Informal Recreation Zone or Community Purpose Zone.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Freedom camping in the District is controlled by the Council's Freedom Camping Control Bylaw.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The surface of lakes and rivers are zoned Rural, unless otherwise stated in the District Plan or identified on the Planning Maps.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Resource consent may be required for activities associated with telecommunications under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In these instances, this NES applies instead of the District Plan provisions.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.

	Resource consent may be required for activities associated with electricity transmission under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. In these instances, this NES applies instead of the District Plan provisions.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The following activities are managed in Chapter 30 Energy and Utilities:	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	a. Earthworks undertaken within the National Grid Yard;	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	b. Earthworks for the placement of underground electricity cables or lines; and	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	c. Earthworks in the Electricity Distribution Corridor.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Table 38.1 specifies the activity status of land use activities in the Open Space and Recreation Zones, pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of the Reserves Act 1977. Reserves and land controlled by Council or the Department of Conservation may be subject to further controls under the Reserves Act 1977 or through Reserve Management Plans. Discussion should be held with these agencies as to the existence and nature of these controls.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	These abbreviations are used in the Rules – Activities (Section 38.9) and Rules - Standards for the Open Space and Recreation Zone (Section 38.10) tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.

	P	Permitted	C	Controlled		Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.	
	RD	Restricted Discretionary	D	Discretionary			
	NC	Non-Complying	PR	Prohibited			
	The following abbreviations are used within this chapter.						Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	CPZ	Community Purpose Zone				Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.	
	CPZ (Golf)	Community Purpose Sub Zone (Golf)					
	CPZ (Camping Ground)	Community Purpose Sub Zone (Camping Ground)					
	CPZ (Cemeteries)	Community Purpose Sub Zone (Cemeteries)					

38.638.2 Rules – Activities**Table 38.1: Activities Open Space and Recreation Zones.**

a. For the activities identified in Table 38.1 as controlled activities, the Council will reserve its control to the matters in Part 38.13.

b. For the activities identified in Table 38.1 as restricted discretionary activities, the Council will restrict its discretion to the matters in Part 38.14.

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1	Any activity not listed in Table 38.1	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.2	Informal recreation	P	P	P	P	P	P	P	P	
38.9.3	Public amenities	P	P	P	P	P	P	P	P	
38.9.4	Gardens, including botanic and community gardens	P	P	P	P	P	P	P	P	
38.9.5	Parks Maintenance	P	P	P	P	P	P	P	P	
38.9.6	Recreation facilities	<u>DNG</u>	D	P	D	P	P	P	P	
38.9.7	Community centres and halls	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.8	Day Care Facilities including buildings	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.9	Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	<u>DNG</u>	
38.9.10	Art galleries, arts and cultural centres including buildings	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.11	Clubrooms including buildings	<u>DNG</u>	D	P	<u>DNG</u>	D	P	D	<u>DNG</u>	
38.9.12	Libraries including buildings	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1 3	Grandstands	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.1 4	Organised sport and recreation	D	RD	P	D	P	P	D	<u>DNG</u>	
38.9.1 5	Camping grounds	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	
38.9.1 6	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	<u>DNG</u>	C	C	C	C	C	C	<u>DNG</u>	
38.9.1 7	Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings	<u>DNG</u>	RD	RD	RD	RD	RD	RD	<u>DNG</u>	
38.9.1 8	Retail accessory to a permitted activity that complies with the floor area standards for retail activities (Rule 38.10.9)	D	P	P	P	P	P	P	<u>DNG</u>	
38.9.1 9	Retail not otherwise provided for in Table 38.1	<u>DNG</u>	D	D	D	D	D	D	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 0	Commercial Recreation Activities and buildings associated with Commercial Recreation Activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 1	Commercial Activities and buildings associated with, and located on the same site as recreation activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 2	Artworks	P	P	P	P	P	P	P	P	
38.9.2 3	Demolition of buildings (which is not a listed as a protected feature)	P	P	P	P	P	P	P	P	
38.9.2 4	New buildings associated with a permitted activity, not otherwise listed in Table 38.1	P	P	P	P	P	P	C	P	
38.9.2 5	Construction, addition or alteration to existing buildings	P	P	P	P	P	P	C	P	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 6	Conservation Planting, species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control and scientific research	P	P	P	P	P	P	P	P	
38.9.2 7	Recreation Trails (walking, horse and cycling trails)	P	P	P	P	P	P	P	P	
38.9.2 8	Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m ²	C	C	P	P	P	P	P	P	
38.9.2 9	Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m ²	D	RD	RD	RD	RD	RD	RD	RD	
38.9.3 0	Harvesting and management of existing Forestry within the Outstanding Natural Features or Landscapes	D	D	D	D	D	D	D	D	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.3 1	Planting of new Forestry within the Outstanding Natural Features or Landscapes	<u>DNG</u>	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.3 2	Farming including grazing of stock	RD	P	RD	RD	RD	RD	RD	RD	
38.9.3 3	Cemeteries	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	
38.9.3 4	The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purposes of sale or lease	PR	PR	PR	PR	PR	PR	PR	PR	
38.9.3 5	Mining Activity	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	
38.9.3 6	Boat Ramps, Jetties and Marinas	D	D	D	D	D	D	D	<u>DNG</u>	
38.9.3 7	Informal Airports	D	D	D	D	D	D	D	D	

38.738.3 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.1	<p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>38.10.1.3 Active Sports and Recreation Zone: 10m.</p> <p>38.10.1.4 Civic Spaces Zone: 8m.</p> <p>38.10.1.5 CPZ: 10m.</p> <p>38.10.1.6 CPZ (Golf): 8m.</p> <p>38.10.1.7 CPZ (Camping Ground): 8m.</p> <p>38.10.1.8 CPZ (Cemeteries): 8m.</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • <u>Building dominance;</u> • <u>Effects on visual amenity and landscape character values and in particular views of significance;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality and the role and function of the open space;</u> • <u>Pedestrian and vehicle access;</u> • <u>Functional needs;</u> • <u>Scale and intensity;</u> • <u>Cumulative effect of buildings; and</u> 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
<p>38.10.2</p>	<p>Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m².</p> <p>38.10.2.2 Informal Recreation Zone: 100m².</p> <p>38.10.2.3 Active Sports and Recreation Zone: 400m².</p> <p>38.10.2.4 Civic Spaces Zone: 100m².</p> <p>38.10.2.5 CPZ: 300m².</p> <p>38.10.2.6 CPZ (Golf): 600m².</p> <p>38.10.2.7 CPZ (Camping Ground): 600m².</p> <p>38.10.2.8 CPZ (Cemeteries): 50m².</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Building dominance; • Effects on visual amenity and landscape character values and in particular views of significance; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality and the role and function of the open space; • Pedestrian and vehicle access; • Functional needs; • Scale and intensity; • Cumulative effect of buildings; and • Design and integration of landscaping 	<p>RD</p>	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.3	<p>Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <p>a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and iii. Southern Boundary: 2.5m and 35 degrees. <p>b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; and ii. All other boundaries: 2.5m and 45 degrees. <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Building dominance;</u> • <u>Privacy effects on adjoining properties;</u> • <u>Access to sunlight and impacts on shading;</u> • <u>Effects on visual amenity;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality; and</u> <hr/> <ul style="list-style-type: none"> • <u>The historic heritage value of any adjacent heritage item and or feature.</u> 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.4	<p>Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • Building dominance; • Privacy effects on adjoining properties; • Access to sunlight and impacts on shading; • Effects on visual amenity; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality; and • The historic heritage value of any adjacent heritage item and or feature. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.5	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Indigenous biodiversity values; • Public access; • Effects on visual amenity and landscape character values; • Open space • The functional and locational need and interaction of the development with the water body; • Landscaping; • Environmental protection measures (including landscaping and stormwater management); and • Natural hazards. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.6	<p>Outdoor Storage</p> <p>38.10.6.1 Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining zones by either planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m as well as 2m high.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal</u> • Visual amenity; • The location relative to the public realm and adjoining residential properties; • Consistency with the character of the locality; • Landscaping; • Practical and functional constraints; and • Pedestrian and vehicle access. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.7	<p>Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Visual amenity values; • Opportunities for passive surveillance; • Consistency with any established fencing; and • Functional constraints, including the use of land, security, and wind shelter. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.8	<p>Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the benefits of the proposal</u> • <u>the effects of lighting or glare.</u> 	RD	
38.10.9	<p>Maximum gross retail floor space</p> <p>Within the Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), and CPZ (Camping Ground) the maximum gross retail floor space associated to recreation activities permitted within these zones shall be 100m² or no more than 10% of the gross floor area (whichever is the lessor) of the building supporting the recreation and leisure activities.</p>	D	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.10	<p>Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • External appearance; • Visual prominence from both public places and private locations; and • Effects on visual amenity and landscape character values and in particular views of significance. 	RD	

38.838.4 Informal Recreation Zone: Ben Lomond Sub Zone

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
	Activity	Activity Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.1	<p>Buildings</p> <p>Construction, relocation, addition or alteration of any building.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Landscape and visual amenity values; • Scale, intensity and cumulative effects; • Associated earthworks and landscaping; • Lighting; • Provision of water supply, sewerage treatment and disposal, electricity and communication services; • Natural Hazards; and • Effects on the transportation network. <p>Information requirements associated with the effects on the transportation network shall include an integrated transport assessment, including but not limited to:</p> <ul style="list-style-type: none"> • Travel, access and parking plans; • Any capacity or safety improvements to the road network, if the scale and intensity of the activity requires this; • The enhancement of pedestrian connections and networks to the Queenstown Town Centre Zone; • Measures to encourage reduced use of car travel by employees and customers; and • Requirements for the provision of dedicated car parks. 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.2	Passenger Lift Systems Passenger Lift Systems within the 'Bob's Peak' area and the 'Gondola Corridor' area of the Ben Lomond Sub Zone. Control is reserved to the following: <ul style="list-style-type: none">• Location, external appearance and alignment;• Other occupiers or users;• Night lighting;• Height;• Associated earthworks; and• Natural Hazards.	C	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.3	<p>Commercial recreation activity including:</p> <p>a. commercial activities associated with, and located on, the same site as recreation activities; and</p> <p>b. retail ancillary to a commercial recreation activity</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Intensity and scale of the activity on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network (if not previously or concurrently addressed by an integrated transport assessment in Rule 38.11.1). 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.4	<p>Harvesting and management of existing Forestry</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Hours of operation; • Noise; • Health and safety; • Traffic generation; • Earthworks; • Soil erosion, sediment generation and run-off; and • Landscape rehabilitation. 	C	
38.11.5	<p>Parking within the Lower Terminal area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Traffic generation, access, parking layout and design; • Consistency with any integrated traffic assessment required by Rules 38.11.1 and 38.11.3; • Pedestrian and vehicle access; and • Landscaping. 	C	
38.11.6	<p>Building within the Building Restriction Area: Bob's Peak Area</p> <p>Any building within the Building Restriction Area, excluding retaining walls.</p>	PR	
	Standards	Non-Compliance Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.7	<p>Building Height</p> <p>The maximum height of buildings and structures as specified shall be:</p> <p>a. Buildings within the Bob's Peak Area: 10m.</p> <p>b. Passenger Lift Systems within the Bob's Peak Area: 12m.</p> <p>c. Buildings within the Lower Terminal Area: 17m.</p>	D	
38.11.8	<p>Building Coverage</p> <p>The maximum building coverage within the Bob's Peak Area shall be 15%</p>	D	

	Rules - Non-notification of Applications	Comments/Additional Relief Sought
38.12 Rules - Non-notification of Applications	All applications for controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified, except for the following:	
Rule 38.12.1	Restricted discretionary activities within the Informal Recreation Ben Lomond Sub-Zone; and	
Rule 38.12.2	Controlled activities within the Informal Recreation Ben Lomond Sub Zone shall not be publicly notified but may require the written approval of affected persons or give limited notification to affected persons.	

38.13	Matters of control for Controlled Activities identified in Table 38.1	Comments/Additional Relief Sought
	The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.	
Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones		
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <ul style="list-style-type: none"> • Scale and intensity of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Traffic generation, access and parking; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.13.2	<p>Rules 38.9.24 and 38.9.25: Construction and alteration of buildings in the Community Purpose Camping Ground Zone:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Infrastructure and servicing, access and parking. • Natural hazards. 	
38.13.3	<p>Rule 38.9.28: Construction of vehicle access and car parking areas accessory to permitted activities up to 200m²:</p> <ul style="list-style-type: none"> • Traffic generation, access and parking; • Public access to, and use of, the open space; • Pedestrian and vehicle access; and • Landscaping. 	

38.14	Matters of discretion for Restricted Discretionary Activities identified in Table 38.1	Commentary/Additional Relief Sought
	The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application	
Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones		
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of, the open space; • Location, in particular distance from adjoining properties; • Traffic generation, access and parking; • Noise; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Traffic generation, access and parking. 	

38.14.3	<p>Rule 38.9.29: Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m² in respect of all Open Space and Recreation Zones (except the Nature Conservation Zone):</p> <p>Location of facility and access;</p> <ul style="list-style-type: none"> • Number, design and layout of car parks and associated manoeuvring areas; • Surface treatment of parking facility and access; • Landscaping; and • Cumulative effect of the number of car parking facilities within the Zone. 	
38.14.4	<p>Rule 38.9.32: Farming including grazing of stock</p> <ul style="list-style-type: none"> • Intensity and duration; • Public access to, and use of the open space; • Pest and wilding pine control; • Maintenance of landscape values; and • Restriction of areas to protect or restore indigenous biodiversity values. 	

~~38.9 — Landscape Assessment Matters for Discretionary and Non-Complying Activities~~

	Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones
38.15.1	<p>Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).</p> <p style="padding-left: 40px;">38.9.1.1 — Effects on landscape quality and character</p> <p>In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</p> <p>a. — Physical attributes:</p> <ul style="list-style-type: none"> • — Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p style="text-align: center;">landscape character;</p> <ul style="list-style-type: none"> • Vegetation (exotic and indigenous); • The presence of waterbodies including lakes, rivers, streams, wetlands. <p>b. Visual attributes:</p> <ul style="list-style-type: none"> • Legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; • Aesthetic values including memorability and naturalness; • Transient values including values at certain times of the day or year; • Human influence and management – settlements, land management patterns, buildings, roads. <p>c. Appreciation and cultural attributes:</p> <ul style="list-style-type: none"> • Whether the elements identified in (a) and (b) are shared and recognised; • Cultural and spiritual values for Tangata whenua; • Historical and heritage associations. <p style="text-align: center;">The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p> <p>d. In the context of (a) to (c) above, the degree to which the proposed activity or development will affect the existing landscape quality and character, including whether the proposed activity or development accords with or degrades landscape quality and character, and to what degree.</p> <p style="text-align: center;">38.9.1.2 – Effects on visual amenity</p> <p>In considering whether the potential visibility of the proposed activity or development will maintain and enhance visual amenity, values the Council shall be satisfied that:</p> <ul style="list-style-type: none"> a. the extent to which the proposed activity or development detracts from visual amenity values as viewed from public roads and other public places; b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>c. the proposal will be appropriately integrated, screened or hidden from view by elements that are in keeping with the character of the landscape;</p> <p>d. the proposed activity or development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</p> <p>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <ul style="list-style-type: none"> • any carparking, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.
38.15.2	<p>Rural Landscape Classification (RLC)</p> <p>38.9.2.1 — Effects on landscape quality and character</p> <p>The following shall be taken into account:</p> <p>a. where the site is adjacent to or nearby an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;</p> <p>b. whether and the extent to which the scale and nature of the proposed activity or development will degrade the quality and character of the Open Space Zone or the surrounding Rural Landscape;</p> <p>c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Open Space Zone or the Rural Landscape.</p> <p>38.9.2.2 — Effects on visual amenity:</p> <p>Whether the activity or development will result in a loss of the visual amenity of the Open Space Zone or the Rural Landscape, having regard to whether and the extent to which:</p> <p>a. the visual prominence of the proposed development from any public places will reduce visual amenity;</p> <p>b. the proposed development is likely to be visually prominent such that it detracts from private views;</p> <p>c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Landscape from both public and private locations;</p> <p>d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;</p>

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>e. any proposed carparking, planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;</p> <p>38.9.2.3 Tangata Whenua, biodiversity and geological values:</p> <p>a. whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.</p> <p>— The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>
38.15.3	<p>Other factors and positive effects, applicable in all the landscape categories</p> <p>38.9.3.1 The extent to which the proposed activity or development detracts from, or enhances the amenity of the Open Space Zone and wider natural or rural environment with particular regard to the experience of remoteness or wildness.</p> <p>38.9.3.2 The extent to which cumulative effects of activities will adversely affect landscape quality, character or visual amenity values.</p> <p>38.9.3.3 In considering whether there are any positive effects, or opportunities for remedying or mitigating the continuing adverse effects of activities, the Council shall take the following matters into account:</p> <p style="margin-left: 20px;">a. whether the proposed activity would enhance the character of the landscape, or assists with the protection and enhancement of indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;</p> <p style="margin-left: 20px;">b. any positive effects including environmental compensation, enhanced public access such as the creation or improvement of walking, cycling or bridleways or access to lakes, rivers or conservation areas;</p> <p style="margin-left: 20px;">c. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation.</p>

Variation to Stage 1 PDP Chapter 2 Definitions:	
<u>Underlined text for additions and strike through text for deletions.</u>	
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, <u>or permanent tourist cabins,</u> by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.
New Stage 2 PDP Definitions:	
<u>Ground Floor Area</u>	<u>Means any areas covered by a building or parts of a building, and includes overhanging or cantilevered parts, but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks that are less than 1.0 m above ground level.</u>
<u>Visually Permeable</u>	<u>In reference to a wall, gate, door or fence:</u> <u>Means a continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.</u>

	Variation to Stage 1 Landscapes Chapter 6:	
	<u>Underlined text for additions and strike through text for deletions.</u>	
Part 6.2	<p>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>	
Part 6.4	Rules - Amend:	
	<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 <u>assessment matters</u> do not apply to the following within the Rural Zones:</p> <ul style="list-style-type: none"> a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. <u>The Gibbston Character Zone.</u> d. <u>The Rural Lifestyle Zone.</u> e. <u>The Rural Residential Zone.</u> 	

Variation to Stage 1 Subdivision and Development Chapter 27:		
Underlined text for additions and strike through text for deletions.		
27.5 Rules – Standards for Subdivision Activities		
Zone	Minimum Lot Area	
<u>Open Space and Recreation Zones</u>	<u>No minimum</u>	

Variation to Stage 1 Temporary Activities and Relocated Buildings Chapter 35:		
Underlined text for additions and strike through text for deletions.		
35.4	Rules - Activities	
35.4.7	<p>Temporary Events held <u>within the Open Space and Recreation Zones or any other on</u> Council-owned public recreation land, provided that:</p> <ul style="list-style-type: none"> Noise Events do not occur during hours in which the night-time noise limits of the relevant Zone(s) are in effect, except for New Year's Eve. <p>For the purpose of this rule the relevant noise standards of the Zone shall not apply.</p>	P

Variation to Stage 1 Noise Chapter 36:						
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		
36.5.4	<u>Open Space and Recreation Zones</u>	Any point within any site	0800h to 2000h	50 dB $L_{Aeq(15\ min)}$	NC	
			2000h to 0800h	40 dB $L_{Aeq(15\ min)}$ 75 dB L_{AFmax}	NC	

Appendix to Go Orange Submission on the Proposed Visitor Accommodation Provisions

[Specific relief requested is shown as track changes]

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New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter 4

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Variation to Stage 1 PDP Chapter 2 - Definitions:

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

<u>Residential Visitor Accommodation</u>	<p><u>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 Days.</u></p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p>
Homestay	<p><u>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</u></p> <p><u>Notes:</u></p> <p><u>1. Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></p> <p><u>2. Extra rates levies may apply.</u></p>
Registered Holiday Home	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. • Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p><u>Advice Note:</u></p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
Visitor Accommodation	<p><u>Means the use of land or buildings (excluding the use of a residential unit or residential flat) for short-term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days</u>; and</u></p> <p>i. <u>Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares</u>, and managed apartments <u>homestays</u>, and the commercial letting of</u></p>

	<p>a residential unit; and</p> <p>ii. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and 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.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p><u>For the purpose of this definition:</u></p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
<p>Residential Activity</p>	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. <u>Excludes visitor accommodation, residential visitor accommodation and homestays.</u></p>

New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter

7 Low Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 7.1 Zone Purpose:]

Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

7.2.8.1 Provide for accommodation options for visitors in the Low Density Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
<u>7.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>7.4.17</u>	<p><u>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</u></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>7.4.18</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<u>7.5.17</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.17.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>7.5.17.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;"><u>Other vehicles: 8 vehicle trips per day.</u></p>	NC
<u>7.5.18</u>	<p><u>Homestay</u></p> <p><u>7.5.18.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>7.5.18.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>7.5.18.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>7.5.18.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">b. <u>Other vehicles: 8 vehicle trips per day.</u></p>	NC

7.6 Rules - Non-Notification of Applications

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

8 Medium Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 8.1 Zone Purpose:]

Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

8.2.14.1 Provide for accommodation options for visitors in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment.

8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.29</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>8.4.30</u>	<p><u>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>8.4.31</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.15	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.15.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p>8.5.15.2 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC
8.5.16	<p><u>Homestay</u></p> <p>8.5.16.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p>8.5.16.2 <u>Shall not exceed 5 paying guests per night.</u></p> <p>8.5.16.3 <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>8.5.16.4 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC

8.6 Rules - Non-Notification of Applications

8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

9 High Density Residential

9.1 Zone Purpose

[Note: The following is new text at end of 9.1 Zone Purpose:]

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

9.2 Objectives and Policies

9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.

Policies

9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
<u>9.4.8</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>9.4.9</u>	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>

9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<u>9.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>9.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to: The location, nature and scale of activities; and</u> <u>The location, provision, and screening of parking and access.</u></p>	<u>RD*</u>
<u>9.5.13</u>	<p><u>Homestay</u></p> <p><u>9.5.13.1</u> <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>9.5.13.2</u> <u>Shall not exceed 5 paying guests per night.</u></p> <p><u>9.5.13.3</u> <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>9.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<u>RD*</u>

9.6 Rules - Non-Notification of Applications

9.6.2.2 Visitor accommodation.

New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown Residential Historic Management chapter

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.1 Zone Purpose

[Note: The following is new text at end of 10.1 Zone Purpose:]

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

10.2 Objectives and Policies

10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>10.4.8</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>10.4.9</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
<u>10.5.8</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>10.5.8.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>10.5.8.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses: none.</u> f. <u>Other vehicles: 8 vehicle trips per day.</u> 	<u>NC</u>
<u>10.5.9</u>	<p><u>Homestay</u></p> <p><u>10.5.9.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>10.5.9.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>10.5.9.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>10.5.9.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses: none.</u> f. <u>Other vehicles: 8 vehicle trips per day.</u> 	<u>NC</u>

10.6 Rules - Non-Notification of Applications

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

11 Large Lot Residential

11.1 Zone Purpose

[Note: The following is new text at end of 11.1 Zone Purpose:]

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

11.2 Objectives and Policies

11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

11.2.3.1 Provide for accommodation options for visitors in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.5</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>11.4.6</u>	<p><u>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>11.4.7</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

11.5 Rules - Standards

<u>Table 2</u>	<u>Standards for activities in the Large Lot Residential Zone</u>	<u>Non-compliance status</u>
<u>11.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>11.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>11.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>
<u>11.5.13</u>	<p><u>Homestay</u></p> <p><u>11.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>11.5.13.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>11.5.13.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>11.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

7.6 11.6 Rules - Non-Notification of Applications

- 11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:
 - 11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

16 Business Mixed Use Zone

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
<u>16.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<u>16.5.10</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>16.5.10.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>16.5.10.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> i. Heavy vehicles, coaches or buses: none. j. Other vehicles: 8 vehicle trips per day. <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<u>C*</u>

<p><u>16.5.11</u></p>	<p><u>Homestay</u></p> <p><u>16.5.11.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>16.5.11.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>16.5.11.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>16.5.11.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">i. <u>Heavy vehicles, coaches or buses: none.</u>j. <u>Other vehicles: 8 vehicle trips per day.</u> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C*</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

21 Rural

21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.37</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

21.5 Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>21.5.53</u>	<p><u>Residential Visitor Accommodation</u></p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p>	<u>D</u>
<u>21.5.54</u>	<p><u>Homestay</u></p> <p><u>21.5.54.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>21.5.54.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

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

22 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.2.6 Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p>22.5.14.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <ul style="list-style-type: none"> • 	<u>NC</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>22.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone

23 Gibbston Character Zone

23.4 Rules - Activities

Table 1	Activities	Activity status
<u>23.4.21</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <ul style="list-style-type: none"> • 	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>23.5.13.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u> <u>41.4.18.1 Residential Visitor Accommodation and Homestays located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and Home Site Activity Area (HS).</u>	<u>P</u>

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.20</u>	<u>Residential Visitor Accommodation</u> <u>41.5.20.1 The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u> <u>41.5.20.2 The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <p style="margin-left: 20px;">•</p>	<u>NC</u>

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.21</u>	<p><u>Homestay</u></p> <p><u>41.5.21.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>41.5.21.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>41.5.21.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>41.5.21.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. <u>Heavy vehicles, coaches or buses: none.</u>b. <u>Other vehicles: 8 vehicle trips per day.</u>	<u>NC</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

42 Waterfall Park

42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
<u>42.4.13</u>	<u>In the Residences Area (R) of the Structure Plan</u> <u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
<u>42.5.9</u>	<u>Residential Visitor Accommodation</u> <u>42.5.9.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period. <u>42.5.9.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> •	<u>NC</u>

<p><u>42.5.10</u></p>	<p><u>Homestay</u></p> <p><u>42.5.10.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>42.5.10.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>42.5.10.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>42.5.10.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. Heavy vehicles, coaches or buses: none.b. Other vehicles: 8 vehicle trips per day.	<p><u>NC</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

43 Millbrook

43.4 Rules - Activities

	Activities – Millbrook	Activity status
<u>43.4.24</u>	<u>Residential Visitor Accommodation and Homestays</u> in the Residential Activity Area	<u>P</u>

43.5 Rules - Standards

	Activities – Millbrook	Activity status
<u>43.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>43.5.14.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>43.5.14.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. <p style="margin-left: 20px;">•</p>	<u>NC</u>
<u>43.5.15</u>	<p><u>Homestay</u></p> <p><u>43.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>43.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>43.5.15.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>43.5.15.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

Further Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Further Submitter: Go Orange Limited

1. This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**).
2. Go Orange Limited (**Go Orange**) is a person who is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
3. Go Orange supports or opposes submissions on the Proposed Plan as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2594 – Queenstown Water Taxis Limited	Submission generally	Support	Go Orange supports the submission generally as it recognises the importance of water transport services in the District, and facilitates the successful operation of both public and private services.
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Public Water Ferry Services' in Chapter 29	Support	Go Orange supports the relief sought to omit the word 'Public' from the Chapter 2 definition and associated Chapter 29 references to 'Public Water Ferry Service'. The proposed definition is not appropriate for describing the nature of water ferry services currently being carried out on Lake Wakatipu. Restriction to 'Public' services does not appropriately recognise the diverse needs of the local population, and the nature of transporting passengers in the Queenstown Lakes area, which generally involves a combination of commuters, visitors and others at any one time. The proposed definition is also unnecessary for facilitating the establishment of water ferry services generally, which is important for relieving traffic

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			congestion on the road network.
	Chapter 21 Rule 21.5.43A And Chapter 12 Rule 12.4.17	Support	Go Orange supports the Submitter's opposition to the proposed Restricted Discretionary activity status for Water Ferry Services and related activities. It is not logical to distinguish Water Ferry Services and activities (RD status) from Commercial Boating activities (D status). The nature of Water Ferry Services in the Queenstown area is such that services and activities may often be a combination of public, school, event specific, and commercial.
#2462 – Queenstown Park Limited	Chapter 25 Rule 25.3.4.5	Support	Go Orange supports an amendment to Rule 25.3.4.5 to include earthworks for maintenance, improvement and creation of recreational trails as a permitted activity in all zones.
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Public Water Ferry Services' in Chapter 29	Support	Go Orange supports the relief sought to delete the third bullet point 'is operated for the sole and primary purpose of tourism' from the definition of Public Water Ferry Service. It is the nature of water transport services in the Queenstown area that ferry passengers will often be a combination of residents and tourists, and at certain times may be predominantly one or the other. The inclusion of this subpoint in the definition is overly restrictive and may result in an activity triggering non-compliance with the definition when in practice it is a legitimate water ferry service activity.
	Chapter 38	Oppose	Go Orange disagrees with the Submitters' position on established activities within open space and recreation zones. The ongoing use, maintenance and upgrading of established activities and infrastructure should be supported and permitted or controlled. The appropriateness of these activities was adequately assessed when the activity was consented, and subjecting these activities to continuous reassessment is onerous and impedes on reasonable use.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2290 – Kawarau Jet Services Holdings Limited	Chapter 38	Support	Go Orange supports the relief sought to amend provisions of chapter 38. These amendments streamline the provisions and reduce repetition.

4. Go Orange wishes to be heard in support of its further submission.
5. Go Orange will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.



Go Orange Limited

Signed by its duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz/rosie.hill@al.nz

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Submission on the Proposed QLDC District Plan 2015 (Stage 2)

Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991

- To:** Queenstown Lakes District Council
- Address:** Sent via email to: services@qldc.govt.nz
- Name of submitter:** Te Anau Developments Limited (**TAD**)
- Submitter interests:** TAD has an interest in and will be affected by any provision applying to transport and tourism activities mainly within or accessing Walter Peak High Country Farm. An overview of TAD and its interests in the QLDC District Plan were provided in its submission and evidence presented to QLDC on first Stage 1 part of the district plan review process. This submission is written with the understanding that the intertwining matters raised by TAD in its Stage 1 process remain valid and will be carried through to the Stage 2 decision-making process.
- Relief sought:** In addition to the relief sought by TADs submissions on Stage 1, TAD requests that the proposed district plan provisions be amended:
- Generally as described on the following pages;
 - Specifically as shown in the attached documents; and/or
 - Otherwise with like effect in support of this submission.
- Provisions not sought to be amended in this submission are requested to be retained as notified, unless they are amended in a manner which aligns with this submission.
- Trade Competition:** TAD cannot gain an advantage in trade competition through this submission.
- Hearings:** The submitter wishes to be heard in support of this submission. TAD would appreciate the opportunity to work collaboratively with QLDC staff / advisors and other submitters to help determine the most appropriate district plan provisions.
- Address for Service:** Te Anau Developments Limited
C/- John Edmonds + Associates Ltd
Contact: Ben Farrell
Email: ben@jea.co.nz
Phone: 021767622
- Date:** 23rd February 2018

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ATTACHMENTS

1. Specific relief requested for the proposed EARTHWORKS chapter
2. Specific relief requested for the proposed SIGNAGE chapter
3. Specific relief requested for the proposed OPEN SPACE chapter
4. Specific relief requested for the proposed TRANSPORT chapter

BACKGROUND

5. Te Anau Developments Limited is a wholly owned subsidiary company of Real Journeys Limited which was incorporated in 1984. Te Anau Developments owns a 155 hectare Walter Peak property located at Beach Bay on Lake Wakatipu, 13km from Queenstown, which includes the Colonels Homestead, surrounding buildings and the newly constructed rural demonstration amphitheatre. This land holding is effectively a small farm and is managed as such. Real Journeys have uses this location to operate dining and farm experiences serviced by the vintage steamship the “TSS Earnslaw”.
6. Te Anau Developments owns the Convelle Wharves in Queenstown Bay these jetties are currently utilised by vessel operators such as Queenstown Water Taxis, Stuart Dever, and Pacific Jem. The company also owns more property in the Southland District and is in partnership with Rakiura Wildlife Experiences to provide Kiwi Spotting Tours on Stewart Island operated by Real Journeys.

PROPOSED EARTHWORKS PROVISIONS

General Relief requested

7. TAD requests the proposed earthworks provisions be amended as required to:
 - a. Avoid overlap with the functions of the regional council specifically the Regional Water Plan, in particular Rule 13.5. This includes deleting proposed standards 25.5.12, 25.5.13, 25.5.14, and 25.5.20.
 - b. Permit day-to-day farming activities in the Rural General Zone, including: cultivation, planting, fencing, maintenance and upgrading of access tracks, creation and maintenance of firebreaks, installation of culverts, clearance of drains, burying underground power cables, waterlines and installation of stock water troughs, installation of irrigation systems including buried waterlines, clearance of exotic vegetation, bores and geotechnical investigations, including test pits, composting and burying of waste, including cleared vegetation, works within the bed of any lake or river, including but not limited to the clearance of debris, maintenance and repair of existing infrastructure.
 - c. Provide for the construction of walking and cycle trails in any zone.

Summary of Reasons

Overlapping with ORC duties and functions

8. The Otago Regional Council and their administration of the Regional Water Plan play an important role in managing activities within and around waterbodies which may adversely affect water quality and other environmental values. Some of the proposed earthwork standards overlap and do not integrate with the operative Regional Water Plan provisions. For example proposed QLDC Rule 25.5.20 has not taken into account the need to maintain, repair and augment water defence structures in and around waterways.
9. Additionally, the Regional Plan permits the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event in order to maintain the flood carrying capacity of the bed of the river and the repair or maintenance of any defence against water constructed or placed by artificial means (for example refer regional water plan rule 13.5.1).
10. It is not uncommon for earthworks to be required to protect buildings and structures from flooding and rock falls and TAD contends that resource consent for such activities should not be required within 10 metres of a water body. These provisions are particularly important to TAD because of the vulnerability of some of our infrastructure to rock falls caused by flood events. It is also a permitted activity in the Regional Water Plan to alter or reconstruct any defence against water (other than on the bed of any lake or river) providing there is no permanent change to the scale, nature or function of the defence against water.
11. Overall the Otago Regional Council has specific duties and functions to expressly manage discharges and disturbances to waterbodies. TAD contends it unreasonable for QLDC to require resource consent for these activities when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards.

Farming Activities

12. It is appropriate for day-to-day farming activities to be undertaken without any need of resource consent. In this regard it would be highly inefficient for any small farming operation or rural land holding to be subject to the resource consent process.

Providing for walking and cycle trails

13. TAD supports the establishment of walking and cycle trails, including expansion of the existing trail networks. These trails are an important recreational asset to the district, including at Walter Peak, and the district plan should facilitate the ability for trails to be used, maintained, upgraded and extended in all zones without much regulatory burden.

PROPOSED SIGNAGE PROVISIONS

General Relief requested

14. TAD requests amending the signage provisions to ensure that:
- a. The objectives and policies recognise the general intent of signage is to be conspicuous, and thus signs will often appear in contrast to buildings or structures upon which signage is located.
 - b. Health and safety, interpretative, and sponsorship signage is enabled.
 - c. Signage on private land to be provided for (as a permitted activity) where it is not visible from a public space or neighbouring property.
 - d. Signage within a Reserve to be provided for (as a permitted or controlled activity subject to standards).
 - e. Signage (in particular directional, interpretative, sponsorship, temporary) relating to the operation and management of the “TSS Earnslaw” and her associated infrastructure to be permitted subject to standards and managed as controlled or restricted discretionary activities if those standards are breached.
 - f. Deletion of the proposed Assessment Matters.

Summary of Reasons

15. The proposed objectives and policies frustrate the key purpose of signage which is to draw people’s attention and be visually conspicuous to be effective. Consequently, in many instances signage is not compatible with the character of the site, buildings and surrounding environment. The proposed objectives and policy should be more balanced by recognising this.
16. The provisions are too uncertain or onerous in places. For example it can be argued that all signage adversely affects the visual amenity of the surrounding environment.
17. Interpretative signage plays an important role alongside directional and other signage provided for. Similarly, sponsorship signage can have reasonably important local socioeconomic and community benefits. These benefits should be recognised and provided for.
18. It is not efficient or necessary to impose signage controls where signage cannot be seen in the public realm or from neighbouring properties. It is simply not necessary to manage signage which cannot be seen from public or neighbouring locations - there is no resource management issue to be concerned with. Similarly, numerous signs are required for health and safety purposes (particularly around construction activities) and this type of signage should not require resource consent. Also, signage within reserves is subject to the approval of either QLDC or the Crown under the Reserves Act. Accordingly, signage in Reserves should be provided for and does not need to be discouraged (or even managed) under the RMA framework.
19. The proposed Assessment Matters are problematic in that they serve no real purpose. They create uncertainty and inefficiencies in the administration of the district plan. The Assessment Matters are not necessary (let alone the most appropriate) method for implementing the purpose of the RMA or any district plan objective.

PROPOSED OPEN SPACE CHAPTER PROVISIONS

General Relief requested

20. TAD requests that the proposed open space chapter and district plan framework be amended as follows:
- a. Delete or significantly amend the Chapter to create a simpler framework, for example one or two zones with only a few objectives and policies and methods which provide for a range of open space and recreation activities as either permitted, controlled or discretionary activities.
 - b. Recognise the benefits of and provide for commercial recreation and transport activities in all open space zones. Ensure these activities are not discouraged.
 - c. Permit or control the ongoing use, maintenance and upgrading, of existing infrastructure located within the open space zone.

Summary of Reasons

21. With the "TSS Earnslaw" and associated infrastructure TAD and Real Journeys have considerable investment in, and relies to a large extent, on part of the Districts Reserves network. TAD has ongoing relationships with the Crown and QLDC in relation to numerous Reserves in the Queenstown Lakes District. Specifically TAD and Real Journeys have concessions for infrastructure in and passenger transfer across the marginal strip in Beach Bay at Walter Peak. In fact TAD administers a Reserve; a section of marginal strip; and the Beach Point picnic / camping area on behalf of the Crown.
22. TAD is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the Districts Reserves network. There is insufficient justification in the s32 evaluation as to why this new approach is the most appropriate for implementing the purpose of the RMA.
23. All public reserves are (or at least must be) administered in accordance with the Reserves Act. The requirements of the Reserves Act are not (and cannot to the best of our knowledge) be ignored or trumped by provisions in the District Plan. Effectively, under the Reserves Act no person can do anything on the Councils Reserves without QLDCs (and therefore the community's best interests) permission / support. Council has the ability to manage all of the issues raised in the Chapter outside the RMA process, for example buildings, activities, earthworks, and landscaping. However the proposed chapter takes the reserve management process to an entirely different unnecessarily prescriptive level.
24. The framework creates inconsistency with the way in which Reserves administered by the Crown are managed. TAD observes that the majority of the Districts Reserve land is administered by the Crown, including most of the districts marginal strips. There are insufficient reserves and council parks in the District to warrant this chapter. The proposed framework is also inconsistent with the approach that TAD request on the whole district plan (Stage 1) to provide a new Water Chapter. Much of the Council's Reserve land is not afforded protection under s.6 of the RMA. Unlike the Districts Lakes and Rivers, which QLDC supports a Rural Zoning, most of the land subject to the proposed open space chapter is not recognised as being ONL. We observe the Nature Conservation Zone could be problematic as most of the marginal strips vested with the council are developed areas such as parks with already low conservation values. It will be difficult to protect something that is hardly present.
25. TAD does not understand QLDCs unwillingness to provide a dedicated framework to one of the districts most valuable resources (waterbodies), which have considerable resource management issues requiring management under the RMA, yet afford a specific 27 page chapter for its relatively small Reserves network.

PROPOSED TRANSPORT PROVISIONS**General Relief requested**

26. TAD requests the chapter (district plan) be amended as required to ensure:
- a. The benefits of water transport services to the districts economy and overall transport network be specifically recognised and provided for; and
 - b. All transport services and associated infrastructure is provided for and not discouraged. This includes providing equally for both public and private transport services. The different modes of transport should be articulated, including water transport services and associated infrastructure.

Summary of Reasons

27. The district is suffering from an inadequate transportation system and associated transport infrastructure. As demand for the resorts activities increases it is inevitable that transport activity and infrastructure demands will be required to be maintained, upgraded and extended. It is essential that all types of transport services and associated infrastructure (both public and private) be provided for and not limited by unnecessary or inefficient regulation.
28. The provisions concentrate on the road network and do not satisfactorily recognise the benefits or provide for other means of transport, including the provision of cycling and walking (including the trails network), air and water transport and their associated infrastructure. Specific recognition of and provision for each of these modes of transport should be articulated in the Transport chapter.

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Clause	Requested Amendment	Comment / Additional Relief Sought
25.1 Purpose	<p>Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the installation and maintenance of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients.</p> <p>Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District’s Outstanding Natural Features, Landscapes, amenity values, waterbodies and their margins are protected from inappropriate development.</p> <p>Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management.</p> <p>The volume limits in the Earthworks Chapter do not apply to subdivision proposals with a Controlled or Restricted Discretionary activity status because earthworks and the adverse effects associated with these activities are contemplated and managed by the policies and matters of discretion in the Earthworks Chapter and Subdivision Chapter 27. All other rules in the Earthworks Chapter apply to applications for subdivision consent to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties.</p> <p>Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.</p>	
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment and <u>appropriately</u> maintains landscape and visual amenity values.	
Policy 25.2.1.1	Ensure earthworks minimises erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	

Policy 25.2.1.2	<p>Protect the following valued-values/resources including those that are identified in the District Plan from the inappropriate adverse effects of earthworks:</p> <ol style="list-style-type: none"> Outstanding Natural Features and Landscapes; the amenity values of Rural Landscapes and other identified amenity landscapes; significant Natural Areas and the margins of lakes, rivers and wetlands; the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers; <p>Advice note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</p> <ol style="list-style-type: none"> the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; heritage sites, precincts and landscape overlays; and public access to and along lakes and rivers. 	These matters are more appropriately identified as values, not resources.
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	
Objective 25.2.2	Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.	There is no need for the enabling intent of this objective to be “qualified” by the statement “while being protected from adverse effects”. Objective 25.2.1 and its supporting policies capture the intent of the second part of this objective.
Policy 25.2.2.1	Subject to Objective 25.2.1, enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: <ol style="list-style-type: none"> Nationally and Regionally Significant Infrastructure; tourism infrastructure including the continued operation, and provision for future sensitive 	This objective should not be subject to another objective.

	<p>development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Wairau Ski Area Sub Zone;</p> <p>c. minimising the risk of natural hazards;</p> <p>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and</p> <p>e. the use and enjoyment of land for recreation, including public walkways and trails.</p>	
Policy 25.2.2.2	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.3	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.4	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.5	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.6	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.7	Ensure that earthworks minimises natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	Relocate policy as it is more appropriately located under objective 25.2.1
25.3	Other Provisions and Rules	
Rule 25.3.1	District Wide	
Rule 25.3.2	Advice Notes - Regional Council Provisions	Relocate Advice Notes to the end of the chapter.
Rule 25.3.2.1	Some land disturbance activities including those that involve the diversion of water or discharge of stormwater with sediment, and modification to water bodies including wetlands are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.	Relocate Advice Note to the end of the chapter.
Rule 25.3.2.2	Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.	Relocate Advice Note to the end of the chapter.

Rule 25.3.3	Advice Notes	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.1	Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.2	The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.3	Refer to Chapter 33 Indigenous Vegetation and Biodiversity for land disturbance activities within Significant Natural Areas. No provisions of this chapter prevail over those of Chapter 33 Indigenous Vegetation and Biodiversity.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.4	Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. No provisions of this chapter prevail over those of Chapter 26 Historic Heritage.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.5	Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.6	Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.7	Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications: <ul style="list-style-type: none"> a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008. b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.8	Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.9	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies	Relocate Advice Note to the end of the chapter.

	instead of the District Plan provisions.	
Advice Note 25.3.3.10	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.11	The following activities are managed in Chapter 30 Energy and Utilities: <ul style="list-style-type: none"> a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard; b. Earthworks for the placement of underground electricity cables or lines. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.12	The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.	Relocate Advice Note to the end of the chapter.
General Rules 25.3.4	General Rules	
General Rule 25.3.4.1	Earthworks subject to resource consent applications for Controlled or Restricted Discretionary activity subdivisions pursuant to section 11 of the Act are exempt from the following Rules: <ul style="list-style-type: none"> a. Table 25.2 volume; b. Rule 25.5.16 cut; and c. Rule 25.5.17 fill. <p>Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.</p> <p>All other rules in the Earthworks Chapter apply to applications for subdivision consent.</p>	
General Rule 25.3.4.2	Earthworks for Ski Area Activities within the Ski Area Sub Zones and vehicle testing facilities within the Wairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply: <ul style="list-style-type: none"> a. Rules 25.5.12 to 25.5.14 that control erosion and sediment, deposition of material on Roads and dust; b. Rule 25.5.20 setbacks from waterbodies; and c. Rule 25.5.21 exposing groundwater. 	It is inefficient to impose resource consent requirements on Ski Area operators where development and maintenance of a terrain park / mountain biking park is constantly evolving and a permissive earthworks framework is sought. Moreover, CARL is a year round visitor destination and regularly undertakes earthworks for the following activities in addition to Ski Area Activities: Accommodation, Mountain Biking, Walking and

		Mountain Carting including the operation of McDougall's Chondola.
General Rule 25.3.4.3	The maximum volume and area of earthworks shall be calculated per site, within one consecutive 12 month period.	
General Rule 25.3.4.4	Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules: <ul style="list-style-type: none"> a. Table 25.2 volume standards; b. Rule 25.5.16 cut standards; and c. Rule 25.5.17 fill standards. 	
General Rule 25.3.4.5	Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3: <ul style="list-style-type: none"> a. Erosion and sediment control except where subject to Rule 25.5.20 setback from waterbodies. b. The digging of holes for offal pits. c. Fence posts. d. Drilling bores. e. Mining Activity, Mineral Exploration or Mineral Prospecting. f. Planting riparian vegetation. g. Internments within legally established burial grounds. h. Maintenance of existing and in service vehicle accesses and tracks, excludes their expansion. i. Deposition of spoil from drain clearance work within the site the drain crosses. j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours. k. Firebreaks not exceeding 10 metres width. l. Cultivation and cropping. 	Construction of roads within legal road should not be subject to the earthworks standards.

	<ul style="list-style-type: none">m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any land disturbance does not exceed 1 metre in width.n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:<ul style="list-style-type: none">i. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.ii. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.iii. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.o. <u>The construction and maintenance of a road within legal road (formed or unformed)</u>	
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Clause	Requested Amendment		Comment / Additional Relief Sought
Table 25.1	Table 25.1 Earthworks Activities	Activity Status	
Rule 25.4.1	Earthworks that comply with all of the activities and standards in Tables 25.1 to 25.3.	P	
Rule 25.4.2	Earthworks that do not comply with the volume of earthworks standards in Table 25.2. Discretion is restricted to the matters set out in Part 25.7.	RD	
Rule 25.4.3	Earthworks for the construction or operation of a Cleanfill.	D	
Rule 25.4.4	Earthworks for the construction or operation of a Landfill.	D	
Rule 25.4.5	Earthworks that modify, damage or destroy a wāhi tapu, wāhi taonga or archaeological site whether identified on the Planning Maps or not or archaeological site whether identified on the Planning Maps or not.	D	Activities that modify, damage or destroy archaeological sites are managed under separate legislation and there is insufficient evidence justifying why QLDC should impose additional costs and hurdles associated with requiring resource consents for these activities.
Rule 25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D	

Clause	Requested Amendment		Comment / Additional Relief Sought
	Table 25.2 Maximum Volume	Maximum Total Volume	
Standard 25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³	
Standard 25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³	Imposing a standard of 10m ³ in rural zone locations (where all ONFs are located) is extremely onerous. The s32 does not satisfactorily establish why this very small limit is the most appropriate.

Standard 25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone Millbrook Resort Zone	300m3	
Standard 25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m3	
Standard 25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Queenstown Airport Mixed Use Zone	500m3	
Standard 25.5.6	Rural Zone Gibbston Character Zone	1000m3	
Standard 25.5.7	a. Roads b. Roads located within an Outstanding Natural Feature identified on the Planning Maps	No limit 10m3	
	Jacks Point Zone		
Standard 25.5.8	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m3	
Standard 25.5.9	Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1000m3	
Standard 25.5.10	Open Space Golf Education Education Innovation Campus	No maximum	

Lodge		
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	Table 25.3 Standards	Non-Compliance	
	Nuisance effects, erosion, sediment generation and run-off		
Standard 25.5.11	Earthworks shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°. Discretion is restricted to the matters set out in Part 25.7.	RD	
Standard 25.5.12	Earthworks must be undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.13	No material being transported from one site to another shall be deposited on any Road.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.14	Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.15	Earthworks that discovers any of the following: a. kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or	RD	This standard is not required as the subject matters are addressed by other legislation. It is more appropriate to manage the subject issue through earthworks requiring resource

	<p>b.— any feature or archaeological material that predates 1900, or</p> <p>c.— evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority must comply with the standards and procedures in Schedule 25.10 ‘Accidental Discovery Protocol’.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>		consent for breaches to other standards, namely earthworks volume, cut or fill height.
	Height of cut and fill and slope		
Standard 25.5.16	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.17	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.18	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with rules (a) to (c):</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>a. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>b. All cuts and batters shall not be greater than 65 degrees.</p> <p>c. The maximum height of any fill shall not exceed 2 metres.</p>	RD	

	Discretion is restricted to the matters set out in Part 25.7.		
	Setbacks from boundaries		
Standard 25.5.19	<p>Earthworks greater than 0.53 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>a. Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill; or ii. 300mm plus a distance at least equal to 1.5 times the maximum depth of the cut, as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>b. Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> i. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; except ii. Retaining walls that have been granted building consent <u>or resource consent</u> are exempt from this rule (25.5.19(b) i). <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p> <p><u>*Control is reserved to the height of earthworks having regard to the effects on the neighbour.</u></p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD*C	0.3m is a very onerous standard. No evidence has been provided justifying why a 0.3m height distance to boundary ratio should be applied. The RD matters specific in Part 25.7 are too broad for this particular standard. The matters for control should only be limited to the effects on neighbouring properties.
	Water bodies		
Standard 25.5.20	<p>Earthworks shall be setback a minimum distance of 10 metres from the bed of any water body:</p> <p>This rule shall not apply to any:</p> <ul style="list-style-type: none"> • artificial watercourse, lake or wetland that does not flow to a lake or river, and includes Lake Tewa within the Jacks Point Zone. • <u>maintenance, repairing or augmenting of existing water defence structures in and around waterways</u> • <u>disturbance to the bed associated with clearing debris, maintaining, or</u> 	RD	This rule does not integrate with ORC Water Plan. This proposed rule has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. TAD has to undertake earthworks at Walter Peak to protect the Colonel's Homestead and other structures from flooding and rock falls and we contend we should not require a resource consent for such activities within 10 metres of a water body. All activities permitted under section

	<p>reinstating existing buildings or structures and maintenance or reinstatement of a water intake, in order to enable the exercise of a lawful take of water.</p> <p>Advice Note: Water body has the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. Discretion is restricted to the matters set out in Part 25.7.</p>	<p>13.5.1 of the water plan should be permitted by the district plan.</p> <p>Re TAD these ORC rules are important regarding the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event, excluding alluvium, in order to maintain the flood carrying capacity of the bed of the river & the repair or maintenance of any defence against water constructed or placed by artificial means. TAD holds a concession (PAC 13-04-70) for Beach Bay Recreation Reserve to construct rock culverts and rock armouring, undertake stream deepening and tree planting as part of flood protection programme and we want to be able to undertake this activity readily to protect our property at Walter Peak.</p> <p>In the Regional Water Plan for Otago it is a permitted activity to alter or reconstruct any defence against water, other than on the bed of any lake or river, providing there is no permanent change to the scale, nature or function of the defence against water. Accordingly Real Journeys contends it unreasonable for QLDC to require resource consent for such activity when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards. Further the ORC does not require RC to disturb a river bed to clear debris, maintenance or reinstatement of a water intake etc.</p>
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Standard 25.5.21	Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer. Discretion is restricted to the matters set out in Part 25.7.	RD	
	Cleanfill		
Standard 25.5.22	Earthworks where more than 300m ³ of Cleanfill is transported by road to or from the area subject to Earthworks. Discretion is restricted to the matters set out in Part 25.7.	RD	

Clause	Requested Amendment	Comment / Additional Relief Sought
25.6	Non-Notification of Applications	
Standard 25.6.1	All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified: Rule 25.5.11 for restricted discretionary activities that exceed the area (m ²) standard.	The non-notification clauses in the operative district plan should carry through to the proposed district plan. There is insufficient evidence to justify changing the operative regime.
Rule 25.7.1	Matters of Discretion For all restricted discretionary activities discretion shall be restricted to the following matters. These matters are also applicable to any discretionary or non-complying activity. <ul style="list-style-type: none"> a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity <u>values</u>. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and indigenous biodiversity. f. Cultural and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects. 	
Rule 25.8	Assessment Matters	We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance

		provided in the applicable objectives, policies and matters of discretion.
Rule 25.8.1	In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.	
Rule 25.8.2	<p>Soil erosion and generation of sediments</p> <p>a. — The extent to which the proposal achieves effective erosion and sediment management.</p> <p>b. — Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.</p> <p>c. — Whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the season or staging of when such works occur.</p> <p>d. — Where applicable due to matters associated with the scale, area, duration of the works or the sensitivity of receiving environment. Whether the proposal is supported with erosion and sediment management design by a suitably qualified person. In particular where resource consent is required for non-compliance with Rule 25.5.11.</p>	
Rule 25.8.3	<p>Landscape and visual amenity</p> <p>a. — Whether the design of the earthworks is sympathetic to natural topography.</p> <p>b. — Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.</p> <p>c. — The duration of earthworks and any timeframes proposed for remedial works and revegetation.</p> <p>d. — Within Outstanding Natural Features and Landscapes, the Rural Landscape and other visual amenity landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:</p> <p>(i) — physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;</p> <p>(ii) — visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and</p> <p>(iii) — cultural attributes including Tangata whenua values, historic and heritage associations.</p> <p>e. — The sensitivity of the landscape to absorb change, and whether the earthworks will change the</p>	

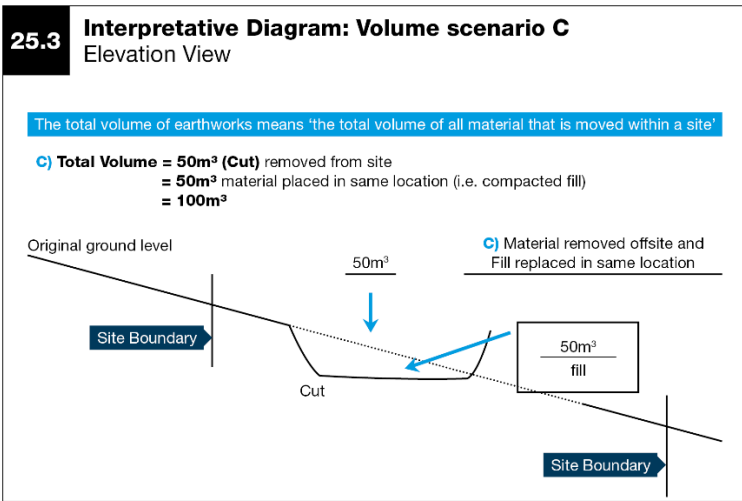
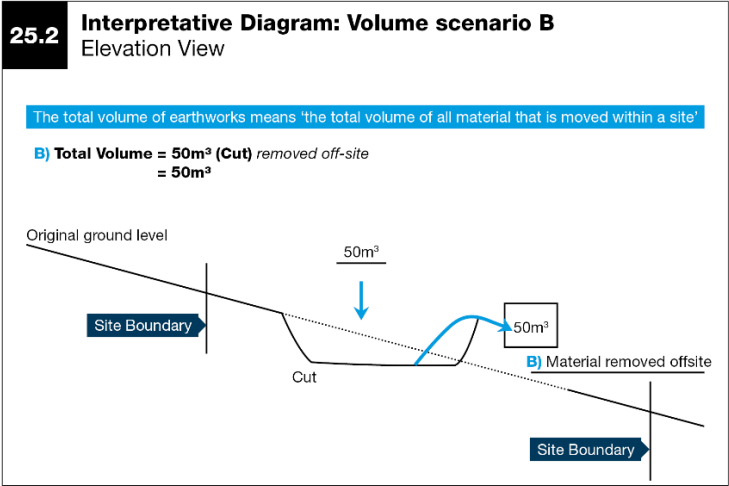
	<p>character or quality of the landscape.</p> <p>f. — The potential for cumulative effects on the natural form of the landscape.</p> <p>g. — Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.</p> <p>h. — The extent earthworks will affect visual amenity values including public or private views and whether the land disturbance will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.</p>	
<p>Rule 25.8.4</p>	<p>Effects on infrastructure, adjacent sites and public roads</p> <p>a. — Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.</p> <p>b. — Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.</p> <p>c. — Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.</p> <p>d. — Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the land disturbance area is rehabilitated, or for damage to roads.</p> <p>e. — Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.</p>	
<p>Rule 25.8.5</p>	<p>Land stability</p> <p>a. — The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these</p>	

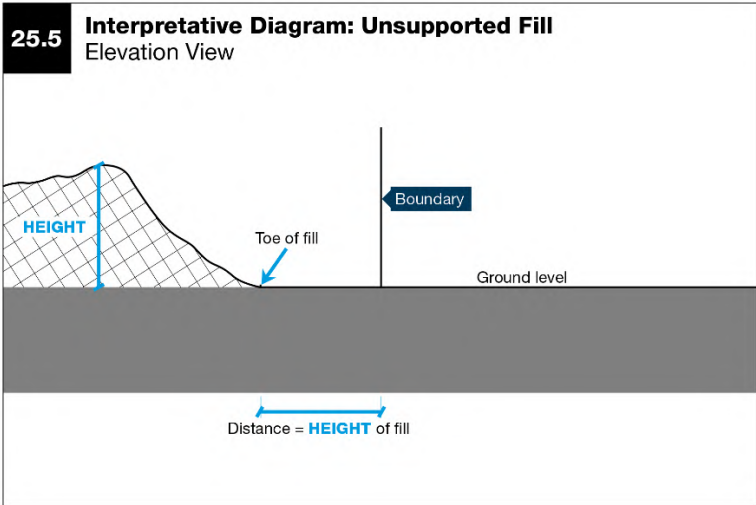
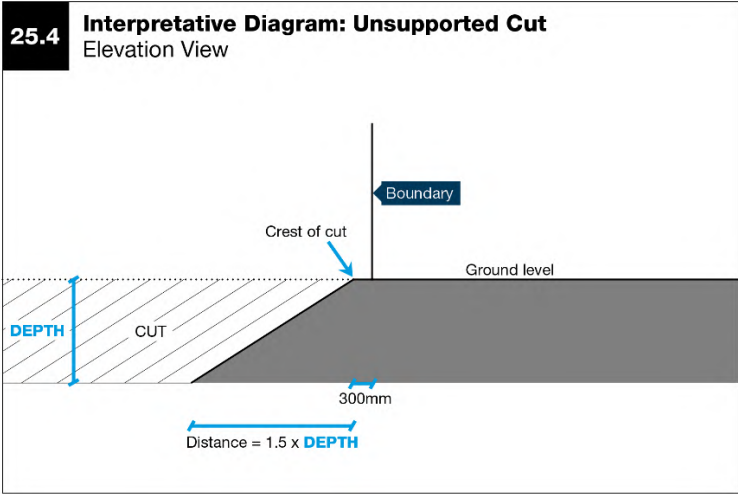
	<p>matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.</p> <p>b. — Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.</p> <p>c. — Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.</p> <p>d. — Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.</p>	
<p>Rule 25.8.6</p>	<p>Effects on water bodies, ecosystem services and indigenous biodiversity</p> <p>a. — The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.</p> <p>b. — Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.</p> <p>c. — The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.</p>	
<p>Rule 25.8.7</p>	<p>Cultural and archaeological values</p> <p>a. — The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.</p> <p>b. — The extent to which the activity affects Ngāi Tahu’s cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.3.7.</p> <p>c. — The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental</p>	

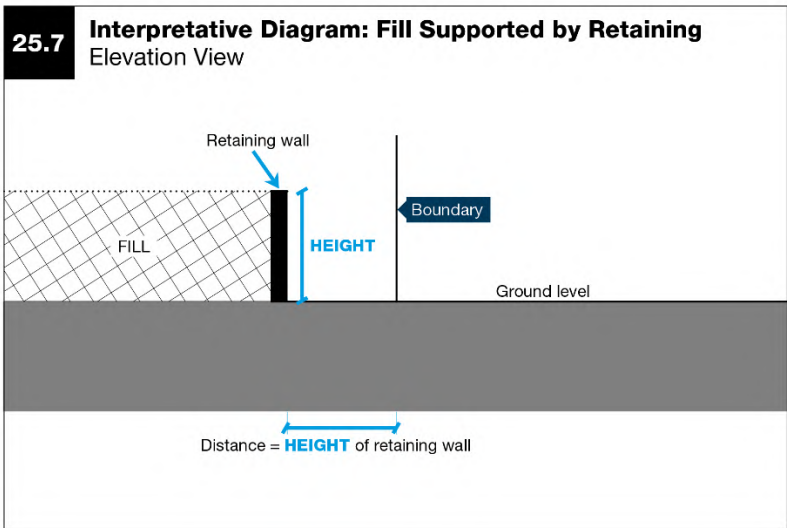
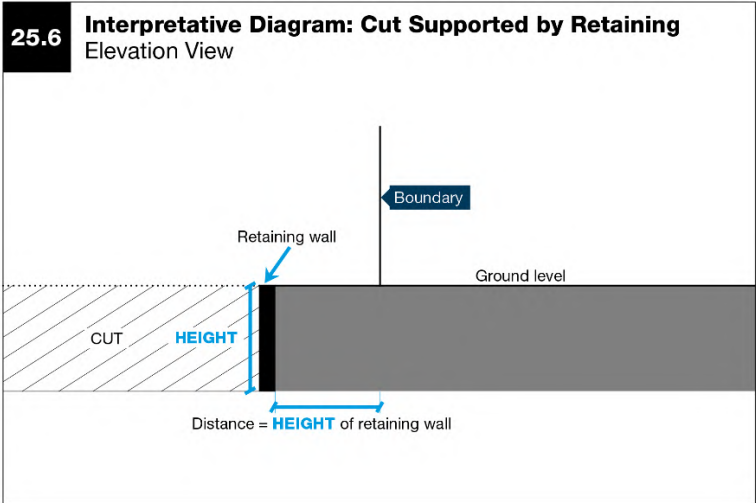
	<p>Discovery Protocol in Schedule 25.10 as a guide.</p> <p>d. Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.</p> <p>e. Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.</p> <p>f. The extent to which earthworks and vibration adversely affect heritage items.</p>	
<p>Rule 25.8.8</p>	<p>Nuisance effects</p> <p>a. The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.</p> <p>b. Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.</p>	
<p>Rule 25.8.9</p>	<p>Natural Hazards</p> <p>a. Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.</p> <p>b. Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council's natural hazards database, particular regard shall be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.</p> <p>c. Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.</p> <p>d. The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not</p>	

	<p>increased.</p>	
<p>Rule 25.8.10</p>	<p>Functional aspects and positive effects</p> <p>a. — Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.</p> <p>b. — The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.</p> <p>c. — Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.</p> <p>d. — Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.</p> <p>e. — Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.</p> <p>f. — Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.</p>	

Clause	Requested Amendment	Comment
Rule 25.9 Interpretive Diagrams	Interpretive Diagrams	
	<div style="border: 1px solid black; padding: 10px;"> <p>25.1 Interpretive Diagram: Volume scenario A Elevation View</p> <p style="background-color: #e0f0ff; padding: 2px;">The total volume of earthworks means 'the total volume of all material that is moved within a site'</p> <p>A) Total Volume = 50m³ (Cut) + 50m³ (Fill) = 100m³</p> <p style="font-size: 0.8em;">Original ground level</p> <p style="font-size: 0.8em;">Site Boundary</p> <p style="font-size: 0.8em;">Cut</p> <p style="font-size: 0.8em;">Site Boundary</p> <p style="font-size: 0.8em;">50m³ 50m³</p> <p style="font-size: 0.8em;">A) Material disturbed and placed on site</p> </div>	







<p>Schedule 25.10</p>	<p>Schedule 25.10 Accidental Discovery Protocol</p> <p>Upon discovery of any material listed in Rule 25.5.15, the owner of the site or the consent holder must take the following steps:</p> <p>Cease works and secure the area</p> <p>a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.</p> <p>b. Secure the area of the discovery, including a sufficient buffer area to ensure that all discovered material remains undisturbed.</p> <p>Inform relevant authorities and agencies</p> <p>c. Inform the following parties immediately of the discovery:</p> <p>(i) the New Zealand Police if the discovery is of human remains or kōiwi;</p> <p>(ii) the Council in all cases;</p> <p>(iii) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;</p> <p>(iv) Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.</p> <p>Wait for and enable inspection of the site</p> <p>d. Wait for and enable the site to be inspected by the relevant authority or agency:</p> <p>(i) if the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or</p> <p>(ii) if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand</p>	<p>Schedule 25.10 does not need to be provided in the district plan. We consider a more appropriate approach would be to provide a standardised but readily updateable accidental discovery protocol guidance document or factsheet – outside the district plan document.</p>
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	<p>Pouhere Taonga and appropriate Mana Whenua representatives; or</p> <p>(iii) if the discovery is evidence of contaminants, a suitably qualified person is required to complete an initial assessment and provide information to the Council on the assessment and response.</p> <p>e. Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of (f) are met.</p> <p>Recommencement of work</p> <p>f. Work within the area determined by the Council at (e) must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:</p> <p>(i) Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;</p> <p>(ii) any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;</p> <p>(iii) the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;</p> <p>(iv) any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;</p> <p>(v) where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> • any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and • any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values. <p>(vi) any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise</p>	
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	<p>permitted under the Plan or allowed by any existing resource consent.</p> <p>(vii) — there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.</p>	
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	Variation to Stage 1 PDP Chapter 2 Definitions:	
	<u>Underlined text for additions and strike through text for deletions.</u>	Comment
Earthworks	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>	
Landfill	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>	
Mining Activity	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from</u> 	

	<p><u>or consequent on the operations.</u></p> <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>	
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	New Definitions Stage 2 PDP	
<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> (a) <u>combustible, putrescible, degradable or leachable components;</u> (b) <u>hazardous substances;</u> (c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u> (d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u> (e) <u>liquid waste.</u> 	
<u>Cleanfill Facility</u>	<p><u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u></p>	
<u>Mineral Exploration</u>	<p><u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u></p>	
<u>Mineral Prospecting</u>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> • <u>geological, geochemical, and geophysical surveys;</u> • <u>the taking of samples by hand or hand held methods;</u> 	

	<ul style="list-style-type: none"> • <u>aerial surveys.</u> 	
<p><u>Regionally Significant Infrastructure</u></p>	<p>Means:</p> <ul style="list-style-type: none"> • <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u> • <u>electricity transmission infrastructure forming the National Grid;</u> • <u>electricity Distribution Lines identified on the Planning Maps; and</u> • <u>telecommunication and radio communication facilities*;</u> and • <u>municipal infrastructure**;</u> and • <u>roads classified as being of national or regional importance; and</u> • <u>Queenstown and Wanaka airports.</u> <p>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</p> <p>** As defined by the Otago Regional Policy Statement 2015.</p>	

	Variation to Stage 1 Subdivision and Development Chapter 27:	
	Underlined text for additions and strike through text for deletions.	
27.3.2	Earthworks associated with subdivision	
27.3.2.1	Refer to Earthworks Chapter 25, Rule 25.3.4.1. <u>Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.</u>	

	Variation to Stage 1 Jacks Point Zone Chapter 41:					
	Underlined text for additions and strike through text for deletions.					
	Page 41-3:					
	41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.					
	Pages 41-13 to 41-15:					
	<p>Rule 41.5.4 Delete in entirety. Earthworks (excluding earthworks associated with a subdivision)</p> <p style="padding-left: 40px;">41.5.4.1 Volume of Earthworks</p> <p style="padding-left: 40px;">The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>	RD				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Activity Area</th> <th style="background-color: #cccccc;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td>Residential Activity Areas Village</td> <td>500 m³</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume	Residential Activity Areas Village	500 m ³	
Activity Area	Maximum Total Volume					
Residential Activity Areas Village	500 m ³					

	<p>Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</p>		
	<p>Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite</p>	1,000 m ²	
	<p>Open Space Golf Education Education Innovation Campus Lodge</p>	No maximum	

41.5.4.2 Height of cut and fill and slope

OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:

- No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- The maximum height of any fill shall not exceed 2 metres.

G. All other Activity Areas:

- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.
- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the

	<p>boundary, if less or equal to 0.5 metre in height.</p>	
	<p>41.5.4.3 Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.4.4 Environmental Protection Measures</p> <p>Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p style="padding-left: 40px;">d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p style="padding-left: 40px;">e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.4.5 Water bodies</p> <p>Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p style="padding-left: 40px;">g. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.4.6 Cultural heritage and archaeological sites</p> <p>Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p style="text-align: center;">Discretion is restricted to all of the following:</p>	

	<ul style="list-style-type: none">● The nature and scale of the earthworks● Environmental protection measures● Remedial works and revegetation● The effects on landscape and visual amenity values● The effects on land stability and flooding● The effects on water bodies● The effects on cultural and archaeological sites● Noise	
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Clause	Requested Amendment (as stated or shown as track changes)	Comment
Whole Chapter and all other transport related provisions in the district plan. Definition of "public"	Delete reference to "public" or include definition of "public" to include commercially owned passenger transport services and infrastructure	The transport chapter, as proposed, inappropriately favours the public transport system over private transport systems. There is insufficient justification for excluding private transport services and infrastructure from the subject provisions. The subject transport provisions should apply equally both public and private transport systems.
Public Water Ferry Service provisions	Amend provisions relating to Public Water Ferry Service to clarify that commercially owned and operated water transport systems used primarily for transporting sightseeing visitors but are <u>equally</u> available to the general public.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and other users.
Whole Chapter – objectives and policies relating to parking	Amend objectives and policies to clearly set out the District Plan's position on parking provision.	The overall strategy for parking in the district is not provided in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.
New objective	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown town centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion – e.g. transient / visitors (in particular campervans and rental cars) circulating and parking in the CBD.	Traffic congestion in and around the Queenstown Town Centre is a significant issue and the district plan could promote activities and development which help resolve this issue. Real Journeys supports methods which restrict traffic movements from visitors.
Policies and access standards	Amend policies and access standards to promote wider distribution of drop off / pick up areas.	Drop off / pick up areas should be more widely provided to allow shuttle buses and commercial coach tours to operate effectively. The proposed chapter seems to

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		focus on education & health care facilities.
Definition of Public Water Ferry Service	Delete the definition of Public Water Ferry Service or amend it to include water taxi and water passenger transport services.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and may in the future include school children. The proposed definition seems unnecessary to facilitate the establishment of water ferry services.
New definition	Define “linear infrastructure”, or amend provisions that refer to this term (e.g. policy 29.2.3.3)	It is unclear what is meant by “linear infrastructure”.
All RDA activities	Inclusion of “the benefits of the proposal” in the matters Council restricted its discretion	It is important that the merits of RD activities, which could be refused resource consent, should be considered to weigh against the other matters.
Policy 29.2.1.1	Require that roading and the public transport and active transport networks are well-connected and specifically designed to: <ul style="list-style-type: none"> a. enable an efficient public transport system; b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport. d. <u>provide sufficient coach storage in and around the Queenstown Town Centre.</u> 	<p>This policy needs to be wider than public transport & provide for commercial coach tour operators & shuttle buses.</p> <p>The transport network should be efficient not just the public transport network.</p> <p>There should also be specific direction for ensuring sufficient coach parking spaces are provided for in and around the Queenstown Town Centre. If further out of town then doubles vehicle movements as coaches need to travel back into central QTN to pick up passengers</p>
Policy 29.2.1.2	Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.	<p>Emphasis on public may preclude private ventures from providing ferry services.</p> <p>Water taxi services should be given as much</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		consideration as park and ride is given in similar policies 29.2.2.8 & 29.2.2.9.
Policy 29.2.1.3	Require high traffic generating activities and large scale commercial activities, educational facilities, and community activities to contribute to the development of well-connected public and active transport networks and/or infrastructure.	<p>It is questioned whether the intention is to establish financial contributions on this matter and therefore whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p>
Policy 29.2.1.4	Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, <u>multimodal</u> high quality pedestrian dominant places and enable the function of such roads to change over time.	The implication that all roads in and around town centres should be "pedestrian dominated" is problematic. Some roads will need to be multimodal.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Policy 29.2.2.1	<p>Manage the number, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling; (ii) avoiding heavy vehicles reversing off or onto any roads; and (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads. c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking and loading spaces to meet the expected needs of specific landuse activities in order to minimise congestion and visual amenity effects, particularly in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; e. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; and f. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites. 	<p>In terms of parking provision, it is not clear how providing parking to meet needs would “reduce congestion” (as stated in the policy) or contribute to Objective 29.2.2’s promotion of matters such as compact urban growth, increasing walking and cycling and urban design.</p> <p>If the intent of the PDP is to reduce the expansion in the volume of car parks to in turn reduce light vehicle use in the District and increase the use of “public transport” – this is likely to backfire with respect to the tourism industry. Visitors will not leave their rental vehicles and use other means of transport unless the vehicles can be safely parked and left unattended for hours.</p> <p>This leads to a broader question as to the overall strategy for parking in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.</p>
Policy 29.2.2.3	<p>Enable a lower rate of accessory parking to be provided for residential flats district wide, and for residential activity in the Town Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones compared to other zones to support intensification and in recognition of the accessibility and anticipated density of these zones.</p>	<p>Supported to the extent that this policy supports a “lower amount of accessory parking” for some areas and land uses. It is questioned why the same cannot be extended to other areas and all land uses.</p> <p>Support. But amend this and other policies to more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		clearly set out the Plan's position on parking provision.
Policy 29.2.2.5	<p>Enable a reduction in the number of car parking spaces required only where:</p> <ul style="list-style-type: none"> a. the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/ or b. there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and/ or c. the characteristics of the activity or the site justify less parking. 	<p>This could potentially be counter-productive if it results in displacement of cars to parking on the street which will effectively reduce road width and reduce the usability of the roads for coaches / buses.</p> <p>There is a concern around reference to allowing lower levels of parking "only where....the surrounding environment will be adversely affected". This discourages flexibility to consider cases where effects would be minor. If rigid application of rules is to apply in this matter, it is argued that this would not be consistent with the multiple outcomes sought in objective 29.2.2 and 29.2.4. Amend the policy to allow flexibility in appropriate circumstances (such as where effects would be minor).</p>
Policy 29.2.2.8	<p>Require Park and Ride and public transport facilities to be located and designed in a manner that:</p> <ul style="list-style-type: none"> a. is convenient to users; b. is well connected to public and active transport networks; c. improves the operational efficiency of the existing and future public transport network; and d. extends the catchment of public transport users. 	Consider amalgamating policies 29.2.2.8 and 29.2.2.9.
Policy 29.2.2.12	<p>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification <u>or promoting poor amenity outcomes.</u></p>	<p>The policy is supported, particularly the acknowledgement that access distances from intersection may not always be practical to enforce. It would be useful to add "or promoting poor amenity outcomes".</p>
Policy 29.2.3.1	<p>Require, as a minimum, that roads <u>Encourage roads to</u> be designed in accordance with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2015).</p>	<p>The standards in the code of practice are not always practical in all contexts. The authors would appear to have anticipated such flexibility. It would be more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		appropriate to state “encourage” than “require”.
Policy 29.2.3.6	Provide for public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.	What is meant by “public amenities” that is not otherwise covered by other policies? There is uncertainty as to whether this policy might be used to require developers to contribute facilities? The policy is considered unnecessary. Delete policy
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	
Objective 29.2.4	Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that: <ul style="list-style-type: none"> • supports improvements to active and public transport networks; • increases the use of active and public transport networks; • reduces traffic generation; • manages the effects of the transport network on adjoining land uses and the effects of adjoining landuses on the transport network. 	
Policy 29.2.4.1	Avoid “Manage” commercial activities and home occupations in residential areas that result in cars being parked either on-site or on roads in a manner or at a scale that will adversely affect residential amenity or the safety or the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.	The reference to “streets adjoining the residential zones when not in use” is not clear. Often streets form the boundary between zones. Is it intended that parking on the side of a street without residential zoning should be affected. If this is the intent, it is opposed. Delete policy or delete “avoid” and replace with “manage”. Also, in relation to the parking and storage of business-related vehicles, there should be a distinction made between a “company car” parked near home on the

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		street versus coaches / trucks and trucks parking in residential suburbs.
Policy 29.2.4.2	<p>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</p> <p><u>Allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed.</u></p>	<p>It is questioned whether the intention is to establish financial contributions on this matter. If so it is further questioned whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed".</p>
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high trip generating activities on the transport network by assessing the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport, including by:</p> <ol style="list-style-type: none"> demonstrating how they will help reduce private car travel and encourage people to walk, cycle, or travel by public transport, including by: preparing travel plans containing travel demand management techniques and considering lower rates of accessory parking; contributing toward well-connected public and active transport infrastructure or, where planning for such infrastructure is not sufficiently advanced, providing space for such infrastructure to be installed in the future; providing public transport stops located and spaced in order to provide safe and efficient access to pedestrians who are likely to use each stop; and providing less accessory parking than is required by Table 29.5 in conjunction with proposing other initiatives to encourage alternative modes of travel. 	<p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p> <p>Furthermore, point e. is potentially inconsistent with other policies that suggest that demand for parking should be met. The Plan should be more clear on this matter. That said, the intention here is supported and</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		<p>could be sole focus of this policy. It is suggested that the policy could be replaced with something like that in the “relief sought”. This would provide a role for the implementation of travel plans in certain circumstances.</p> <p>Delete policy and replace with along the lines of “allow lower levels of accessory parking than required by Table</p>
Policy 29.2.4.5	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	This policy is supported, although it is considered that there are more accessible parts of the District where lower parking requirements could apply.
Policy 29.2.4.8	Require <u>Manage</u> any large scale public transport facility or Park and Ride to <u>ensure they are</u> be located, designed, and operated in a manner that <u>considers</u> minimises adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.	Rather than requiring effects to be minimised, it is more appropriate for effects to be managed. The policy as written also risks promoting a NIMBY attitude, which is not particularly helpful when public transport facilities and park and rides need to be developed in order to support a more functional transport network.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Rule 29.3.3.1	<p>Any land vested in the Council or the Crown as road, shall be deemed to be a “road” from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and Table 29.4; and</p> <p>a. Any zoning, including subzones, ceases to have effect from the time the land is vested or dedicated as road; and</p> <p>b. Any provisions relating to overlays such as the Special Character Area, Outstanding Natural Landscape, Outstanding Natural Feature, Rural Landscape, Significant Natural Area, Protected Trees, and listed heritage buildings, structures, and features continue to have effect from the time the land is vested or dedicated as road.</p>	<p>29.3.3.1b This rule needs more clarity, with a specific list of overlays which apply (as opposed to “such as.”). An implication of applying landscape classifications is that the earthworks rules would apply. This could mean very restrictive restrictions apply (e.g. 10m3 in ONLs) which could affect the formation or even maintenance of roads.</p> <p>For 29.3.3.1b an exhaustive list should be created. Exempt the application of earthworks rules in roads.</p>

Clause	Requested Amendment		Comment
Table 29.1	Table 29.1 – Transport related activities outside a road	Activity Status	
Rule 29.4.9	<p>Rental vehicle businesses in all zones where commercial activities are permitted</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use. • Effects on amenity from rental vehicles being parked on roads and other public land when not in use. <p>The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</p>	RD	<p>This rule relating to rental car parking is unclear. It would seem best to sit in the chapter for each Zone. The rule seems to imply that rental car parking is permitted where residential is permitted. Is this the case?</p> <p>Clarify and amend if needed.</p>
Rule 29.4.10	Delete rule relating to High Traffic Generating Activities	RD	<p>Refer prior comments in regard to Policy 29.2.4.4 and Policy 29.2.1.3.</p> <p>Delete rule</p>

Clause	Provision	Activity Status	Comment/Additional Relief Sought
	Table 29.2 - Activities within a road		
Rule 29.4.16	<p>Construction of any unformed road into a formed road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The safety and functionality of the road design, including the safety of intersections with existing roads. • Ongoing maintenance costs of the road design. • Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity). • Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists. 	RDC	<p>What is meant by “forming” is unclear. Would this include forming a trail? Regardless this new requirement would be significant and casts doubt on whether future transport routes protected by “paper roads” could ever be formed.</p> <p>Delete (or at least reduce status to controlled activity)</p>
Rule 29.4.17	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is controlled in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided vehicles.</p>	€	It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.
Rule 29.4.18	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided</p>	RD	It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.

Clause	Provision	Comment/Additional Relief Sought
	vehicles.	
New provisions enabling coach parking facilities	<p>Insert new provisions (if required including a objective, policy, rule, definition) to ensure that coach parking facilities are provided for as permitted, controlled or restricted discretionary activities in all zones.</p> <p>Coach parking facilities</p> <p>The parking of heavy vehicles, coaches and buses activity that does not meet the minimum parking standards (inclusive of parking space numbers or access and layout)</p>	<p>RDA</p> <p>It is appropriate that coach parking facilities be provided for in the rule framework as permitted, controlled or restricted discretionary activities.</p>

Clause	Provision		Comment/Additional Relief Sought
Table 29.5	Table 29.- Standards for activities outside roads	Non compliance status	
	PARKING AND LOADING		
Rule 29.5.1	<p>Accessory parking</p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.5.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • <u>The benefits of the proposal</u> • <u>The effect of a shortfall</u> • The number of parking spaces provided. • The allocation of parks to staff/ guests and residents/ visitors. 	RD	Logically, it would seem that an additional matter of discretion should be “the effect of a shortfall”
Rule 29.5.2	<p>Location and Availability of Parking Spaces</p> <p>a. Any parking space required by Table 29.5 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</p> <p>b. No parking space required by Table 29.5 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane.</p> <p>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle</p>	RD	Rule 29.5.2b needs clarification. By definition access and outdoor living spaces usually mean they cannot double parking spaces. If the intention is to limit tandem parking, this is opposed. It is important not to contradict other rules/standards enabling tandem parking on residential sites, and important for the efficient use of small sites. Tandem of staff parking behind visitor parking is also a

Clause	Provision		Comment/Additional Relief Sought
	<p>turntables), which shall remain unobstructed.</p> <p>d. Residential units and visitor accommodation units may provide some or all of parking spaces required by Table 29.5 off-site (on a different site to that which the landuse activity is located on), in accordance with the following:</p> <ul style="list-style-type: none"> (i) If development in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan, then some or all of the car parking required may be provided off-site. (ii) Some or all of the coach parking required by Table 29.5 may be provided off-site. (iii) All other residential activity and visitor accommodation activity may provide up to one-third of the parking spaces required by Table 29.5 off-site. (iv) Off-site parking spaces in relation to the above must be: <ul style="list-style-type: none"> i. Dedicated to the units or rooms within the development; and ii. Located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking; iii. Not located on a private road or public road; and iv. Secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to 		<p>reasonable approach on non-residential zones.</p> <p>Clarify rule and make it clear that tandem parking does not require consent on residential sites and in certain circumstances on other sites.</p>

Clause	Provision		Comment/Additional Relief Sought						
	<p>serve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The long term availability of parking spaces for staff and visitors. • The location of parking spaces and manoeuvring areas within a site. • The proportion of spaces proposed off-site in zones other than the High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone. • The location, accessibility, and legal agreements proposed. 								
<p>Rule 29.5.5</p>	<p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="452 963 1211 1230"> <thead> <tr> <th data-bbox="452 963 797 1074">Total number of parks to be provided by the activity or activities on the site</th> <th data-bbox="797 963 1211 1074">Minimum number of mobility parking spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="452 1074 797 1118">1 to 10 spaces:</td> <td data-bbox="797 1074 1211 1118">1 space</td> </tr> <tr> <td data-bbox="452 1118 797 1230">11 to 100 spaces:</td> <td data-bbox="797 1118 1211 1230">2 spaces plus one more for every additional 50 parking spaces provided.</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <p>(i) on a level surface;</p>	Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.	<p>RD</p>	<p>This rule is unnecessarily arduous, particularly if only one park is required. Does this need to be marked as a mobility park and does this mean other users cannot use the sole park? It is understood that the building act also has a requirement and it is questioned why QLDC should in anyway have differing requirements.</p> <p>Amend rule to address concerns and ensure it is consistent with the building act.</p>
Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required								
1 to 10 spaces:	1 space								
11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.								

Clause	Provision		Comment/Additional Relief Sought						
	<p>(ii) clearly signposted;</p> <p>(iii) located on the same site as the activity;</p> <p>(iv) be as close as practicable to the building entrance; and</p> <p>(v) be accessible to the building via routes that give direct access from the car park to the building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s). • Effectiveness of the associated signage. 								
Rule 29.5.6	<p>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</p> <p>a. All day care facilities, educational facilities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p> <table border="1" data-bbox="436 1018 1245 1369"> <tbody> <tr> <td data-bbox="436 1018 801 1126">(i) A day care facility designed to cater for six or more children/ persons</td> <td data-bbox="801 1018 1245 1126">1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).</td> </tr> <tr> <td data-bbox="436 1126 801 1302">(ii) A primary or intermediate school</td> <td data-bbox="801 1126 1245 1302">1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td data-bbox="436 1302 801 1369">(iii) A secondary school</td> <td data-bbox="801 1302 1245 1369">1 drop-off/ pick up space per 100 students that the school is designed</td> </tr> </tbody> </table>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed	RD	<p>“0.05” seems to be a typographical error – its is presumed to mean “0.5”</p> <p>Correct assumed error.</p>
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).								
(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.								
(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed								

Clause	Provision		Comment/Additional Relief Sought				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td>to cater for and 1 bus space per 200 students where school bus services are provided</td> </tr> <tr> <td>(iv) A health care facility or hospital</td> <td>1 drop-off/ pick up space per 10 professional staff</td> </tr> </table> <p>b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.05 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 		to cater for and 1 bus space per 200 students where school bus services are provided	(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff		
	to cater for and 1 bus space per 200 students where school bus services are provided						
(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff						

Clause	Provision		Comment/Additional Relief Sought
Rule 29.5.8	<p>Residential Parking Space Design</p> <p>a. The minimum width of the entrance to a single garage shall be no less than 2.4 m.</p> <p>b. The minimum length of a garage shall be 5.5m.</p> <p>c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m.</p> <p>d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle.</p> <p>e. Where two parking spaces are provided for on a site containing only a single residential unit or single visitor accommodation unit, the two parking spaces may be provided in tandem.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The design of residential parking spaces. • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 	RD	<p>RE rule 29.5.8c – if the 5.5m measurement of a parking space is required (given that there are standards for parking dimensions in the appendices) it should be measured from the footpath, as the overhang of cars over the footpath would appear to be the main issue. QLDC normally requires footpaths to be set at least 0.4m from the property boundary so that should be accounted for. It should be noted that parking within a road is an appropriate use</p> <p>Delete or amend rule to refer to the distance from the footpath.</p>
Rule 29.5.12	<p>Lighting of parking areas</p> <p>a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy</p>	RD	<p>RE 19.5.12c - This rule is difficult to comprehend (being a very long and complex sentence). Amend wording to ensure it is more easily read</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>(March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site or greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area. • Effects from the lighting on adjoining sites. 		
Rule 29.5.13	<p>Bicycle parking and the provision of lockers and showers</p> <p>Bicycle parking, e-bicycle charging areas, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking shall be in accordance with Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed. • Effects on the mode share of those walking and cycling to and from the location. 	RD	<p>E-bicycles are an interesting but new technology. There is at this stage very limited uptake. It is unclear if they will become a significant transport mode. It is also unclear why an employer / building owner should have to provide such stations. Can these not be charged at home or at a charging station? Charging stations would therefore be unreasonably arduous.</p> <p>Delete reference to e-bicycles in rule</p>

Clause	Provision		Comment/Additional Relief Sought																
			29.5.13 and Table 29.7																
Rule 29.5.22	<p>Minimum distances of Vehicle Crossings from Intersections</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p>c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Frontage Road</th> <th>Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p>d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal</p>	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	RD	<p>It is questioned whether the minimum site distances rule is necessary. Such rule can be contrary to good urban design. For example, in residential areas the access location furthest is often not ideal for the site, leading to poorly located and configured open space. It is suggested that there should be discretion as part of the subdivision process to consider this. Once sites are formed QLDC have discretion over allowing new accesses to the network. At a minimum the rule needs discretion added for “urban design and usability of resultant sites”</p> <p>Delete or amend as requested to ensure discretion is added for “urban design and usability of resultant sites”</p>
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	40																		
Collector	30																		
Local	25																		
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	100																		
Collector	60																		
Local	50																		

Clause	Provision		Comment/Additional Relief Sought
	<p>boundary of the site in the position that most closely complies with the above provisions.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. <p>Advice notes:</p> <ol style="list-style-type: none"> 1. Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line. 2. This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23. 		
Rule 29.5.23	<p>Minimum distances of Vehicle Crossings from Intersections onto State Highways</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <ol style="list-style-type: none"> (i) 30 metres where the posted speed is less than 70 km/ h (ii) 100 metres where the posted speed is equal to or greater than 70 km/ h (iii) 200 metres where the posted speed is equal to or greater than 90 km/ h. 	RD	

Clause	Provision		Comment/Additional Relief Sought
	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 		

Clause	Provision		Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads		
Rule 29.6.1	<p>Transport infrastructure</p> <p>All transport infrastructure listed as permitted within a formed road shall comply with the following standards:</p> <p>a. Temporary works, buildings and structures must be removed from the road on completion of works.</p> <p>b. After completion of works, the ground must be reinstated to at least the condition existing prior to any work starting.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the safety and efficiency of the transport network. 	RD	<p>This rule is unnecessary – the roading authority should have the power to remove unauthorised structures and ensure works are completed.</p> <p>Delete</p>
Rule 29.6.2	<p>Buildings</p> <p>Public transport facilities and public toilets that meet the definition of a building shall comply with the following standards of the zone adjoining the road:</p> <p>(i) building height,</p> <p>(ii) building height to boundary, and</p> <p>(iii) recession planes</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the amenity of neighbouring sites. <p>Advice note:</p>	RD	<p>It is questioned whether these rules are needed as would appear that there is plenty of ability of roading authority to control these. It should be noted b. and c. are the same thing.</p> <p>Delete or amend to address duplication</p>

Clause	Provision	Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads	
	Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.	

Clause	Requested Amendment	Comment/Additional Relief Sought
29.8 – Assessment Matters	Assessment Matters	Assessment matters have to date been avoided in draft chapters and resisted in hearing reports. It seems anomalous to introduce them here and adds unnecessarily to the length of the plan. Delete section

Clause	Requested Amendment			Comment
Table 29 Minimum Parking Requirements	Minimum Parking Requirements	Resident/ Visitor	Staff/ Guest	<p>Support reductions in parking where required from Operative District Plan but oppose increases. Remove requirement for onsite parking for residential flats.</p> <p>The reduction in parking requirements in HDR and MDR locations are supported.</p> <p>The standards are supported except:</p> <ul style="list-style-type: none"> • requirement for residential flats to have a park. Removing this will have affordability benefits in enabling more flats to occur and will prevent poor urban design outcomes which is a tension in Hanley's Farm (where additional park is often in front of façade of house in an area that would otherwise garden). In practice, secondary tenants are likely to park on the street anyway. • Commercial: the overlap in definition with office should be clarified – it would help to add “other than office” • Oppose increases in parking for some forms of visitor accommodation in some locations. It is questioned whether there is any evidence base to support these as VA often has lower requirements to comparable spaces of residential development.

Clause	Provision	Comment / Additional Relief Sought
29.9.38 – Advice Notes	The following advice notes apply to all provisions relating to minimum car parking requirements:	Relocate Advice Notes
29.9.38.1	<p>In calculating the total parking requirement:</p> <ol style="list-style-type: none"> a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below. b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below. c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single dwelling in the High Density Residential zone) then this shall be rounded up to 1.0. d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted. e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans. 	<p>RE 29.9.38.1d - Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand. (such rules can create perverse design incentives)</p> <p>Amendments as requested.</p>

<p>29.8.39</p>	<p>The following footnotes apply only where indicated in Table 29.5:</p> <p>Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.</p> <p>Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.</p> <p>Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.</p> <p>Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.</p>	
	<p>Delete requirement for coach park sites.</p> <p>Provide for off-site loading in reasonable circumstances.</p>	<p>One of the major impediments to developing many hotel sites is the requirement for on-site coach parking. A medium size hotel can require 5 or more coach sites. This uses a lot of land and is on many sites difficult or impossible and often adversely affects the design. The emphasis should be on ensuring that loading of buses can occur safely and efficiently. On many sites this would mean ensuring there is an appropriate loading area on site, although there should be provision for loading within the reasonable vicinity of a site. Coach parking should be able to occur off-site. It can be provided by the private sector or if required QLDC could provide such facilities.</p> <p>It is questioned how practical it is to have access for coaches on steep sites. For small development it shouldn't be necessary. Should be clear this is only relevant to developments of 30 or more units</p>

*[Specific relief sought shown as track changes]***CONTENTS**

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31. Signs

31.1 Purpose

Signs provide information to the general public and can assist with creating a sustainable and vibrant community. There are significant benefits associated with enabling signage to achieve these outcomes. However, signs can have adverse environmental effects particularly on visual amenity, and could conflict with traffic and pedestrian safety. Managing the number, type, location, appearance and design of signs helps to minimise these adverse effects and maintain a quality environment.

Visual amenity values vary across the District, and are influenced by the nature of land use, including land use and associated development anticipated by the various District Plan Zones. In commercial areas signs can improve the flow of people and traffic, helping people get where they want to go and directing them to amenities. In residential and rural areas, signs have greater potential to create adverse effects on visual amenity due to the more sensitive nature of these areas.

Because of these variations, it is appropriate that different standards for signage apply to different areas. Signs are managed in relation to their suitability for different areas, and the sign types are defined in Chapter 2 - Definitions.

There is flexibility for interpretative signs including recognising the role they play in assisting visitor's finding their way-fine. There is also flexibility for temporary event signs, recognising the community benefits of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.

31.2 Objectives and Policies

31.2.1 Objective - The location, size, design and appearance of signs are managed to assist with maintaining appropriate levels of amenity.

Policies

31.2.1.1 Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.

31.2.1.2 When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, apply the nearest adjoining Zone.

31.2.1.3 Encourage signs to be located on the site of the related activity.

31.2.1.4 Ensure that any lighting in conjunction with signs will not lead to adverse effects on the receiving environment.

31.2.1.5 Support the establishment of information, interpretation and direction signs that:

- a. assist with improving the legibility of public-open spaces; and

[Specific relief sought shown as track changes]

- b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.
- 31.2.1.6 In District Plan Zones that are primarily for commercial or mixed use activities:
- a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;
 - b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and
 - c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.
- 31.2.1.7 Ensure signs in public-open places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, interpretation, public information or public safety, and provide for signs for other purposes in limited circumstances.
- 31.2.1.8 Avoid, remedy or mitigate the adverse effects of permanent signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape apply the relevant assessment matters in part 21.7 of the District Plan.
- 31.2.1.9 Encourage efficient management of signs through the establishment of signage platforms to reduce the need for a new resource consent each time the sign content is altered and ensure that any resource consent conditions that apply to the signage platform also apply to any subsequent changes to the sign content.
- 31.2.1.10 Avoid adverse effects from the following signs and sign types:
- a. flashing, moving or animated signs and signs that create an optical illusion;
 - b. roof signs;
 - c. hoardings;
 - d. signs displaying sexually explicit, lewd or otherwise offensive content;
 - e. stationary sign-written trailers, vehicles or permanently moored vessels or signs attached to stationary trailers, vehicles or permanently moored vessels which are visible from any road or public place for the purpose of advertising; and
 - f. signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency.
- 31.2.1.11 Manage the effects of signs on heritage values having particular regard to:
- a. the design, location and size of signs and the method of attachment; and

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b. any Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

c. the benefits of the sign

b-d. the function of the sign

Advice Note: any relevant objectives and provisions of Chapter 26 – Historic Heritage will also apply.

31.2.2 Objective – The adverse effects of signs are managed to limit the impact on public safety, including the safety of pedestrians and users of the roading and water transport network.

Policies

31.2.2.1 Avoid adverse effects of signs that obstruct access to or through a pedestrian thoroughfare or the roading network.

31.2.2.2 Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of users of the road, users lakes and rivers.

31.2.2.3 Support the establishment of information signs and lay-bys at the entrance to the District's settlements and at sites of natural, historical or tangata whenua interest.

31.2.2.4 Support the use of traditional Ngāi Tahu (tangata whenua) place names on signs within the District.

31.2.2.5 Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, ~~and~~ traffic and navigation safety.

31.2.3 Objective - Signs are complementary to, ~~and do not detract from,~~ the design values of the building they are attached to and are sympathetic to the design values of nearby ~~developments and~~ public places.

Policies

31.2.3.1 Ensure the design and display of signs is ~~consistent with and~~ complementary to the overall design of the building through attention to:

- a. the number, size, height and elevation of signs;
- b. lettering design;
- c. colours and materials;
- d. location of the sign on the building;
- e. relationship of the sign to any architectural features of the building and any adjacent buildings or development; and

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- f. the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).
- 31.2.3.2 Ensure the design of signs attached to buildings is compatible with ~~and sympathetic to~~ the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.
- 31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval when the sign:
- a. is well integrated into the building design;
 - b. is compatible with the character of surrounding development;
 - c. is not inconsistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;
 - ~~d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and~~
 - ~~e. is visually compatible with the wider surrounding environment.~~
- 31.2.3.4 Manage the extent of signage on windows to promote passive surveillance of streets and public places, and to encourage visual interest for pedestrians.
- 31.2.3.5 In instances when a new or altered building will have accompanying signage, encourage the identification of signage platforms so that signs are integrated into building design.
- 31.2.4 Objective - Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary and interpretive information while preserving a high standard of amenity and public views.**

Policies

- 31.2.4.1 Provide for signs that convey information regarding commercial activities and services that operate from or adjacent to the wharf, jetty or waterfront on which the sign is located.
- 31.2.4.2 Ensure that waterfront signs provide only ~~essential~~ information directly associated with activities based on the surface of lakes and rivers or undertaken within spaces and buildings located on wharves and jetties and/or the waterfront.
- 31.2.4.3 Ensure that signs on wharves, jetties and waterfronts do not detract from the views and amenity of the foreshore and of the lakes and rivers through inappropriate placement, size and colour.
- 31.2.5 Objective – Signs promoting temporary events for a limited duration are enabled so long as they are managed to minimise adverse effects on traffic, pedestrian and public safety and visual amenity.**

Policies

[Specific relief sought shown as track changes]

- 31.2.5.1 Recognise the contribution that temporary events make to the social, economic and cultural wellbeing of the District by:
- a. enabling temporary event signs to be erected on the event site, but limit the size of signs and the duration of time that they are displayed; and
 - b. enabling temporary event signs to be erected outside the event site, but limit the number and size of signs and the duration of time they are displayed.

31.2.5.2 When considering temporary event signs, have particular regard to the effects on traffic, pedestrian and public safety and visual amenity.

31.2.5.3 Limit the number of temporary event signs that are designed and located to attract the attention of users of the roading-transport network.

31.2.6 Objective –Off-site signs are provided for in limited circumstances.

Policies

31.2.6.1 Restrict the establishment of off-site signs, having particular regard to:

- a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;
- b. visual amenity values;
- c. any cumulative adverse visual effects, including visual clutter; and
- d. any adverse effects on the safety of the roading network.

e. the benefits of the signage

31.2.6.2 Acknowledge that off-site signs that convey information to assist the public, ~~or to~~ convey public notices, or promote community sponsorship rather than being for the purpose of commercial advertising, can have social and cultural benefits.

31.2.6.3 Limit the number of off-site signs that are designed and located to attract the attention of users of the roading-transport network, however enable off-site signs erected by a road controlling authority or the harbour master that are for the purpose of assisting ~~road~~ users of the road, lakes and rivers and promoting traffic safety.

31.2.6.4 Limit the duration of off-site signs when future landuse and/or transport network changes are likely to result in the off-site sign being inappropriate from a site development and/or traffic safety perspective.

31.3 Other Provisions and Rules

31.3.1 District Wide

Attention is drawn to the following District Wide chapters.

[Specific relief sought shown as track changes]

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
32 Protected Trees	33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
		Planning Maps

31.4 Clarification

31.4.1 Advice Notes - General

- a. For the purpose of determining activity status, where an activity does not comply with a standard listed in a standards table, the activity status identified by the 'Non-Compliance Status' column applies. Where an activity breaches more than one standard, the most restrictive status applies.
- b. The following abbreviations are used within this Chapter.

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

- c. Chapter 2 of the District Plan contains definitions of the various sign types used within this Chapter.
- d. Freestanding signs, sandwich boards, flat board signs, under verandah signs, flags and banners may be double sided, with only one side being counted towards the sign area. All other signs will be assessed on a single sided basis.
- e. The Diagrams in section 31.13 of this Chapter illustrate how some standards are to be applied, illustrate some sign types, and provide an example of how to calculate the maximum area of Ground Floor Signs in commercial areas (Rule 31.7.5).

31.4.2 Advice Notes - Rule Structure

- a. Table 31.5 sets out the District wide activity status for specific types of signs.
- b. Table 31.6 sets out the District wide standards for signs.
- c. Table 31.7 sets out the specific standards for signs in specified commercial zones.
- d. Table 31.8 sets out specific standards for signs in specified residential zones.
- e. Table 31.9 sets out specific standards for signs other specified zones.

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- f. Permitted signs must be identified in Table 31.5 as a permitted activity and must comply with all standards, including the standards for the relevant zone. Signs not otherwise identified in Table 31,5 are a discretionary activity pursuant to Rule 31.5.1.

*[Specific relief sought shown as track changes]***31.5 District Wide - Activities**

	Table 31.5 –Activity Status	Activity status
31.5.1	Signs which are not listed in this table	D
31.5.2	Signs which are listed in this table as permitted (P) and comply with all relevant standards in Standards Tables 31.6 to 31.9 in this Chapter	P
31.5.3	Flags	P
31.5.4	Temporary event signs	P
31.5.5	Real estate signs (including auction signs)	P
31.5.6	Temporary land development signs	P
31.5.7	Temporary sale signs	P
31.5.8	Temporary construction signs	P
31.5.9	Free standing signs	P
31.5.10	Sandwich or flat board signs	P
31.5.11	Under verandah signs, including under verandah signs within the road where these are related to any overhanging building	P
31.5.12	Signs on wharves and jetties (including on buildings established on wharves and jetties)	D
31.5.13	Off-site signs, including off-site signs located within or above roads, but excluding: <ul style="list-style-type: none"> a. under verandah signs above a footpath where these are related to any overhanging building; and b. the part of a freestanding sign located above a footpath 	D
31.5.14	Hoardings, including hoardings located within or above roads	PR
31.5.15	Flashing, moving, animated signs and signs that create an optical illusion	PR
31.5.16	Roof signs	PR
31.5.17	Signs displaying sexually explicit, lewd or otherwise offensive content	PR
31.5.18	Any of the following signs which are located so as to be visible from any road or public place for the purpose of advertising: <ul style="list-style-type: none"> a. any stationary sign-written trailer or vehicle; 	PR

[Specific relief sought shown as track changes]

	<ul style="list-style-type: none"> b. any sign attached to any stationary trailer or vehicle; c. any permanently moored vessel; and d. any sign attached to a permanently moored vessel. 	
31.5.19	Signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency	PR
31.5.20	Signs required by acts of Parliament, legislation or statutory requirements	P
31.5.21	Electioneering signs	P
31.5.22	Signs on any Category 1, 2 or 3 item in the Inventory of Protected Features in Chapter 26 Historic Heritage	D
31.5.23	<p>The following signs on or above roads:</p> <ul style="list-style-type: none"> a. Any sign associated with a road network activity or public amenities, including: <ul style="list-style-type: none"> (i) traffic and direction signs; (ii) road name signs; (iii) interactive warning signs; (iv) speed limit signs; (v) parking restriction signs; and (vi) public information boards and associated directional signs. b. Under verandah signs; c. The part of a freestanding sign located above a footpath in a road and complying with Rule 31.6.7; d. Signs for temporary events and temporary filming; e. Signs required by acts of Parliament, legislation or statutory requirements; and f. Electioneering signs. <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	P

[Specific relief sought shown as track changes]

31.6 Rules – General Standards

	Table 31.6 – General Standards	Non-compliance status
31.6.1	<p>Flags</p> <p>All flags are able to contain sign content on both sides of the flag and shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 1 flag per site depicting corporate colours or the logo of a business, with a maximum area of 1.8m x 0.9m in size; and b. any number of flags depicting national colours of a state or country provided that each flag does not exceed 1.8m x 0.9m in dimension, that are not for commercial purposes, and only 1 flag of each nationality is erected per site. 	D
31.6.2	<p>Temporary Event Signs</p> <p>Temporary event signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. signs shall not be erected more than two months prior to the date of the temporary event; b. signs shall have an area no greater than 2m², or no greater than 3m² if the sign is a banner (both faces of the banner may be sign-written); c. signs shall be removed within 24 hours of completion of the event; and d. signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two<u>four</u> signs visible from any State Highway and a maximum of two<u>four</u> signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply. <p>Advice Notes:</p> <p>1. Chapter 35: Temporary Activities and Relocated Buildings also applies to temporary events.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.3	<p>Real Estate Signs (including Auction signs)</p> <p>Real estate signs (including auction signs) shall comply with the following</p>	D

[Specific relief sought shown as track changes]

	Table 31.6 – General Standards	Non-compliance status
	<p>standards:</p> <ul style="list-style-type: none"> a. signs shall be located on the site to which they relate; b. signs shall have an area no greater than 1.62m²; c. maximum limit of 1 sign per agency; d. real estate signs shall be removed within 14 days of an unconditional agreement for sale and purchase being made; and e. auction signs shall be removed within 7 days of the auction irrespective of whether the site or development is sold. 	
31.6.4	<p>Temporary Land Development Signs</p> <p>Temporary land development signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum limit of 1 sign per development; b. the sign shall relate to a land development that involves a minimum of 6 allotments or units; c. the sign shall be located on the site of the development to which it relates; d. the sign shall have a maximum area of 8.64m²; and e. the sign shall be removed within 7 days of unconditional agreements for sale and purchase being made with respect to all allotments or units in the development. 	D
31.6.5	<p>Temporary Sale Signs</p> <p>Temporary sale signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall be located on the site of the temporary sale; b. shall be limited to 1 sign per temporary sale; and c. shall be erected or displayed for a maximum of 4 occurrences per site, per year, and each occurrence shall not exceed 14 days. 	D
31.6.6	<p>Temporary Construction <u>or Health & Safety</u> Signs</p> <p>Temporary construction signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 4 per site; 	D

[Specific relief sought shown as track changes]

	Table 31.6 – General Standards	Non-compliance status
	<ul style="list-style-type: none"> b. each sign shall have an area no greater than 21.62m²; and c. the signs may be erected for no more than 30 days prior to works commencing and shall be removed within 14 days of completion of the works. 	
31.6.7	<p>Free Standing Signs</p> <p>Freestanding signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have a maximum height of 3.5m; b. if located above a footpath, shall be elevated a minimum height of 2.5m above the footpath; c. shall not extend more than 1 metre over any footpath; and d. shall have a maximum area of 2m² (both faces of the sign can be sign-written). <p>Advice Notes:</p> <p>1. Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.8	<p>Sandwich Boards and Flat Board Signs</p> <p>Sandwich boards and flat board signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. the maximum area of a sandwich board or flat board sign shall not exceed 1m² (both faces of the sign may be sign-written); b. maximum of 2 flat board signs or 1 sandwich board per site; and c. sandwich boards and flat board signs must be located wholly within the site where the goods and services advertised are available. <p>Advice Note: Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p>	D
31.6.9	<p>Under Verandah Signs</p> <p>Under verandah signs shall be elevated a minimum distance of 2.5m above the footpath, and both sides of the sign can be sign-written.</p>	D

[Specific relief sought shown as track changes]

	Table 31.6 – General Standards	Non-compliance status
	Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.	
31.6.10	Electioneering Signs Electioneering signs shall comply with the following standards: <ol style="list-style-type: none"> shall have an area no greater than 3m² (both faces of the sign may be sign-written); shall be displayed no more than 2 months prior to the election/referendum date; and shall be removed before the election/referendum day. 	D
31.6.11	Illumination of signs shall not exceed 150 candelas per square metre (cd/m ²) of illumination.	D

31.7 Rules – Standards for Signs in Commercial Areas

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.1	Identification of signage platforms that comply with the size requirements of Rules 31.7.3 to 31.7.6 below. Control is reserved to the matters set out in Rule 31.11.	C	C	C	C
31.7.2	All new and replacement signs located within an approved signage platform. Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.	P	P	P	P

[Specific relief sought shown as track changes]

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.3	Arcade directory signs that do not exceed 3m ² in area limited to one per arcade.	P	P	P	P
31.7.4	Upstairs entrance signs that do not exceed 1.5m ² in area per building.	P	P	P	P
31.7.5	<p>All signs located within the ground floor area of a building, provided that:</p> <p>a. each tenancy shall not display signs within the ground floor area of the building that exceed a maximum area of 5m² per tenancy or are larger than 15% of the Ground Floor Area that the tenancy occupies (whichever is lesser). Arcade directory and upstairs entrance signs are not included within the ground floor area signage allowance; and</p> <p>b. signs shall not exceed 50% coverage of glazing. This applies to individual or partitioned glazed areas located within the ground floor area. Signs not attached to glazing that are sited within the enclosed interior of a building and are not directly visible from a public place, are not subject to part (b) of this rule.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13 of this Chapter illustrates the application of this rule.</p>	C	P	C	C
31.7.6	<p>Above ground floor signs that cumulatively do not exceed 3m² in area per building or 1m² per tenancy up to a maximum of 3m² per floor.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>	C	P	C	C

[Specific relief sought shown as track changes]

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
	Advice Note: Part 31.13.7 of this Chapter has a diagram which illustrates the application of this rule.				
31.7.7	Any sign or sign platform that does not comply with any of Rules 31.7.1 to 31.7.6 above.	D	D	D	D

31.8 Rules – Standards for Signs in Residential Areas

Table 31.8 – Standards for signs in Residential Areas		Low, Medium & High Density Residential Zones (excluding commercial activities in the Town Centre Transition Sub-zone)	Arrowtown Residential Historic Management Zone	Large Lot Residential Zone
31.8.1	Unless otherwise provided for in Rule 31.8.2, one sign per site with a maximum area of 0.5m ² with no internal or external illumination of the sign.	P	P	P
31.8.2	Signs for recreation grounds, nursing homes, education activities and community activities with a maximum area of 2m ² per site and which are attached to a building or free standing.	P	P	P
31.8.3	Any sign that does not comply with Rules 31.8.1 and 31.8.2 above.	D	D	D

31.9 Rules – Standards for Signs in Other Areas

[Specific relief sought shown as track changes]

		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
Table 31.9 – Standards for signs in other areas						
31.9.1	Up to 2m ² of signage per site with no internal or external illumination of the sign.	P	P			
31.9.2	Identification of a signage platform that complies with the requirements of Rule 31.9.3. Control is reserved to the matters set out in Rule 31.11.			C		
31.9.3	In the Open Space and Recreation, Nature Conservation, Informal Recreation and Active Sports and Recreation Zones: Signs only for the purposes of the activities listed in a. and b. below, that individually are no more than 2.5m ² in area: a. park information; and b. park way-finding. Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.4	In all Open Space and Recreation Zones signs directly associated with a temporary event occurring on the same site. Advice Notes: 1. Rule 31.6.2 also applies for temporary event signs and must also be complied with. 2. Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.5	In the Jacks Point Zone, Millbrook Resort Zone, Waterfall Park Zone, Civic Spaces Zone and the			P	C	

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	<p>Community Purposes Zone only (excludes the Nature Conservation Zone, the Informal Recreation Zone and the Active Sports and Recreation Zone):</p> <p>Signs for commercial activities and community activities complying with the following standards:</p> <ol style="list-style-type: none"> maximum of 2 signs per business or activity; the maximum area of each sign shall not exceed 1m²; and any sign shall be located in the same location and on the same site as the business or activity the sign relates to. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>					
31.9.6	<p>Unless otherwise provided for in Rule 31.9.5, one sign per site with a maximum area of 0.5m² with no internal or external illumination of the sign.</p>				P	
31.9.7	<p>Identification of a signage platform for a commercial activity or community activity that complies with the requirements of Rule 31.9.5.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>				C	
31.9.8	<p>Signs for visitor accommodation comprising no more than two signs, one identifying the visitor accommodation and measuring no more than 2m² in area and the other containing only the words "No" and "Vacancy" and measure no more than 0.15m² in area.</p>					P

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
31.9.9	Identification of a signage platform that complies with the requirements of Rule 31.9.8. Control is reserved to the matters set out in Rule 31.11.					C
31.9.10	All new and replacement signs located within an approved signage platform. Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.			P	P	P
31.9.11	Any sign or signage platform that does not comply with any standard in Rules 31.9.1 to 31.9.10.	D	D	D	D	D

31.10 Non-Notification of Applications

31.10.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

31.11 Matters of Control

31.11.1 The exercise of Council's control shall be limited to:

- a. colour and materials;
- b. design and content;
- c. location;
- d. access and safety; and
- e. compliance with any relevant Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

[Specific relief sought shown as track changes]

31.12 — Assessment Matters

~~31.12.1 — In considering whether or not to grant consent or impose conditions on a resource consent for a sign (including a signage platform), the Council shall have regard to, but not be limited by, the following assessment matters.~~

31.12.2 — All Activities – General

~~31.12.2.1 — The extent to which the proposed sign is compatible with the character of the site, buildings and surrounding environment.~~

~~31.12.2.2 — Whether the sign is located on the site of the activity it relates to and the extent to which there is a function or location constraint for locating the sign outside the site of the activity.~~

~~31.12.2.3 — Whether the sign will affect public safety, including the safety of pedestrians and users of the roading network.~~

~~31.12.2.4 — In locations where Council design guidelines apply: the degree of compliance with the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011 or the Arrowtown Design Guidelines 2016.~~

~~31.12.2.5 — In respect of signs in any area where the Arrowtown Design Guidelines 2016 applies: whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature, form, size, content and positioning of the sign.~~

~~31.12.2.6 — In respect of temporary event signs: whether the period the sign is to be erected is necessary for the event being advertised and whether the adverse effects on traffic, pedestrian, public safety and visual amenity are appropriately managed.~~

~~31.12.2.7 — In respect of signs located on wharves and jetties (including on buildings on wharves and jetties) whether the signs convey necessary information while preserving a high standard of amenity and public views and ensuring pedestrian access is not impeded.~~

~~31.12.2.8 — Whether the sign will adversely affect heritage values.~~

31.12.3 — Controlled Activities

Colour and materials

~~31.12.3.1 — Whether the proposed sign:~~

~~a. — Incorporates colours and materials that complement the external appearance of the building, including surrounding buildings.~~

~~b. — Incorporates colours and materials that are sympathetic to the surrounding landscape.~~

Design and content

[Specific relief sought shown as track changes]

~~31.12.3.2 Design, including lighting, is consistent with and sympathetic to the surrounding environment~~

~~31.12.3.3 Whether there are any effects on heritage buildings, or on buildings and structures in heritage precincts, and whether any conservation advice has been obtained.~~

~~31.12.3.4 When considering signage platforms, the extent that the signage platforms have been considered within the overall design of the building and specifically the architectural features of the building.~~

Location

~~31.12.3.5 Whether the sign is located to integrate with the design of the building and does not obscure the architectural features of the building.~~

~~31.12.3.6 Whether the requirements of multiple tenants within a building have been provided for.~~

Access and safety

~~31.12.3.7 Whether the sign adversely affects public pedestrian access through inappropriate location, design or type of sign.~~

Compliance with any relevant Council design guidelines

~~31.12.3.8 Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or the Wanaka Town Centre Character Guideline 2011.~~

~~31.12.3.9 For an application for a sign in the Arrowtown Town Centre Zone, the extent to which the proposal accords with the following guidelines (from section 3.14.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the Town Centre:~~

~~a. Signs must not obscure historic building details or important vistas.~~

~~b. Reduce the number of signs used in a single location by the use of directory or finger signs.~~

~~c. Signs handwritten on the building in the traditional way are best, provided they do not alter or obscure parts of the building.~~

~~d. Small scale signs, either mounted on to buildings or free standing, are appropriate.~~

~~e. Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.~~

~~f. Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.~~

31.12.4 Discretionary Activities – Signs within Commercial Areas

~~31.12.4.1 The extent to which:~~

[Specific relief sought shown as track changes]

- ~~a. The size of the signage is visually compatible with the scale and character of the building to which it relates and the surrounding environment.~~
- ~~b. The design, location and size of the proposed signage complements the surrounding built environment and does not dominate built form;~~
- ~~c. The design is consistent with other signs in the vicinity.~~
- ~~d. The size, colour and location do not adversely affect traffic and/or pedestrian safety.~~
- ~~e. The placement, size and choice of materials has considered the architectural features of the building on which the sign is to be erected.~~
- ~~f. Any signage on windows will retain the function of the window to provide interest, activity and passive surveillance on the street.~~

~~31.12.4.2 Whether the cumulative effects of the proposed signage (and signage anticipated to be established on the same building) will adversely affect the streetscape and visual amenity of the surrounding environment.~~

~~31.12.4.3 For any sign within the Arrowtown Town Centre Zone apply the assessment matters in 31.12.3.9.~~

31.12.5 Discretionary Activities – Signs within Residential Areas

~~31.12.5.1 Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties including:~~

- ~~a. Whether the design, location and size of the proposed signage will detract from the residential character of the site and/or building on which it is situated.~~
- ~~b. Whether the proposed signage dominates the streetscape and wider residential character of the area in which it is located.~~
- ~~c. The size, colour and location of the signage do not adversely affect traffic and/or pedestrian safety.~~

~~31.12.5.2 For any sign within a residential zone where the Arrowtown Design Guideline 2016 applies (namely the Arrowtown Residential Historic Management Zone and part of the Low Density Residential Zone and Medium Density Residential Zone) apply the following guideline (from section 4.23.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the area:~~

- ~~a. Locate and design signs to complement the context and site.~~

31.12.6 Discretionary Activities – Signs within Other Areas

~~31.12.6.1 The extent to which:~~

[Specific relief sought shown as track changes]

- ~~a. The design, colours and materials of the proposed sign is compatible with the character and amenity values of the site (including the amenity values anticipated for the District Plan zone that applies to the site), street scene and surrounding environment.~~

~~31.12.6.2 Any adverse effects of the proposed signage in terms of:~~

- ~~a. Lighting.~~
- ~~b. The extent to which the proposed signage may cause a visual distraction to drivers.~~
- ~~c. Location with special regard to skylines, ridges, hills and prominent slopes.~~

~~31.12.6.3 When considering the effects of signs located on an Outstanding Natural Feature (ONF) or within an Outstanding Natural Landscape (ONL) identified on the Planning Maps, apply any relevant assessment matters in part 21.7 Rural Zone of the District Plan.~~

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38	Open Space and Recreation Zones	Comments / Additional Relief Sought
38.1 Purpose	<p>The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity. The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space. In general, the zones do not apply to Crown Land (including lakes and rivers), other than for discrete situations (such as Queenstown Gardens, where the Crown Land reserve is integral and indistinguishable from the Council reserve land surrounding it). Where a reserve adjoins a water body, the reserve is zoned to recognise, and provide for, the interrelationship between the water activities and the land based component of those activities.</p> <p>Open Space is a significant resource to the District and Region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values. The Council has a responsibility to provide open space and recreation opportunities and to manage the effects of activities within the zone and on the surrounding environment.</p> <p>Commercial rRecreation (including commercial recreation) and tourism operators are located within some of the zones and a wide range of commercial recreation and tourism activities utilise the resources available within the zones. Some of these operators have substantial assets associated with the activity established within the zones. The desire for the maintenance and development of existing activities and development of further new opportunities for these activities needs to be provided for on the basis commercial activities are carefully managed to maintain and enhance the valued qualities of the zones and established operations.</p> <p>The Open Space and Recreation Zones can be grouped according to the following features and uses:</p> <ol style="list-style-type: none"> a. visual amenity (such as gardens and tree plantings, areas of indigenous vegetation and landscape values); b. children's play (such as playground equipment and neighbourhood parks); c. active sports (such as team sports, golf, and tennis); d. passive use of open space (such as areas for walking, running, cycling, picnicking, or enjoying a particular landscape); e. waterfront access (such as lakeside and riverside walkways and beaches, access to lakes and rivers for fishing and water-based sports); f. linkages (such as walking tracks and cycle ways); 	

	<p>g. built facilities (such as halls, gymnasiums, clubrooms, swimming pools and libraries);</p> <p>h. heritage sites and heritage features;</p> <p>i. nature conservation (such as water margins, wetlands and indigenous vegetation); and</p> <p>j. commercial opportunities (such as gondolas, ziplines, events and guided walks).</p> <p>The District provides a wide range of recreation opportunities. Its outstanding natural environment which includes lakes, rivers, mountains and basins provide an ideal setting for a variety of outdoor recreation activities. Together, the activities and the environments that they occur within are internationally recognised as the basis for the District’s importance as a visitor destination, are crucial to the tourism industry and economy, as well as encouraging residents to settle within the District. The climate is conducive to outdoor recreation and its proximity to Mt Aspiring and Fiordland National Parks provides further opportunities for outdoor recreation.</p> <p>Within the town centres, urban areas and townships, there are opportunities for indoor recreation and community activities, such as libraries, swimming pools and community halls, as well as outdoor venues for more formal sporting activities.</p> <p>Open space is an important recreation and community resource. It can provide visual relief and amenity amongst the developed residential and commercial environments, opportunities for education concerning the natural environment, as well as active use (such as walking and cycling) and passive use (such as children’s play, or picnicking, sitting and contemplation) for both residents and visitors.</p> <p>Five zones and three sub-zones are used to manage activities on land zoned Open Space and Recreation within the District, these are:</p> <ul style="list-style-type: none"> • Nature Conservation Zone; • Informal Recreation Zone; • Active Sport and Recreation Zone; • Civic Spaces Zone; and • Community Purpose Zone which includes three sub-zones to manage cemeteries, golf and camping activities. 	
<p>38.2 Objectives and Policies – District</p>	<p>Objectives and Policies – District Wide</p>	

Wide		
	Objectives 38.2.1 to 38.2.4 and associated policies apply to all Open Space and Recreation Zones, with additional specific objectives (Objectives 38.3 to 38.7) and associated policies applying to each of the five Open Space and Recreation Zones and three sub-zones.	
Objective 38.2.1	The open space and recreation needs of the District’s residents and visitors are met -supported through the provision of a wide range of quality Open Space and Recreation Zones that provide for passive and active recreation activities.	
Policy 38.2.1.1	<p>The design, development, management and maintenance of Open Space and Recreation Zones shall provide for:</p> <ul style="list-style-type: none"> a. the needs of the community in the area in which the zones are located, and the needs of the wider community and visitors to the District; b. the effective and efficient use of resources so as to ensure that Open Space and Recreation Zones are multi-functional and fit for purpose; c. the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins; d. the functional use of Open Space and Recreation Zones, while ensuring that they are safe and attractive to users; e. the location within which Open Space and Recreation Zones are situated, responding to recognised natural character, landscape and heritage values; and f. the provision of infrastructure necessary to service Open Spaces and Recreation Zones, including recreation facilities and amenities. 	
Policy 38.2.1.2	Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable.	
Policy 38.2.1.3	Protect and enhance <u>significant</u> ecological values, including habitats for indigonus fauna.	
Policy 38.2.1.4	Protect open space, recreation and amenity values by managing the adverse effects of _, and conflicts between, different types of recreation activities, <u>including conflicts between them.</u>	We understand conflicts between users that are to be managed. If this policy is to remain it would be helpful if the policy (and supporting framework) clarified how the conflicts will be managed. For example, does priority go to those

		established first – is it first in first served?
Policy 38.2.1.5	Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity: <ul style="list-style-type: none"> a. is compatible with and does not affect the continued operation of established activities; b. does not preclude the development of new open space and recreation activities; and c. maintains and/or enhances the recreation and amenity values. 	This policy (b) is not practical as any development arguably precludes another development. Policy (c) is not required as it duplicates objective 38.2.2 and supporting policies below
Policy 38.2.1.6	Provide a District Plan framework that establishes the roles, functions and activities for each Open Space and Recreation Zones, within which the outcome of public participation into the design, development, management and enhancement of reserves can be implemented through processes other than through the Act, such as reserve management plans.	This policy is not the most appropriate for achieving any objective. The need for or benefits of creating a separate and additional process (to the Reserves Act) has not been sufficiently justified.
Objective 38.2.2	Recreation activities are undertaken and facilities constructed in a way that maintains or enhances the values of open space areas and the recreation opportunities available within the District.	
Policy 38.2.2.1	Ensure activities are undertaken, and buildings and infrastructure are located and constructed in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.	The last sentence is superfluous and should be deleted. In fact the whole policy does not appear to be required because it overlaps with policy 38.2.2.4.
Policy 38.2.2.2	Limit activities, buildings and structures to those compatible with the role and function of the zone and are necessary to maintain or enhance the anticipated use or values of the zone.	This policy is too onerous and inflexible.
Policy 38.2.2.3	Require areas surrounding buildings, structures, outdoor storage and parking areas to be screened and landscaped to mitigate visual impacts and maintain or enhance amenity values.	It is not always practical or appropriate to screen buildings, storage, parking.

<p>Policy 38.2.2.4</p>	<p>Ensure the scale and location of buildings including associated structures, trails and accesses, and noise and lighting associated with recreation activities is consistent with the level of amenity anticipated in the zone and in the surrounding environment, having particular regard to the following where new buildings, structures or lighting are proposed:</p> <ol style="list-style-type: none"> a. the purpose, number, size and location of new buildings, structures and lighting are appropriate, in terms of their function and the sensitivity of the environment; b. that building design and appearance positively contributes to amenity, cultural, ecological and landscape values; c. that buildings or structures do not unduly preclude or limit public access, particularly along the margins of the District's lakes and rivers; d. that cumulative adverse effects of buildings and activities are taken into account; and e. the provision for and standard of lighting, including: <ol style="list-style-type: none"> i. its siting and location, in particular, how it contributes to public safety; and ii. minimising upward light spill on the night sky. 	
<p>Policy 38.2.2.5</p>	<p>Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</p> <ol style="list-style-type: none"> a. limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4) b. preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4) c. ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development; d. requiring buildings to be designed and finished so they: <ol style="list-style-type: none"> i. avoid visual dominance; and ii. mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and e. ensuring trails, access and carparking areas (including associated earthworks) do not <u>significantly</u> degrade visual amenity values or disrupt the natural character or landforms. 	<p>Due to the individual nature of amenity values, it is extremely difficult, arguably impossible, to undertake development that does not degrade visual amenity values. For example, the very existence of trails & car parks may degrade visual amenity values or disrupt the natural character or landforms.</p>
<p>Policy 38.2.2.6</p>	<p>Ensure the development and use of Open Space and Recreation Zones does not detract from a safe and efficient network for the movement of people and goods, <u>including on adjoining waterbodies</u>, or the amenity values of adjoining roads that are enjoyed by residents and visitors (such as walking, communal meeting, viewshafts).</p>	<p>It is appropriate to recognise and provide for the safe and efficient movement of people and goods on adjoining waterways.</p>
<p>Objective 38.2.3</p>	<p>Commercial activities are <u>generally only</u> limited to those that have a functional requirement to locate within Open Space and Recreation Zones and <u>are compatible with</u> do not <u>significantly</u> degrade <u>existing</u> open</p>	<p>This objective creates uncertainty. Consider providing direction about how competing commercial</p>

	space and recreation values.	demands can or are to be dealt with.
Policy 38.2.3.1	Ensure that commercial activities have a genuine link with the open space and recreation resource.	
Policy 38.2.3.2	Ensure that commercial activities do not <u>significantly</u> degrade the quality, amenity values and landscape values of open spaces.	
Policy 38.2.3.3	Provide for commercial recreation activities that do not <u>significantly</u> detract from the quality of the experience of people partaking in other commercial recreation activities and other passive and active informal recreation activities, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities.	
Objective 38.2.4	The interface between activities within the Open Space and Recreation Zones are managed to <u>protect the health and safety of people, and</u> protect, maintain or enhance the natural character of waterbodies and their margins (refer also to Policies 38.2.2.5 a and b).	It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.
Policy 38.2.4.1	Provide recreation, commercial and public transport opportunities within Open Space and Recreation Zones in a manner that <u>supports the preservation of es</u> –the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities.	
Policy 38.2.4.2	Recognise and provide for the maintenance and enhancement of public access to, and enjoyment of, the margins of lakes and rivers, particularly where access and enjoyment is compatible with protecting the natural character and nature conservation values of those lakes and rivers.	
Policy 38.2.4.3	Enable people to have access to a wide range of community recreational experiences on the margins of waterbodies, including the limited provision of commercial recreation activities that maintain landscape, amenity and nature conservation values, especially where they integrate with recreation activities on and under the surface of the waterbody.	

<p>New Policy</p>	<p>Insert a new policy to ensure that the health and safety of people, including navigational safety matters, are appropriately recognised and protected.</p>	<p>It is important to the submitter that activities on the open space adjacent the waterways do not compromise commercial / recreational surface water activities especially navigation safety. An example is a golf course adjacent a waterway where boats cruise close to the shore.</p>
<p>38.3</p>	<p>Objective and Policy – Nature Conservation Zone</p>	
	<p>Purpose The Nature Conservation Zone primarily applies to open space and recreation areas that border lakes and rivers, or are recognised for their natural, ecological, and landscape values. The Nature Conservation Zone provides for informal recreation and access to the District’s unique landscapes. These areas offer diverse recreation opportunities such as biking, walking and water activities, together with providing connections with nature. To protect the values of the Nature Conservation Zone, recreation activities and development are limited in scale and intensity. Infrastructure, buildings, structures, and activities provided for within this zone relate specifically to conservation, recreation, and visitor information.</p>	
<p>38.3.1</p>	<p>38.1.1 — Objective — Use and development complements and protects the nature conservation values and natural qualities of the Nature Conservation Zone.</p> <p>Policies</p> <p>38.1.1.1 — Provide for appropriate use and development by:</p> <ul style="list-style-type: none"> a. — limiting activities, buildings and structures to those necessary to maintain or enhance the use or values of the zone and only allowing these where they cannot be located on other adjoining or nearby land for the same purpose; b. — locating and designing new buildings, structures, additions and parking areas to protect and maintain the character and values of the zone; c. — mitigating the visual impacts of buildings, structures and parking areas through appropriate landscaping and design responses; and d. — identifying opportunities to enhance indigenous biodiversity and providing for these opportunities to be realised as part of the mitigation of the adverse effects of subdivision 	

	<p style="text-align: center;">of adjoining land and use and development within the zone.</p> <p>38.2 Objectives and Policies – Informal Recreation Zone</p>	
<p>38.4</p>	<p>Objective and Policies – Informal Recreation Zone</p>	
	<p>Purpose The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area. It provides a basic informal recreation experience, including play opportunities (such as flat, kick-around space) and offers areas for respite and relaxation. In addition, the Informal Recreation Zone is intended to provide physical links to other areas (such as by cycle ways or pedestrian access ways).</p> <p>The Informal Recreation Zone encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the District's Lakes. It also encompasses small reserves that provide visual relief from the built environment. While some civic activities may take place on these reserves, it is anticipated that larger and more formal civic events will occur within the Civic Spaces Zones.</p> <p>The Informal Recreation Zone accommodates a number of facilities, including public toilets, children's playgrounds, public barbeques, public art, car parks, tracks and general park furniture.</p> <p>The foreshore reserves such as those along Roys Bay in Wanaka and Queenstown Bay also contain the majority of the lake-related commercial leases and concessions.</p> <p>Buildings and structures located on the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small-scale community buildings and structures.</p> <p>Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values. A range of commercial recreation and tourism activities exist in the zone and there is a desire to develop existing and new activities. The scale and intensity of these activities and associated buildings and infrastructure need to be carefully managed.</p> <p>The Informal Recreation Ben Lomond Sub Zone recognises and manages the existence and extent of commercial and informal recreation activities in the Ben Lomond Recreation Reserve. This site is of particular importance because of its close proximity to the Queenstown Town Centre and its popularity with visitors and residents. The Ben Lomond Recreation Reserve is also unique in terms of the breadth of activities present, which include a gondola and restaurant, luge, Zipline, helicopter flights, parasailing,</p>	

	<p>management of forestry, wildlife park and trails used for both commercial and informal recreation. Further development is contemplated where it is undertaken in a manner that is sensitive to other occupiers and users, and where it will maintain the overall landscape values, visual amenity values and recreation experiences of users of the sub zone.</p>	
<p>Objective 38.4.1</p>	<p>38.2.1 Objective — Use and development for informal recreation maintains and enhances the environment</p> <p>Policies</p> <p>38.2.1.1 Enable a variety of informal recreation activities, including small-scale community uses and accessory activities.</p> <p>38.2.1.2 Encourage commercial recreation activities and related commercial activities to</p>	

	<p>complement and enhance other uses and experiences in the Informal Recreation Zone while at the same time maintaining or enhancing the landscape and amenity values of the zone.</p> <p>38.2.1.3 Provide for multiple recreation activities while managing conflicts between multiple uses, and ensuring public safety and public access to informal recreational opportunities are maintained and enhanced.</p> <p>38.2.1.4 Ensure that buildings and activities that exclude or restrict public access are limited so as to encourage public use and maintain open space for informal recreation, recognising that the existing facilities that have been established within this zone are appropriate to remain and in some instances, may be extended or redeveloped.</p> <p>38.2.1.5 Limit the intensity of activities to minimise adverse effects such as noise, glare and traffic on amenity values, peace and enjoyment of the Informal Recreation Zones and surrounding environment.</p> <p>38.2.1.6 Opportunities are taken to enhance recreational trail networks, cycling and walking linkages within the zone, and to other zones, to create a contiguous network to assist residents and visitors to move through and around neighbourhoods, and to other destinations, thereby providing an alternative and sustainable mode of transport.</p> <p>38.3 Objectives and Policies – Active Sport and Recreation Zone</p>	
38.5	Objective and Policies – Active Sport and Recreation Zone	

	<p>Purpose</p> <p>The Active Sport and Recreation Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.</p> <p>The Active Sport and Recreation Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.</p> <p>Commercial activities accessory to sport and active recreation activities, such as those that provide food or beverage services to support recreational use, may be undertaken in appropriate locations within this zone.</p> <p>The Active Sport and Recreation Zone applies in the main urban centres and contain provisions that recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses, while at the same time, providing for the open space and amenity values of a park or reserve within this zone, as well as avoiding or mitigating adverse effects on the surrounding areas.</p>	
<p>Objective 38.5.1</p>	<p>38.3.1 — Objective — Active sport and recreation activities are provided for in appropriate locations, while managing adverse effects on surrounding areas and communities.</p> <p>Policies</p> <p>38.3.1.1 — Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.</p> <p>38.3.1.2 — Active sport and recreation and associated buildings, structures (including additions) and car parking, are designed, located and operated to be compatible with the surrounding environment in which they are located, particularly within or adjacent to residential environments, and to avoid or mitigate any adverse effects of the activities (such as noise, hours and frequency) and of buildings, including visual dominance, outlook from adjoining or nearby sites and buildings, and shading.</p> <p>38.4 — Objectives and Policies — Civic Spaces Zone</p>	

38.6	Objectives and Policies – Civic Spaces Zone	
	<p>Purpose The Civic Spaces Zone provides for civic activities.</p> <p>Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and provide a sense of identity.</p> <p>The Civic Spaces Zone receives a high level of use and the zone and facilities shall be designed, operated and maintained with a high level of service. Events are often held within civic spaces, such as festivals and markets. They are places that help to establish communities and a sense of place. These areas are typically subject to higher demand from public and commercial use and are important civic spaces that directly support the District's tourism industry.</p>	
Objective 38.6.1	<p>38.4.1 Objective – Civic spaces are the community focal points for civic and community functions, events and informal recreation of benefit to both the community and the District.</p> <p>Policies</p> <p>38.4.1.1 Manage and promote passive recreation activities, while providing for commercial and community activities of a temporary nature that are of public benefit.</p> <p>38.4.1.2 Limit buildings and structures to those that are necessary to support civic activities, and where this is demonstrated, ensure that buildings and structures enhance the amenity values, functionality and use of the zone.</p> <p>38.4.1.3 Enable public amenities and the installation of artworks and interpretive signs, that enhance the use and enjoyment of civic spaces.</p> <p>38.5 Objectives and Policies – Community Purposes Zone</p>	
38.7	Objective and Policies – Community Purposes Zone	

	<p>Purpose</p> <p>The Community Purposes Zone primarily accommodates open space areas that play a significant community function, including libraries, halls and recreation centres. It also provides specifically for cemeteries, golf courses, campgrounds and areas that have a significant passive recreation function that are not otherwise encapsulated in other zones, such as the Queenstown Gardens. Community buildings and associated activities are generally provided within the Community Purposes Zone.</p> <p>Community Purposes Zones located within the townships and outlying settlements often have multiple activities that host a variety of passive and active activities and associated infrastructure.</p> <p>Where the Community Purposes Zone is for a specific function, the zone has been broken into sub-zones for the purposes of better articulating management outcomes for each sub-zone. The three sub-zones are:</p> <ul style="list-style-type: none"> • Community Purposes Zone (Cemeteries); • Community Purposes Zone (Golf); and • Community Purpose Zone (Camping Ground). <p>Both the Community Purposes Zone (Golf) and the Community Purposes Zone (Camping Ground), comprise the District’s golf courses and campground facilities that are owned by the Council, but are leased to private interests. These two sub-zones include provisions that recognise the specialised use of these open space areas. Accordingly, the Community Purposes Zone allows for greater flexibility in the scale and nature of development of these spaces, while at the same time ensuring that development of these spaces is sympathetic to adjoining areas. As an example, this includes where a Community Purposes Zone (Camping Ground) may border one of the District’s lakes or Outstanding Natural Landscapes.</p>	
<p>Objective 38.7.1</p>	<p>38.5.1 Objective – Community activities that meet the current and future social, cultural, recreation, health and community needs of both local communities and visitors to the District are provided for within a diverse range of open spaces.</p> <p>Policies</p> <p>38.5.1.1 Enable community activities and associated buildings and structures (including indoor and outdoor organised sports, active recreation and recreation facilities) that contribute to the function of the zone as focal points for District and Regional activities, while ensuring that the location and design of new buildings and structures, additions to existing buildings and structures and parking areas, maintain the character and values of each Community Purposes Zone.</p> <p>38.5.1.2 Enable the continued operation of the District’s existing cemeteries while maintaining public access, the open space amenity, and any historic heritage values of these</p>	

	<p>community spaces.</p> <p>38.5.1.3 — Buildings, structures and activities associated with the community activities themselves are designed and located so that any adverse effects including noise, lighting and traffic effects, are managed to maintain the level of amenity value of the surrounding environment within which they are located.</p> <p>38.5.1.4 — Ensure that the development of golf courses and camping ground areas continue to provide for a mixture of restricted and full public use, as well as the open space visual amenity enjoyed by the wider public.</p> <p>38.5.1.538.1.1.1 Ensure that the development of golf courses and camping grounds maintains and enhances the landscape and amenity values of the surrounding environment.</p>																				
38.8 Other Provisions and Rules																					
	District Wide																				
	Attention is drawn to the following District Wide chapters.																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">1 Introduction</td> <td style="width: 33%;">2 Definitions</td> <td style="width: 33%;">3 Strategic Direction</td> </tr> <tr> <td>4 Urban Development</td> <td>5 Tangata Whenua</td> <td>6 Landscapes</td> </tr> <tr> <td>25 Earthworks</td> <td>26 Historic Heritage</td> <td>27 Subdivision</td> </tr> <tr> <td>28 Natural Hazards</td> <td>29 Transport</td> <td>30 Energy and Utilities</td> </tr> <tr> <td>31 Signs</td> <td>32 Protected Trees</td> <td>33 Indigenous Vegetation and Biodiversity</td> </tr> <tr> <td>34 Wilding Exotic Trees</td> <td>35 Temporary Activities and Relocated Buildings</td> <td>36 Noise</td> </tr> </table>	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		
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34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise																			

	37 Designations	Planning Maps		
	Clarification - Advice Notes			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	A permitted activity must comply with all of the rules listed in the Rules - Activities (Table 38.1) and Rules - Standards (Table 38.2) for the Open Space and Recreation Zones and Table 38.3 for the Informal Recreation Ben Lomond Sub Zone, and any relevant district wide rules.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Where an activity does not comply with a standard listed in the Rules - Standards for the Open Space and Recreation Zone 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.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The Ben Lomond Sub-Zone and the 3 Community Purpose Sub-Zones, being sub-zones of the Informal Recreation Zone and Community Purpose Zone, require that all rules applicable to the Zone apply. Where specific rules are identified for the sub-zone, these shall prevail over the rules of the Informal Recreation Zone or Community Purpose Zone.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Freedom camping in the District is controlled by the Council's Freedom Camping Control Bylaw.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The surface of lakes and rivers are zoned Rural, unless otherwise stated in the District Plan or identified on the Planning Maps.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Resource consent may be required for activities associated with telecommunications under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In these instances, this NES applies instead of the District Plan provisions.			Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.

	Resource consent may be required for activities associated with electricity transmission under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. In these instances, this NES applies instead of the District Plan provisions.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	The following activities are managed in Chapter 30 Energy and Utilities:	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	a. Earthworks undertaken within the National Grid Yard;	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	b. Earthworks for the placement of underground electricity cables or lines; and	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	c. Earthworks in the Electricity Distribution Corridor.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	Table 38.1 specifies the activity status of land use activities in the Open Space and Recreation Zones, pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of the Reserves Act 1977. Reserves and land controlled by Council or the Department of Conservation may be subject to further controls under the Reserves Act 1977 or through Reserve Management Plans. Discussion should be held with these agencies as to the existence and nature of these controls.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	These abbreviations are used in the Rules – Activities (Section 38.9) and Rules - Standards for the Open Space and Recreation Zone (Section 38.10) tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.

	P	Permitted	C	Controlled		Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.	
	RD	Restricted Discretionary	D	Discretionary			
	NC	Non-Complying	PR	Prohibited			
	The following abbreviations are used within this chapter.						Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
	CPZ	Community Purpose Zone				Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.	
	CPZ (Golf)	Community Purpose Sub Zone (Golf)					
	CPZ (Camping Ground)	Community Purpose Sub Zone (Camping Ground)					
	CPZ (Cemeteries)	Community Purpose Sub Zone (Cemeteries)					

38.638.2 Rules – Activities**Table 38.1: Activities Open Space and Recreation Zones.**

a. For the activities identified in Table 38.1 as controlled activities, the Council will reserve its control to the matters in Part 38.13.

b. For the activities identified in Table 38.1 as restricted discretionary activities, the Council will restrict its discretion to the matters in Part 38.14.

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1	Any activity not listed in Table 38.1	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.2	Informal recreation	P	P	P	P	P	P	P	P	
38.9.3	Public amenities	P	P	P	P	P	P	P	P	
38.9.4	Gardens, including botanic and community gardens	P	P	P	P	P	P	P	P	
38.9.5	Parks Maintenance	P	P	P	P	P	P	P	P	
38.9.6	Recreation facilities	<u>DNG</u>	D	P	D	P	P	P	P	
38.9.7	Community centres and halls	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.8	Day Care Facilities including buildings	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.9	Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	<u>DNG</u>	
38.9.10	Art galleries, arts and cultural centres including buildings	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.11	Clubrooms including buildings	<u>DNG</u>	D	P	<u>DNG</u>	D	P	D	<u>DNG</u>	
38.9.12	Libraries including buildings	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.1 3	Grandstands	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.1 4	Organised sport and recreation	D	RD	P	D	P	P	D	<u>DNG</u>	
38.9.1 5	Camping grounds	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	
38.9.1 6	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	<u>DNG</u>	C	C	C	C	C	C	<u>DNG</u>	
38.9.1 7	Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings	<u>DNG</u>	RD	RD	RD	RD	RD	RD	<u>DNG</u>	
38.9.1 8	Retail accessory to a permitted activity that complies with the floor area standards for retail activities (Rule 38.10.9)	D	P	P	P	P	P	P	<u>DNG</u>	
38.9.1 9	Retail not otherwise provided for in Table 38.1	<u>DNG</u>	D	D	D	D	D	D	<u>DNG</u>	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 0	Commercial Recreation Activities and buildings associated with Commercial Recreation Activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 1	Commercial Activities and buildings associated with, and located on the same site as recreation activities	D	D	D	RD	RD	RD	RD	DNG	
38.9.2 2	Artworks	P	P	P	P	P	P	P	P	
38.9.2 3	Demolition of buildings (which is not a listed as a protected feature)	P	P	P	P	P	P	P	P	
38.9.2 4	New buildings associated with a permitted activity, not otherwise listed in Table 38.1	P	P	P	P	P	P	C	P	
38.9.2 5	Construction, addition or alteration to existing buildings	P	P	P	P	P	P	C	P	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.2 6	Conservation Planting, species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control and scientific research	P	P	P	P	P	P	P	P	
38.9.2 7	Recreation Trails (walking, horse and cycling trails)	P	P	P	P	P	P	P	P	
38.9.2 8	Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m ²	C	C	P	P	P	P	P	P	
38.9.2 9	Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m ²	D	RD	RD	RD	RD	RD	RD	RD	
38.9.3 0	Harvesting and management of existing Forestry within the Outstanding Natural Features or Landscapes	D	D	D	D	D	D	D	D	

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)	Comments/Additional Relief Sought
38.9.3 1	Planting of new Forestry within the Outstanding Natural Features or Landscapes	<u>DNG</u>	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	
38.9.3 2	Farming including grazing of stock	RD	P	RD	RD	RD	RD	RD	RD	
38.9.3 3	Cemeteries	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	
38.9.3 4	The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purposes of sale or lease	PR	PR	PR	PR	PR	PR	PR	PR	
38.9.3 5	Mining Activity	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	<u>DPR</u>	
38.9.3 6	Boat Ramps, Jetties and Marinas	D	D	D	D	D	D	D	<u>DNG</u>	
38.9.3 7	Informal Airports	D	D	D	D	D	D	D	D	

38.738.3 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.1	<p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>38.10.1.3 Active Sports and Recreation Zone: 10m.</p> <p>38.10.1.4 Civic Spaces Zone: 8m.</p> <p>38.10.1.5 CPZ: 10m.</p> <p>38.10.1.6 CPZ (Golf): 8m.</p> <p>38.10.1.7 CPZ (Camping Ground): 8m.</p> <p>38.10.1.8 CPZ (Cemeteries): 8m.</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • <u>Building dominance;</u> • <u>Effects on visual amenity and landscape character values and in particular views of significance;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality and the role and function of the open space;</u> • <u>Pedestrian and vehicle access;</u> • <u>Functional needs;</u> • <u>Scale and intensity;</u> • <u>Cumulative effect of buildings; and</u> 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
<p>38.10.2</p>	<p>Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m².</p> <p>38.10.2.2 Informal Recreation Zone: 100m².</p> <p>38.10.2.3 Active Sports and Recreation Zone: 400m².</p> <p>38.10.2.4 Civic Spaces Zone: 100m².</p> <p>38.10.2.5 CPZ: 300m².</p> <p>38.10.2.6 CPZ (Golf): 600m².</p> <p>38.10.2.7 CPZ (Camping Ground): 600m².</p> <p>38.10.2.8 CPZ (Cemeteries): 50m².</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Building dominance; • Effects on visual amenity and landscape character values and in particular views of significance; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality and the role and function of the open space; • Pedestrian and vehicle access; • Functional needs; • Scale and intensity; • Cumulative effect of buildings; and • Design and integration of landscaping 	<p>RD</p>	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.3	<p>Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <p>a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and iii. Southern Boundary: 2.5m and 35 degrees. <p>b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <ol style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; and ii. All other boundaries: 2.5m and 45 degrees. <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Building dominance;</u> • <u>Privacy effects on adjoining properties;</u> • <u>Access to sunlight and impacts on shading;</u> • <u>Effects on visual amenity;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality; and</u> • <u>The historic heritage value of any adjacent heritage item and or feature.</u> 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.4	<p>Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal;</u> • Building dominance; • Privacy effects on adjoining properties; • Access to sunlight and impacts on shading; • Effects on visual amenity; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality; and • The historic heritage value of any adjacent heritage item and or feature. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.5	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Indigenous biodiversity values; • Public access; • Effects on visual amenity and landscape character values; • Open space • The functional and locational need and interaction of the development with the water body; • Landscaping; • Environmental protection measures (including landscaping and stormwater management); and • Natural hazards. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.6	<p>Outdoor Storage</p> <p>38.10.6.1 Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining zones by either planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where such screening is by way of planting it shall be for a minimum depth of 3m as well as 2m high.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal</u> • Visual amenity; • The location relative to the public realm and adjoining residential properties; • Consistency with the character of the locality; • Landscaping; • Practical and functional constraints; and • Pedestrian and vehicle access. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.7	<p>Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Visual amenity values; • Opportunities for passive surveillance; • Consistency with any established fencing; and • Functional constraints, including the use of land, security, and wind shelter. 	RD	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.8	<p>Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the benefits of the proposal</u> • <u>the effects of lighting or glare.</u> 	RD	
38.10.9	<p>Maximum gross retail floor space</p> <p>Within the Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), and CPZ (Camping Ground) the maximum gross retail floor space associated to recreation activities permitted within these zones shall be 100m² or no more than 10% of the gross floor area (whichever is the lessor) of the building supporting the recreation and leisure activities.</p>	D	

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status	Comments/Additional Relief Sought
38.10.10	<p>Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • External appearance; • Visual prominence from both public places and private locations; and • Effects on visual amenity and landscape character values and in particular views of significance. 	RD	

38.838.4 Informal Recreation Zone: Ben Lomond Sub Zone

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
	Activity	Activity Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.1	<p>Buildings</p> <p>Construction, relocation, addition or alteration of any building.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Landscape and visual amenity values; • Scale, intensity and cumulative effects; • Associated earthworks and landscaping; • Lighting; • Provision of water supply, sewerage treatment and disposal, electricity and communication services; • Natural Hazards; and • Effects on the transportation network. <p>Information requirements associated with the effects on the transportation network shall include an integrated transport assessment, including but not limited to:</p> <ul style="list-style-type: none"> • Travel, access and parking plans; • Any capacity or safety improvements to the road network, if the scale and intensity of the activity requires this; • The enhancement of pedestrian connections and networks to the Queenstown Town Centre Zone; • Measures to encourage reduced use of car travel by employees and customers; and • Requirements for the provision of dedicated car parks. 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.2	<p>Passenger Lift Systems</p> <p>Passenger Lift Systems within the ‘Bob’s Peak’ area and the ‘Gondola Corridor’ area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none">• Location, external appearance and alignment;• Other occupiers or users;• Night lighting;• Height;• Associated earthworks; and• Natural Hazards.	C	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.3	<p>Commercial recreation activity including:</p> <p>a. commercial activities associated with, and located on, the same site as recreation activities; and</p> <p>b. retail ancillary to a commercial recreation activity</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • <u>Benefits of the proposal:</u> • Intensity and scale of the activity on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network (if not previously or concurrently addressed by an integrated transport assessment in Rule 38.11.1). 	RD	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.4	<p>Harvesting and management of existing Forestry</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Hours of operation; • Noise; • Health and safety; • Traffic generation; • Earthworks; • Soil erosion, sediment generation and run-off; and • Landscape rehabilitation. 	C	
38.11.5	<p>Parking within the Lower Terminal area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Traffic generation, access, parking layout and design; • Consistency with any integrated traffic assessment required by Rules 38.11.1 and 38.11.3; • Pedestrian and vehicle access; and • Landscaping. 	C	
38.11.6	<p>Building within the Building Restriction Area: Bob's Peak Area</p> <p>Any building within the Building Restriction Area, excluding retaining walls.</p>	PR	
	Standards	Non-Compliance Status	

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status	Comments/Additional Relief Sought
38.11.7	<p>Building Height</p> <p>The maximum height of buildings and structures as specified shall be:</p> <p>a. Buildings within the Bob’s Peak Area: 10m.</p> <p>b. Passenger Lift Systems within the Bob’s Peak Area: 12m.</p> <p>c. Buildings within the Lower Terminal Area: 17m.</p>	D	
38.11.8	<p>Building Coverage</p> <p>The maximum building coverage within the Bob’s Peak Area shall be 15%</p>	D	

	Rules - Non-notification of Applications	Comments/Additional Relief Sought
38.12 Rules - Non-notification of Applications	All applications for controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified, except for the following:	
Rule 38.12.1	Restricted discretionary activities within the Informal Recreation Ben Lomond Sub-Zone; and	
Rule 38.12.2	Controlled activities within the Informal Recreation Ben Lomond Sub Zone shall not be publicly notified but may require the written approval of affected persons or give limited notification to affected persons.	

38.13	Matters of control for Controlled Activities identified in Table 38.1	Comments/Additional Relief Sought
	The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.	
Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones		
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <ul style="list-style-type: none"> • Scale and intensity of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Traffic generation, access and parking; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.13.2	<p>Rules 38.9.24 and 38.9.25: Construction and alteration of buildings in the Community Purpose Camping Ground Zone:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Infrastructure and servicing, access and parking. • Natural hazards. 	
38.13.3	<p>Rule 38.9.28: Construction of vehicle access and car parking areas accessory to permitted activities up to 200m²:</p> <ul style="list-style-type: none"> • Traffic generation, access and parking; • Public access to, and use of, the open space; • Pedestrian and vehicle access; and • Landscaping. 	

38.14	Matters of discretion for Restricted Discretionary Activities identified in Table 38.1	Commentary/Additional Relief Sought
	The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application	
Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones		
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of, the open space; • Location, in particular distance from adjoining properties; • Traffic generation, access and parking; • Noise; and • Infrastructure and servicing, including the provision of storage and loading/service areas. 	
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Traffic generation, access and parking. 	

38.14.3	<p>Rule 38.9.29: Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m² in respect of all Open Space and Recreation Zones (except the Nature Conservation Zone):</p> <p>Location of facility and access;</p> <ul style="list-style-type: none"> • Number, design and layout of car parks and associated manoeuvring areas; • Surface treatment of parking facility and access; • Landscaping; and • Cumulative effect of the number of car parking facilities within the Zone. 	
38.14.4	<p>Rule 38.9.32: Farming including grazing of stock</p> <ul style="list-style-type: none"> • Intensity and duration; • Public access to, and use of the open space; • Pest and wilding pine control; • Maintenance of landscape values; and • Restriction of areas to protect or restore indigenous biodiversity values. 	

~~38.9 — Landscape Assessment Matters for Discretionary and Non-Complying Activities~~

	Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
38.15.1	<p>Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL):</p> <p style="padding-left: 20px;">38.9.1.1 — Effects on landscape quality and character</p> <p>In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</p> <p>a. — Physical attributes:</p> <ul style="list-style-type: none"> • — Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on 	

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p style="text-align: center;">landscape character;</p> <ul style="list-style-type: none"> • Vegetation (exotic and indigenous); • The presence of waterbodies including lakes, rivers, streams, wetlands. <p>b. Visual attributes:</p> <ul style="list-style-type: none"> • Legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; • Aesthetic values including memorability and naturalness; • Transient values including values at certain times of the day or year; • Human influence and management – settlements, land management patterns, buildings, roads. <p>c. Appreciation and cultural attributes:</p> <ul style="list-style-type: none"> • Whether the elements identified in (a) and (b) are shared and recognised; • Cultural and spiritual values for Tangata whenua; • Historical and heritage associations. <p style="text-align: center;">The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p> <p>d. In the context of (a) to (c) above, the degree to which the proposed activity or development will affect the existing landscape quality and character, including whether the proposed activity or development accords with or degrades landscape quality and character, and to what degree:</p> <p style="text-align: center;">38.9.1.2 – Effects on visual amenity</p> <p>In considering whether the potential visibility of the proposed activity or development will maintain and enhance visual amenity, values the Council shall be satisfied that:</p> <ul style="list-style-type: none"> a. the extent to which the proposed activity or development detracts from visual amenity values as viewed from public roads and other public places; b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>c. the proposal will be appropriately integrated, screened or hidden from view by elements that are in keeping with the character of the landscape;</p> <p>d. the proposed activity or development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</p> <p>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <ul style="list-style-type: none"> • any carparking, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.
38.15.2	<p>Rural Landscape Classification (RLC)</p> <p>38.9.2.1 — Effects on landscape quality and character</p> <p>The following shall be taken into account:</p> <p>a. where the site is adjacent to or nearby an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;</p> <p>b. whether and the extent to which the scale and nature of the proposed activity or development will degrade the quality and character of the Open Space Zone or the surrounding Rural Landscape;</p> <p>c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Open Space Zone or the Rural Landscape.</p> <p>38.9.2.2 — Effects on visual amenity:</p> <p>Whether the activity or development will result in a loss of the visual amenity of the Open Space Zone or the Rural Landscape, having regard to whether and the extent to which:</p> <p>a. the visual prominence of the proposed development from any public places will reduce visual amenity;</p> <p>b. the proposed development is likely to be visually prominent such that it detracts from private views;</p> <p>c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Landscape from both public and private locations;</p> <p>d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;</p>

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>e. any proposed carparking, planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;</p> <p>38.9.2.3 Tangata Whenua, biodiversity and geological values:</p> <p>a. whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.</p> <p>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>
38.15.3	<p>Other factors and positive effects, applicable in all the landscape categories</p> <p>38.9.3.1 The extent to which the proposed activity or development detracts from, or enhances the amenity of the Open Space Zone and wider natural or rural environment with particular regard to the experience of remoteness or wildness.</p> <p>38.9.3.2 The extent to which cumulative effects of activities will adversely affect landscape quality, character or visual amenity values.</p> <p>38.9.3.3 In considering whether there are any positive effects, or opportunities for remedying or mitigating the continuing adverse effects of activities, the Council shall take the following matters into account:</p> <p style="margin-left: 20px;">a. whether the proposed activity would enhance the character of the landscape, or assists with the protection and enhancement of indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;</p> <p style="margin-left: 20px;">b. any positive effects including environmental compensation, enhanced public access such as the creation or improvement of walking, cycling or bridleways or access to lakes, rivers or conservation areas;</p> <p style="margin-left: 20px;">c. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation.</p>

Variation to Stage 1 PDP Chapter 2 Definitions:	
<u>Underlined text for additions and strike through text for deletions.</u>	
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, <u>or permanent tourist cabins,</u> by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.
New Stage 2 PDP Definitions:	
<u>Ground Floor Area</u>	<u>Means any areas covered by a building or parts of a building, and includes overhanging or cantilevered parts, but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks that are less than 1.0 m above ground level.</u>
<u>Visually Permeable</u>	<u>In reference to a wall, gate, door or fence:</u> <u>Means a continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.</u>

	Variation to Stage 1 Landscapes Chapter 6:	
	<u>Underlined text for additions and strike through text for deletions.</u>	
Part 6.2	<p>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>	
Part 6.4	Rules - Amend:	
	<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 <u>assessment matters</u> do not apply to the following within the Rural Zones:</p> <ul style="list-style-type: none"> a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. <u>The Gibbston Character Zone.</u> d. <u>The Rural Lifestyle Zone.</u> e. <u>The Rural Residential Zone.</u> 	

Variation to Stage 1 Subdivision and Development Chapter 27:		
Underlined text for additions and strike through text for deletions.		
27.5 Rules – Standards for Subdivision Activities		
Zone	Minimum Lot Area	
<u>Open Space and Recreation Zones</u>	<u>No minimum</u>	

Variation to Stage 1 Temporary Activities and Relocated Buildings Chapter 35:		
Underlined text for additions and strike through text for deletions.		
35.4	Rules - Activities	
35.4.7	<p>Temporary Events held <u>within the Open Space and Recreation Zones or any other</u> on Council-owned public recreation land, provided that:</p> <ul style="list-style-type: none"> Noise Events do not occur during hours in which the night-time noise limits of the relevant Zone(s) are in effect, except for New Year's Eve. <p>For the purpose of this rule the relevant noise standards of the Zone shall not apply.</p>	P

Variation to Stage 1 Noise Chapter 36:						
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		
36.5.4	<u>Open Space and Recreation Zones</u>	Any point within any site	0800h to 2000h	50 dB $L_{Aeq(15\ min)}$	NC	
			2000h to 0800h	40 dB $L_{Aeq(15\ min)}$ 75 dB L_{AFmax}	NC	

Appendix to Te Anau Developments Limited Submission on the Proposed Visitor Accommodation Provisions

[Specific relief requested is shown as track changes]

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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone 24

New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point 25

New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park 27

New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook 29

Variation to Stage 1 PDP Chapter 2 - Definitions:

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

<u>Residential Visitor Accommodation</u>	<p><u>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 Days.</u></p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p>
Homestay	<p>Means a residential activity where an occupied <u>the use of a residential unit or including a residential flat is also used by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</u></p> <p><u>Notes:</u></p> <p><u>1. Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></p> <p><u>2. Extra rates levies may apply.</u></p>
Registered Holiday Home	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. • Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p><u>Advice Note:</u></p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
Visitor Accommodation	<p><u>Means the use of land or buildings (excluding the use of a residential unit or residential flat) for short-term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days</u>; and</u></p> <p>i. <u>Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments homestays, and the commercial letting of</u></p>

	<p>a residential unit; and</p> <p>ii. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and 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.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p><u>For the purpose of this definition:</u></p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
<p>Residential Activity</p>	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. <u>Excludes visitor accommodation, residential visitor accommodation and homestays.</u></p>

New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter

7 Low Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 7.1 Zone Purpose:]

Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

7.2.8.1 Provide for accommodation options for visitors in the Low Density Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
<u>7.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>7.4.17</u>	<p><u>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</u></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>7.4.18</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<u>7.5.17</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.17.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>7.5.17.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;"><u>Other vehicles: 8 vehicle trips per day.</u></p>	NC
<u>7.5.18</u>	<p><u>Homestay</u></p> <p><u>7.5.18.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>7.5.18.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>7.5.18.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>7.5.18.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">b. <u>Other vehicles: 8 vehicle trips per day.</u></p>	NC

7.6 Rules - Non-Notification of Applications

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

8 Medium Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 8.1 Zone Purpose:]

Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

8.2.14.1 Provide for accommodation options for visitors in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment.

8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.29</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>8.4.30</u>	<p><u>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>8.4.31</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
<u>8.5.15</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>8.5.15.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>8.5.15.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC
<u>8.5.16</u>	<p><u>Homestay</u></p> <p><u>8.5.16.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>8.5.16.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>8.5.16.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>8.5.16.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC

8.6 Rules - Non-Notification of Applications

8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

9 High Density Residential

9.1 Zone Purpose

[Note: The following is new text at end of 9.1 Zone Purpose:]

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

9.2 Objectives and Policies

9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.

Policies

9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
<u>9.4.8</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>9.4.9</u>	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>

9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<u>9.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>9.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 20px;">c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 20px;">d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to: The location, nature and scale of activities; and</u> <u>The location, provision, and screening of parking and access.</u></p>	RD*
<u>9.5.13</u>	<p><u>Homestay</u></p> <p><u>9.5.13.1</u> <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>9.5.13.2</u> <u>Shall not exceed 5 paying guests per night.</u></p> <p><u>9.5.13.3</u> <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>9.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 20px;">c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 20px;">d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	RD*

9.6 Rules - Non-Notification of Applications

9.6.2.2 Visitor accommodation.

New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown Residential Historic Management chapter

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.1 Zone Purpose

[Note: The following is new text at end of 10.1 Zone Purpose:]

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

10.2 Objectives and Policies

10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>10.4.8</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>10.4.9</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
<u>10.5.8</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>10.5.8.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>10.5.8.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses: none.</u> f. <u>Other vehicles: 8 vehicle trips per day.</u> 	<u>NC</u>
<u>10.5.9</u>	<p><u>Homestay</u></p> <p><u>10.5.9.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>10.5.9.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>10.5.9.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>10.5.9.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. <u>Heavy vehicles, coaches or buses: none.</u> f. <u>Other vehicles: 8 vehicle trips per day.</u> 	<u>NC</u>

10.6 Rules - Non-Notification of Applications

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

11 Large Lot Residential

11.1 Zone Purpose

[Note: The following is new text at end of 11.1 Zone Purpose:]

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

11.2 Objectives and Policies

11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

11.2.3.1 Provide for accommodation options for visitors in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.5</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>11.4.6</u>	<p><u>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>11.4.7</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

11.5 Rules - Standards

<u>Table 2</u>	<u>Standards for activities in the Large Lot Residential Zone</u>	<u>Non-compliance status</u>
<u>11.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>11.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>11.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>
<u>11.5.13</u>	<p><u>Homestay</u></p> <p><u>11.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>11.5.13.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>11.5.13.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>11.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

7.6 11.6 Rules - Non-Notification of Applications

- 11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:
 - 11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

16 Business Mixed Use Zone

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
<u>16.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<u>16.5.10</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>16.5.10.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>16.5.10.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> i. Heavy vehicles, coaches or buses: none. j. Other vehicles: 8 vehicle trips per day. <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<u>C*</u>

<p><u>16.5.11</u></p>	<p><u>Homestay</u></p> <p><u>16.5.11.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>16.5.11.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>16.5.11.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>16.5.11.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">i. <u>Heavy vehicles, coaches or buses: none.</u>j. <u>Other vehicles: 8 vehicle trips per day.</u> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C*</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

21 Rural

21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.37</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

21.5 Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>21.5.53</u>	<p><u>Residential Visitor Accommodation</u></p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p>	<u>D</u>
<u>21.5.54</u>	<p><u>Homestay</u></p> <p><u>21.5.54.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>21.5.54.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

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

22 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.2.6 Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p>22.5.14.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <ul style="list-style-type: none"> • 	<u>NC</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>22.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone

23 Gibbston Character Zone

23.4 Rules - Activities

Table 1	Activities	Activity status
<u>23.4.21</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <ul style="list-style-type: none"> • 	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>23.5.13.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u> <u>41.4.18.1 Residential Visitor Accommodation and Homestays located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and Home Site Activity Area (HS).</u>	<u>P</u>

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.20</u>	<u>Residential Visitor Accommodation</u> <u>41.5.20.1 The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u> <u>41.5.20.2 The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	<u>NC</u>

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.21</u>	<p><u>Homestay</u></p> <p><u>41.5.21.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>41.5.21.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>41.5.21.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>41.5.21.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. <u>Heavy vehicles, coaches or buses: none.</u>b. <u>Other vehicles: 8 vehicle trips per day.</u>	<u>NC</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

42 Waterfall Park

42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
<u>42.4.13</u>	<u>In the Residences Area (R) of the Structure Plan</u> <u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
<u>42.5.9</u>	<u>Residential Visitor Accommodation</u> <u>42.5.9.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period. <u>42.5.9.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <ul style="list-style-type: none"> • 	<u>NC</u>

<p><u>42.5.10</u></p>	<p><u>Homestay</u></p> <p><u>42.5.10.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>42.5.10.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>42.5.10.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>42.5.10.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. <u>Heavy vehicles, coaches or buses: none.</u>b. <u>Other vehicles: 8 vehicle trips per day.</u>	<p><u>NC</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

43 Millbrook

43.4 Rules - Activities

	Activities – Millbrook	Activity status
<u>43.4.24</u>	<u>Residential Visitor Accommodation and Homestays</u> in the Residential Activity Area	<u>P</u>

43.5 Rules - Standards

	Activities – Millbrook	Activity status
<u>43.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>43.5.14.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>43.5.14.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. <p style="margin-left: 20px;">•</p>	<u>NC</u>
<u>43.5.15</u>	<p><u>Homestay</u></p> <p><u>43.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>43.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>43.5.15.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>43.5.15.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

Submission on the Proposed QLDC District Plan 2015 (Stage 2)

Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991

- To:** Queenstown Lakes District Council
- Address:** Sent via email to: services@qldc.govt.nz
- Name of submitter:** Cardrona Alpine Resort Limited (**CARL**)
- Submitter interests:** CARL has an interest in and will be affected by any provision affecting activities within or accessing the Cardrona Alpine Resort. An overview of CARL and its interests in the QLDC District Plan were provided in its submission and evidence presented to QLDC on first Stage 1 part of the district plan review process. This submission is written with the understanding that the intertwining matters raised by CARL in its Stage 1 process remain valid and will be carried through to the Stage 2 decision-making process.
- Relief sought:** In addition to the relief sought by CARLs submissions on Stage 1, CARL requests that the proposed district plan provisions be amended:
- Generally as described on the following pages;
 - Specifically as shown in the attached documents; and/or
 - Otherwise with like effect in support of this submission.
- Provisions not sought to be amended in this submission are requested to be retained as notified, unless they are amended in a manner which aligns with this submission.
- Trade Competition:** CARL cannot gain an advantage in trade competition through this submission.
- Hearings:** The submitter wishes to be heard in support of this submission. CARL would appreciate the opportunity to work collaboratively with QLDC staff / advisors and other submitters to help determine the most appropriate district plan provisions.
- Address for Service:** Real Journeys Limited
C/- John Edmonds + Associates Ltd
Contact: Ben Farrell
Email: ben@jea.co.nz
Phone: 021767622
- Date:** 23rd February 2018

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Attachments

1. Specific relief requested for the proposed EARTHWORKS chapter
2. Specific relief requested for the proposed TRANSPORT chapter
3. Specific relief requested for the proposed SIGNAGE chapter
4. Specific relief requested for the proposed VISITOR ACCOMMMODATION provisions

PROPOSED EARTHWORKS PROVISIONS

General Relief requested

1. CARL requests that all the earthworks activities undertaken during the operation of modern Ski Fields, including the making of tracks for summer recreation activities such as mountain biking, should be exempt from requiring resource consent.
2. CARL also requests that this exemption should also apply to earthworks undertaken for the purpose of constructing, maintaining or upgrading private roads and parking areas associated with accessing Ski Area Sub Zones.

Summary of Reasons

3. Traditionally the district plan excluded Ski Area Sub-Zones from the earthworks rules. This approach was accepted to enable the development of ski areas recognising their importance in contributing to the social and economic well-being of the community. CARL opposes the dilution of this effective and efficient approach.
4. It is exceedingly important for our small communities to build year round employment and economic growth. The purchase of CARL by Real Journeys Limited has provided a great boost and energy to push development forward into new areas. This development will continue to help support the economic growth and job opportunities for Queenstown and Wanaka. With over 300,000 visitors and 650 employees this is not a small contribution for the local area. Significant pressures face the ski/snowboarding industry with rising costs of operation; increasing expectations from guests; increased safety requirements and changes to legislation; the fast paced nature of changing trends; climate change pressures, and the need to look at more unique products to ensure financial viability in the future. CARL has now recently and successfully established as a summer destination for sight seeing, carting, Hotel operations, and Mountain Biking which requires the development of trails. Summer operations have continued to grow leading to further economic growth for the District and employment opportunities.
5. Ski Area Sub-Zones are identified on the Planning Maps and skiing activities provided for in recognition of their regional (and potentially national) economic importance. The identified ski areas anticipate and provide for the kinds of activities traditionally carried out within ski/snowboarding fields. Those activities, of necessity, include 'terraforming' the landscape involving extensive earthworks. Such earthworks are an integral and essential aspect of the construction, operation, and maintenance of ski/snowboarding areas. Cardrona is a ski field today because of the ability of its highly respected and decorated founders being able to develop and modify the terrain. The volume of earthworks can be substantial on an annual basis – over 100,000m³.
6. The quality, safety, efficient use of water, and snow coverage of our slopes starts with good earthworks. The better our terrain is managed through continuous improvement the more efficient we are at using our snow and ensuring our guests have the best experience they can. CARL has a very tight window of opportunity and we do not always know the specifics of what needs to be done until the ski season is over and the snow clears before the summer season begins. From terrain modifications (safety improvements, slope access improvements, grooming the hills to make it more economical and improve ability to put snow on and open the mountain, changes to jumps, terrain park, half pipe, and so on), road works, repair/maintenance from erosion, and building new infrastructure. All of these activities require earthworks to create and maintain. Often such speciality ski field features are developed over summer and only tested thoroughly over winter and then refined in the following summer. The nature of skiing and boarding make earthworks of paramount importance to the successful operation and commercial viability of Cardrona. The

development and maintenance of a terrain park is constantly evolving and hence a permissive framework with respect to earthworks is required including volume limits.

7. Any limitation or inability to conduct earthworks over a very short summer working season can severely limit our ability to make safety modifications, improvements, and development of new features.
8. We contend:
 - Overall there is a lack of justification for requiring resource consent for earthworks in the Cardrona Ski Area Sub Zone, including near waterbodies. Our attention has not been drawn to any specific resource management issue relating to water quality associated with the Cardrona Ski Area Sub-Zone or CARLs operations.
 - It would be exceedingly difficult for CARL to conform to some of the proposed standards managing relation to dust and sediment control. By the nature of our location we can have very high winds. Even with the best dust suppression measures in place if the wind blows right after earthworks we could be in breach of the proposed new District Plan standards.
 - It may not be practical to adhere to the proposed waterbody setback standards. We trust the proposed waterbody setback standards are aimed primarily at protecting unmodified or significant waterbodies, not those created or historically modified for the purpose of snow making or water supply.
 - Finally, we question whether QLDC should effectively be regulating discharges and earthwork activities that relate to mitigating flood and erosion hazard control, as this is the role of the regional council. We oppose these provisions insofar as they relate to the rural zones.

PROPOSED TRANSPORT PROVISIONS**General Relief requested**

9. CARL requests the chapter (district plan) be amended as required to ensure:
 - a. The benefits of air transport (primarily helicopters) to the districts economy and overall transport network is recognised and provided for;
 - b. The use of helicopters is recognised as an important transport method for Ski Areas and is not discouraged;
 - c. Private roads and carparks associated with accessing Ski Area Sub Zones are recognised as important and integral parts of the local transport network and are able to be used, maintained, upgraded and extended without a discernible regulatory burden.

Summary of Reasons

10. Cardrona Alpine Resort, as a business and all people who use it, are totally reliant on private air and land transport. As demand for the resorts activities increases it is inevitable that transport activity and infrastructure demands will be required to be maintained, upgraded and extended. It is essential that air travel (via helicopters) and vehicle travel, including park and ride infrastructure, be provided for and not limited by unnecessary or inefficient regulation.

PROPOSED SIGNAGE PROVISIONS**General Relief requested**

11. CARL requests:
 - a. All signage in Ski Area Sub Zones be provided for (as a permitted activity) where it is not visible from a public space or neighbouring property.
 - b. All signage in Ski Area Sub Zones be provided for (as a permitted or controlled activity subject to standards) where it is visible from a public space or neighbouring property.
 - c. All signage (in particular directional, interpretative, sponsorship, temporary) located outside Ski Area Sub Zones but relating to activities within the Ski Area Sub Zone be permitted subject to standards and managed as controlled or restricted discretionary activities if those standards are breached.
 - d. Deletion of the proposed Assessment Matters.

Summary of Reasons

12. Cardrona Alpine Resort is a private resort area where signage is necessary to inform and direct its visitors. The majority of signage cannot be seen from public or neighbouring locations and therefore should not be of concern to members of the public or neighbours. Signage which is visible to public or neighbouring areas should be provided for and not discouraged.
13. The proposed Assessment Matters are problematic in that they serve no real purpose and create uncertainty and inefficiencies in the administration of the district plan. The Assessment Matters are not necessary (let alone the most appropriate) method for implementing the purpose of the RMA or any district plan objective.

PROPOSED VISITOR ACCOMMODATION PROVISIONS**General Relief requested**

14. Within the Cardrona Alpine Resort Ski Area Sub Zone, the Rural Zone, and the Cardrona Rural Visitor Zone, Visitor Accommodation (activity and development) should be provided for as a permitted or controlled activity (subject to standards), or otherwise as a restricted discretionary activity.

Summary of Reasons

15. Visitor accommodation is an appropriate activity in the Cardrona Alpine Resort Ski Area Sub Zone, the Rural Zone, and Cardrona Alpine Resort Rural Visitor Zone. There is no evidence why visitor accommodation should not be provided for in these locations.
16. Cardrona Alpine Resort has successfully operated visitor accommodation in the Resort for many years. The Resort currently has 15 rooms available for guests through both the winter and summer operational periods. Demand for the Hotel service on site is high and a lack of Hotel stock in Queenstown and Wanaka at peak periods creates significant issues for allowing growth in visitor numbers.

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Clause	Requested Amendment	Comment / Additional Relief Sought
25.1 Purpose	<p>Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the installation and maintenance of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients.</p> <p>Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District’s Outstanding Natural Features, Landscapes, amenity values, waterbodies and their margins are protected from inappropriate development.</p> <p>Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management.</p> <p>The volume limits in the Earthworks Chapter do not apply to subdivision proposals with a Controlled or Restricted Discretionary activity status because earthworks and the adverse effects associated with these activities are contemplated and managed by the policies and matters of discretion in the Earthworks Chapter and Subdivision Chapter 27. All other rules in the Earthworks Chapter apply to applications for subdivision consent to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties.</p> <p>Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.</p>	
Objective 25.2.1 	Earthworks are undertaken in a manner that minimises adverse effects on the environment and appropriately maintains landscape and visual amenity values.	
Policy 25.2.1.1	Ensure earthworks minimises erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	

<p>Policy 25.2.1.2</p>	<p>Protect the following valued-valuesresources including those that are identified in the District Plan from the inappropriate adverse effects of earthworks:</p> <ul style="list-style-type: none"> a. Outstanding Natural Features and Landscapes; b. the amenity values of Rural Landscapes and other identified amenity landscapes; c. significant Natural Areas and the margins of lakes, rivers and wetlands; d. the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers; <p>Advice note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</p> <ul style="list-style-type: none"> e. the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; f. heritage sites, precincts and landscape overlays; and g. public access to and along lakes and rivers. 	<p>These matters are more appropriately identified as values, not resources.</p>
<p>Policy 25.2.1.3</p>	<p>Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.</p>	
<p>Policy 25.2.1.4</p>	<p>Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.</p>	
<p>Policy 25.2.1.5</p>	<p>Design earthworks to recognise the constraints and opportunities of the site and environment.</p>	
<p>Objective 25.2.2</p>	<p>Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.</p>	<p>There is no need for the enabling intent of this objective to be “qualified” by the statement “while being protected from adverse effects”. Objective 25.2.1 and its supporting policies capture the intent of the second part of this objective.</p>
<p>Policy 25.2.2.1</p>	<p>Subject to Objective 25.2.1, enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:</p> <ul style="list-style-type: none"> a. Nationally and Regionally Significant Infrastructure; b. tourism infrastructure including the continued operation, and provision for future sensitive 	<p>This objective should not be subject to another objective.</p>

	<p>development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Wairau Ski Area Sub Zone;</p> <p>c. minimising the risk of natural hazards;</p> <p>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and</p> <p>e. the use and enjoyment of land for recreation, including public walkways and trails.</p>	
Policy 25.2.2.2	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.3	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.4	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.5	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.6	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	Relocate policy as it is more appropriately located under objective 25.2.1
Policy 25.2.2.7	Ensure that earthworks minimises natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	Relocate policy as it is more appropriately located under objective 25.2.1
25.3	Other Provisions and Rules	
Rule 25.3.1	District Wide	
Rule 25.3.2	Advice Notes - Regional Council Provisions	Relocate Advice Notes to the end of the chapter.
Rule 25.3.2.1	Some land disturbance activities including those that involve the diversion of water or discharge of stormwater with sediment, and modification to water bodies including wetlands are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.	Relocate Advice Note to the end of the chapter.
Rule 25.3.2.2	Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.	Relocate Advice Note to the end of the chapter.

Rule 25.3.3	Advice Notes	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.1	Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.2	The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.3	Refer to Chapter 33 Indigenous Vegetation and Biodiversity for land disturbance activities within Significant Natural Areas. No provisions of this chapter prevail over those of Chapter 33 Indigenous Vegetation and Biodiversity.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.4	Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. No provisions of this chapter prevail over those of Chapter 26 Historic Heritage.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.5	Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.6	Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.7	Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications: <ul style="list-style-type: none"> a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008. b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.8	Resource consent may be required for earthworks under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.9	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies	Relocate Advice Note to the end of the chapter.

	instead of the District Plan provisions.	
Advice Note 25.3.3.10	Resource consent may be required for earthworks under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.11	The following activities are managed in Chapter 30 Energy and Utilities: <ul style="list-style-type: none"> a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard; b. Earthworks for the placement of underground electricity cables or lines. 	Relocate Advice Note to the end of the chapter.
Advice Note 25.3.3.12	The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.	Relocate Advice Note to the end of the chapter.
General Rules 25.3.4	General Rules	
General Rule 25.3.4.1	Earthworks subject to resource consent applications for Controlled or Restricted Discretionary activity subdivisions pursuant to section 11 of the Act are exempt from the following Rules: <ul style="list-style-type: none"> a. Table 25.2 volume; b. Rule 25.5.16 cut; and c. Rule 25.5.17 fill. <p>Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.</p> <p>All other rules in the Earthworks Chapter apply to applications for subdivision consent.</p>	
General Rule 25.3.4.2	Earthworks for Ski Area Activities within the Ski Area Sub Zones and vehicle testing facilities within the Wairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply: <ul style="list-style-type: none"> a. Rules 25.5.12 to 25.5.14 that control erosion and sediment, deposition of material on Roads and dust; b. Rule 25.5.20 setbacks from waterbodies; and c. Rule 25.5.21 exposing groundwater. 	It is inefficient to impose resource consent requirements on Ski Area operators where development and maintenance of a terrain park / mountain biking park is constantly evolving and a permissive earthworks framework is sought. Moreover, CARL is a year round visitor destination and regularly undertakes earthworks for the following activities in addition to Ski Area Activities: Accommodation, Mountain Biking, Walking and

		Mountain Carting including the operation of McDougall's Chondola.
General Rule 25.3.4.3	The maximum volume and area of earthworks shall be calculated per site, within one consecutive 12 month period.	
General Rule 25.3.4.4	Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules: <ul style="list-style-type: none"> a. Table 25.2 volume standards; b. Rule 25.5.16 cut standards; and c. Rule 25.5.17 fill standards. 	
General Rule 25.3.4.5	Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3: <ul style="list-style-type: none"> a. Erosion and sediment control except where subject to Rule 25.5.20 setback from waterbodies. b. The digging of holes for offal pits. c. Fence posts. d. Drilling bores. e. Mining Activity, Mineral Exploration or Mineral Prospecting. f. Planting riparian vegetation. g. Internments within legally established burial grounds. h. Maintenance of existing and in service vehicle accesses and tracks, excludes their expansion. i. Deposition of spoil from drain clearance work within the site the drain crosses. j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours. k. Firebreaks not exceeding 10 metres width. l. Cultivation and cropping. 	Construction of roads within legal road should not be subject to the earthworks standards.

	<p>m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any land disturbance does not exceed 1 metre in width.</p> <p>n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:</p> <ul style="list-style-type: none">i. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.ii. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.iii. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. <p>o. <u>The construction and maintenance of a road within legal road (formed or unformed)</u></p>	
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Clause	Requested Amendment		Comment / Additional Relief Sought
Table 25.1	Table 25.1 Earthworks Activities	Activity Status	
Rule 25.4.1	Earthworks that comply with all of the activities and standards in Tables 25.1 to 25.3.	P	
Rule 25.4.2	Earthworks that do not comply with the volume of earthworks standards in Table 25.2. Discretion is restricted to the matters set out in Part 25.7.	RD	
Rule 25.4.3	Earthworks for the construction or operation of a Cleanfill.	D	
Rule 25.4.4	Earthworks for the construction or operation of a Landfill.	D	
Rule 25.4.5	Earthworks that modify, damage or destroy a wāhi tapu, wāhi taonga or archaeological site whether identified on the Planning Maps or not or archaeological site whether identified on the Planning Maps or not.	D	Activities that modify, damage or destroy archaeological sites are managed under separate legislation and there is insufficient evidence justifying why QLDC should impose additional costs and hurdles associated with requiring resource consents for these activities.
Rule 25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D	

Clause	Requested Amendment		Comment / Additional Relief Sought
	Table 25.2 Maximum Volume	Maximum Total Volume	
Standard 25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³	
Standard 25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³	Imposing a standard of 10m ³ in rural zone locations (where all ONFs are located) is extremely onerous. The s32 does not satisfactorily establish why this very small limit is the most appropriate.

Standard 25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone Millbrook Resort Zone	300m ³	
Standard 25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m ³	
Standard 25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Queenstown Airport Mixed Use Zone	500m ³	
Standard 25.5.6	Rural Zone Gibbston Character Zone	1000m ³	
Standard 25.5.7	a. Roads b. Roads located within an Outstanding Natural Feature identified on the Planning Maps	No limit 10m ³	
	Jacks Point Zone		
Standard 25.5.8	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m ³	
Standard 25.5.9	Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1000m ³	
Standard 25.5.10	Open Space Golf Education Education Innovation Campus	No maximum	

	Lodge		
	Table 25.3 Standards	Non-Compliance	
	Nuisance effects, erosion, sediment generation and run-off		
Standard 25.5.11	Earthworks shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°. Discretion is restricted to the matters set out in Part 25.7.	RD	
Standard 25.5.12	Earthworks must be undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.13	No material being transported from one site to another shall be deposited on any Road.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.14	Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.	NC	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.
Standard 25.5.15	Earthworks that discovers any of the following: a. kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or	RD	This standard is not required as the subject matters are addressed by other legislation. It is more appropriate to manage the subject issue through earthworks requiring resource

	<p>b.— any feature or archaeological material that predates 1900, or</p> <p>c.— evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority must comply with the standards and procedures in Schedule 25.10 ‘Accidental Discovery Protocol’.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>		consent for breaches to other standards, namely earthworks volume, cut or fill height.
	Height of cut and fill and slope		
Standard 25.5.16	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.17	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>a. This rule shall not apply to roads.</p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD	
Standard 25.5.18	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with rules (a) to (c):</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>a. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>b. All cuts and batters shall not be greater than 65 degrees.</p> <p>c. The maximum height of any fill shall not exceed 2 metres.</p>	RD	

	Discretion is restricted to the matters set out in Part 25.7.		
	Setbacks from boundaries		
Standard 25.5.19	<p>Earthworks greater than 0.53 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>a. Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill; or ii. 300mm plus a distance at least equal to 1.5 times the maximum depth of the cut, as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>b. Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> i. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; except ii. Retaining walls that have been granted building consent <u>or resource consent</u> are exempt from this rule (25.5.19(b) i). <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p> <p><u>*Control is reserved to the height of earthworks having regard to the effects on the neighbour.</u></p> <p>Discretion is restricted to the matters set out in Part 25.7.</p>	RD*C	0.3m is a very onerous standard. No evidence has been provided justifying why a 0.3m height distance to boundary ratio should be applied. The RD matters specific in Part 25.7 are too broad for this particular standard. The matters for control should only be limited to the effects on neighbouring properties.
	Water bodies		
Standard 25.5.20	<p>Earthworks shall be setback a minimum distance of 10 metres from the bed of any water body:</p> <p>This rule shall not apply to any:</p> <ul style="list-style-type: none"> • artificial watercourse, lake or wetland that does not flow to a lake or river, and includes Lake Tewa within the Jacks Point Zone. • <u>maintenance, repairing or augmenting of existing water defence structures in and around waterways</u> • <u>disturbance to the bed associated with clearing debris, maintaining, or</u> 	RD	This rule does not integrate with ORC Water Plan. This proposed rule has not taken into account the need to maintain, repair and augment water defence structures in and around waterways. TAD has to undertake earthworks at Walter Peak to protect the Colonel's Homestead and other structures from flooding and rock falls and we contend we should not require a resource consent for such activities within 10 metres of a water body. All activities permitted under section

	<p style="color: red; text-decoration: underline;">reinstating existing buildings or structures and maintenance or reinstatement of a water intake, in order to enable the exercise of a lawful take of water.</p> <p>Advice Note: Water body has the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. Discretion is restricted to the matters set out in Part 25.7.</p>	<p>13.5.1 of the water plan should be permitted by the district plan.</p> <p>Re TAD these ORC rules are important regarding the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event, excluding alluvium, in order to maintain the flood carrying capacity of the bed of the river & the repair or maintenance of any defence against water constructed or placed by artificial means. TAD holds a concession (PAC 13-04-70) for Beach Bay Recreation Reserve to construct rock culverts and rock armouring, undertake stream deepening and tree planting as part of flood protection programme and we want to be able to undertake this activity readily to protect our property at Walter Peak.</p> <p>In the Regional Water Plan for Otago it is a permitted activity to alter or reconstruct any defence against water, other than on the bed of any lake or river, providing there is no permanent change to the scale, nature or function of the defence against water. Accordingly Real Journeys contends it unreasonable for QLDC to require resource consent for such activity when the Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards. Further the ORC does not require RC to disturb a river bed to clear debris, maintenance or reinstatement of a water intake etc.</p>
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Standard 25.5.21	Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer. Discretion is restricted to the matters set out in Part 25.7.	RD	
	Cleanfill		
Standard 25.5.22	Earthworks where more than 300m ³ of Cleanfill is transported by road to or from the area subject to Earthworks. Discretion is restricted to the matters set out in Part 25.7.	RD	

Clause	Requested Amendment	Comment / Additional Relief Sought
25.6	Non-Notification of Applications	
Standard 25.6.1	All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified: Rule 25.5.11 for restricted discretionary activities that exceed the area (m ²) standard.	The non-notification clauses in the operative district plan should carry through to the proposed district plan. There is insufficient evidence to justify changing the operative regime.
Rule 25.7.1	Matters of Discretion For all restricted discretionary activities discretion shall be restricted to the following matters. These matters are also applicable to any discretionary or non-complying activity. <ul style="list-style-type: none"> a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity <u>values</u>. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and indigenous biodiversity. f. Cultural and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects. 	
Rule 25.8	Assessment Matters	We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance

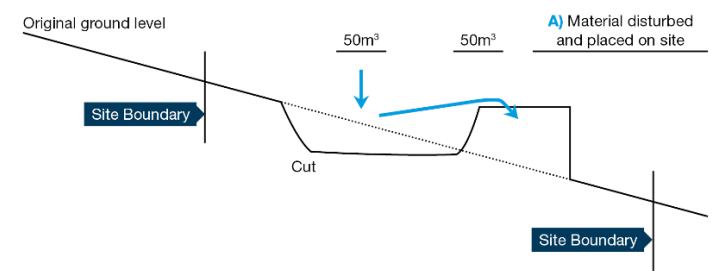
		provided in the applicable objectives, policies and matters of discretion.
Rule 25.8.1	In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion:	
Rule 25.8.2	<p>Soil erosion and generation of sediments</p> <p>a. — The extent to which the proposal achieves effective erosion and sediment management.</p> <p>b. — Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.</p> <p>c. — Whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the season or staging of when such works occur.</p> <p>d. — Where applicable due to matters associated with the scale, area, duration of the works or the sensitivity of receiving environment. Whether the proposal is supported with erosion and sediment management design by a suitably qualified person. In particular where resource consent is required for non-compliance with Rule 25.5.11.</p>	
Rule 25.8.3	<p>Landscape and visual amenity</p> <p>a. — Whether the design of the earthworks is sympathetic to natural topography.</p> <p>b. — Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.</p> <p>c. — The duration of earthworks and any timeframes proposed for remedial works and revegetation.</p> <p>d. — Within Outstanding Natural Features and Landscapes, the Rural Landscape and other visual amenity landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:</p> <p>(i) — physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;</p> <p>(ii) — visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and</p> <p>(iii) — cultural attributes including Tangata whenua values, historic and heritage associations.</p> <p>e. — The sensitivity of the landscape to absorb change, and whether the earthworks will change the</p>	

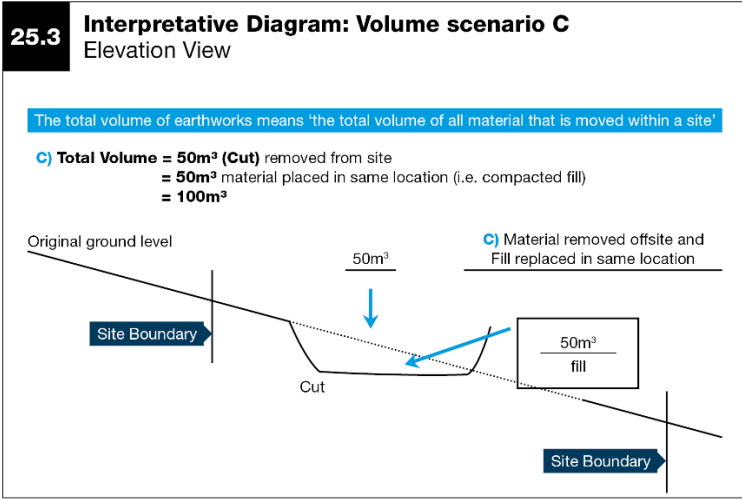
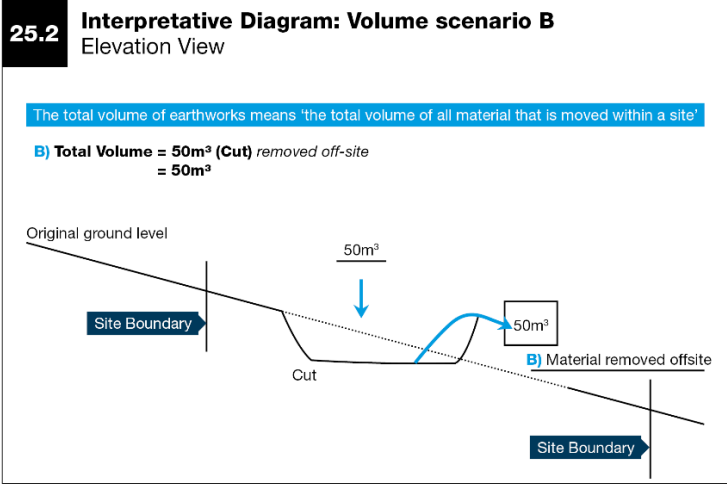
		<p>character or quality of the landscape.</p> <p>f. — The potential for cumulative effects on the natural form of the landscape.</p> <p>g. — Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.</p> <p>h. — The extent earthworks will affect visual amenity values including public or private views and whether the land disturbance will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.</p>	
<p>Rule 25.8.4</p>		<p>Effects on infrastructure, adjacent sites and public roads</p> <p>a. — Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.</p> <p>b. — Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.</p> <p>c. — Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.</p> <p>d. — Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the land disturbance area is rehabilitated, or for damage to roads.</p> <p>e. — Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.</p>	
<p>Rule 25.8.5</p>		<p>Land stability</p> <p>a. — The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these</p>	

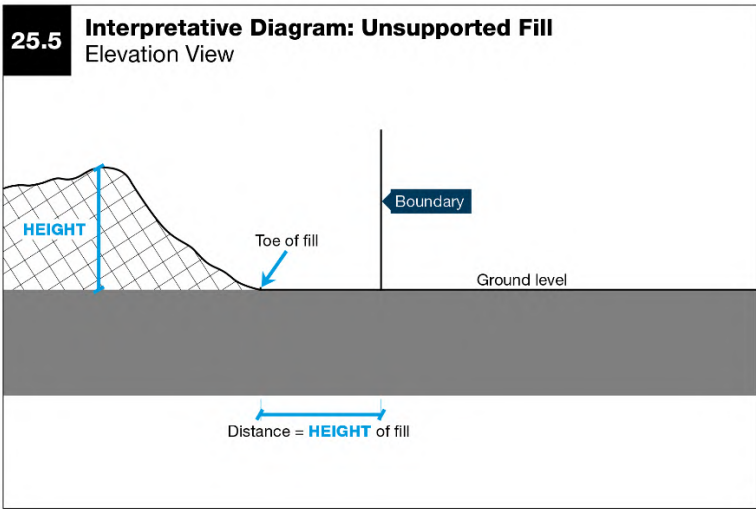
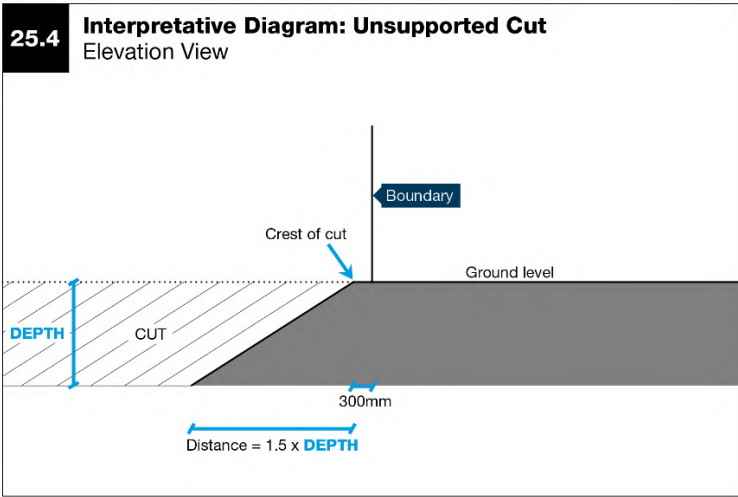
	<p>matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.</p> <p>b. — Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.</p> <p>c. — Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.</p> <p>d. — Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.</p>	
Rule 25.8.6	<p>Effects on water bodies, ecosystem services and indigenous biodiversity</p> <p>a. — The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.</p> <p>b. — Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.</p> <p>c. — The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.</p>	
Rule 25.8.7	<p>Cultural and archaeological values</p> <p>a. — The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.</p> <p>b. — The extent to which the activity affects Ngāi Tahu’s cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.3.7.</p> <p>c. — The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental</p>	

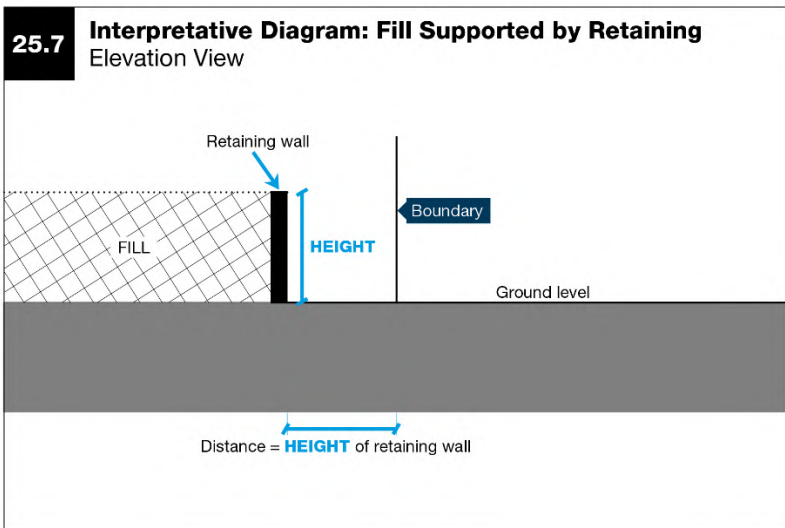
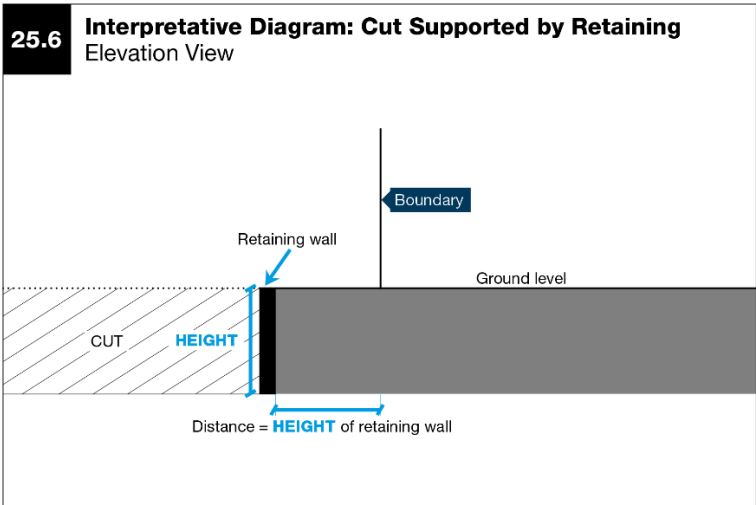
		<p>Discovery Protocol in Schedule 25.10 as a guide.</p> <p>d.— Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.</p> <p>e.— Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.</p> <p>f.— The extent to which earthworks and vibration adversely affect heritage items.</p>	
Rule	25.8.8	<p>Nuisance effects</p> <p>a.— The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.</p> <p>b.— Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.</p>	
Rule	25.8.9	<p>Natural Hazards</p> <p>a. — Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.</p> <p>b. — Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council’s natural hazards database, particular regard shall be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.</p> <p>c. — Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.</p> <p>d.— The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not</p>	

	<p>increased.</p>	
<p>Rule 25.8.10</p>	<p>Functional aspects and positive effects</p> <p>a. Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.</p> <p>b. The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.</p> <p>c. Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.</p> <p>d. Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.</p> <p>e. Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.</p> <p>f. Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.</p>	

Clause	Requested Amendment	Comment
<p>Rule 25.9 Interpretive Diagrams</p>	<p>Interpretive Diagrams</p>	
	<div style="border: 1px solid black; padding: 10px;"> <p>25.1 Interpretive Diagram: Volume scenario A Elevation View</p> <p style="background-color: #e0f0ff; padding: 2px;">The total volume of earthworks means 'the total volume of all material that is moved within a site'</p> <p>A) Total Volume = 50m³ (Cut) + 50m³ (Fill) = 100m³</p>  <p>The diagram illustrates an elevation view of a site. A dashed line represents the 'Original ground level'. A solid line represents the 'Site Boundary'. A 'Cut' is shown on the left side, and a 'Fill' is shown on the right side. Both the cut and fill are labeled with '50m³'. A blue arrow points from the cut to the fill, with a note: 'A) Material disturbed and placed on site'.</p> </div>	







<p>Schedule 25.10</p>	<p>Schedule 25.10 Accidental Discovery Protocol</p> <p>Upon discovery of any material listed in Rule 25.5.15, the owner of the site or the consent holder must take the following steps:</p> <p>Cease works and secure the area</p> <p>a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land apply controls to minimise discharge of contaminants into the environment.</p> <p>b. Secure the area of the discovery, including a sufficient buffer area to ensure that all discovered material remains undisturbed.</p> <p>Inform relevant authorities and agencies</p> <p>c. Inform the following parties immediately of the discovery:</p> <p>(i) the New Zealand Police if the discovery is of human remains or kōiwi;</p> <p>(ii) the Council in all cases;</p> <p>(iii) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;</p> <p>(iv) Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.</p> <p>Wait for and enable inspection of the site</p> <p>d. Wait for and enable the site to be inspected by the relevant authority or agency:</p> <p>(i) if the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or</p> <p>(ii) if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand</p>	<p>Schedule 25.10 does not need to be provided in the district plan. We consider a more appropriate approach would be to provide a standardised but readily updateable accidental discovery protocol guidance document or factsheet – outside the district plan document.</p>
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	<p>Pouhere Taonga and appropriate Mana Whenua representatives; or</p> <p>(iii) — if the discovery is evidence of contaminants, a suitably qualified person is required to complete an initial assessment and provide information to the Council on the assessment and response.</p> <p>e. — Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, and any changes to controls on discharges of contaminants, until the requirements of (f) are met.</p> <p>Recommencement of work</p> <p>f. — Work within the area determined by the Council at (e) must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:</p> <p>(i) — Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;</p> <p>(ii) — any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;</p> <p>(iii) — the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;</p> <p>(iv) any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;</p> <p>(v) — where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> • any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and • any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values. <p>(vi) — any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise</p>	
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	<p>permitted under the Plan or allowed by any existing resource consent.</p> <p>(vii) — there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.</p>	
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Variation to Stage 1 PDP Chapter 2 Definitions:		
<u>Underlined text for additions and strike through text for deletions.</u>		Comment
Earthworks	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>	
Landfill	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>	
Mining Activity	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from</u> 	

	<p><u>or consequent on the operations.</u></p> <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>	
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	New Definitions Stage 2 PDP	
<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <p>(a) <u>combustible, putrescible, degradable or leachable components;</u></p> <p>(b) <u>hazardous substances;</u></p> <p>(c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u></p> <p>(d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u></p> <p>(e) <u>liquid waste.</u></p>	
<u>Cleanfill Facility</u>	<p><u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u></p>	
<u>Mineral Exploration</u>	<p><u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u></p>	
<u>Mineral Prospecting</u>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> • <u>geological, geochemical, and geophysical surveys;</u> • <u>the taking of samples by hand or hand held methods;</u> 	

	<ul style="list-style-type: none"> • <u>aerial surveys.</u> 	
<p><u>Regionally Significant Infrastructure</u></p>	<p><u>Means:</u></p> <ul style="list-style-type: none"> • <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u> • <u>electricity transmission infrastructure forming the National Grid;</u> • <u>electricity Distribution Lines identified on the Planning Maps; and</u> • <u>telecommunication and radio communication facilities*;</u> and • <u>municipal infrastructure**;</u> and • <u>roads classified as being of national or regional importance; and</u> • <u>Queenstown and Wanaka airports.</u> <p><u>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</u></p> <p><u>** As defined by the Otago Regional Policy Statement 2015.</u></p>	

	Variation to Stage 1 Subdivision and Development Chapter 27:	
	<u>Underlined</u> text for additions and strike through text for deletions.	
27.3.2	Earthworks associated with subdivision	
27.3.2.1	Refer to Earthworks Chapter 25, Rule 25.3.4.1. Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.	

	Variation to Stage 1 Jacks Point Zone Chapter 41:					
	<u>Underlined</u> text for additions and strike through text for deletions.					
	Page 41-3:					
	41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.					
	Pages 41-13 to 41-15:					
	<p>Rule 41.5.4 Delete in entirety. Earthworks (excluding earthworks associated with a subdivision)</p> <p style="padding-left: 40px;">41.5.4.1 Volume of Earthworks</p> <p style="padding-left: 40px;">The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>	RD				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Activity Area</th> <th style="background-color: #cccccc;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td>Residential Activity Areas Village</td> <td>500 m³</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume	Residential Activity Areas Village	500 m ³	
Activity Area	Maximum Total Volume					
Residential Activity Areas Village	500 m ³					

	<p>Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</p>		
	<p>Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite</p>	1,000 m ³	
	<p>Open Space Golf Education Education Innovation Campus Lodge</p>	No maximum	

41.5.4.2 Height of cut and fill and slope

OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:

- No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- The maximum height of any fill shall not exceed 2 metres.

G. All other Activity Areas:

- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.
- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the

	<p style="text-align: center;">boundary, if less or equal to 0.5 metre in height.</p> <p>41.5.4.3 Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.4.4 Environmental Protection Measures</p> <p>Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p style="padding-left: 40px;">d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p style="padding-left: 40px;">e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.4.5 Water bodies</p> <p>Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.</p> <p style="padding-left: 40px;">f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p style="padding-left: 40px;">g. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.4.6 Cultural heritage and archaeological sites</p> <p>Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p style="text-align: center;">Discretion is restricted to all of the following:</p>	
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	<ul style="list-style-type: none">● The nature and scale of the earthworks● Environmental protection measures● Remedial works and revegetation● The effects on landscape and visual amenity values● The effects on land stability and flooding● The effects on water bodies● The effects on cultural and archaeological sites● Noise	
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Clause	Requested Amendment (as stated or shown as track changes)	Comment
Whole Chapter and all other transport related provisions in the district plan. Definition of "public"	Delete reference to "public" or include definition of "public" to include commercially owned passenger transport services and infrastructure	The transport chapter, as proposed, inappropriately favours the public transport system over private transport systems. There is insufficient justification for excluding private transport services and infrastructure from the subject provisions. The subject transport provisions should apply equally both public and private transport systems.
Public Water Ferry Service provisions	Amend provisions relating to Public Water Ferry Service to clarify that commercially owned and operated water transport systems used primarily for transporting sightseeing visitors but are <u>equally</u> available to the general public.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and other users.
Whole Chapter – objectives and policies relating to parking	Amend objectives and policies to clearly set out the District Plan's position on parking provision.	The overall strategy for parking in the district is not provided in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.
New objective	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown town centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion – e.g. transient / visitors (in particular campervans and rental cars) circulating and parking in the CBD.	Traffic congestion in and around the Queenstown Town Centre is a significant issue and the district plan could promote activities and development which help resolve this issue. Real Journeys supports methods which restrict traffic movements from visitors.
Policies and access standards	Amend policies and access standards to promote wider distribution of drop off / pick up areas.	Drop off / pick up areas should be more widely provided to allow shuttle buses and commercial coach tours to operate effectively. The proposed chapter seems to

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		focus on education & health care facilities.
Definition of Public Water Ferry Service	Delete the definition of Public Water Ferry Service or amend it to include water taxi and water passenger transport services.	The proposed definition and rules regarding Public Water Ferry Service includes the term Public. The term public has, in the proposed transport chapter, become somewhat misleading. The nature of transporting passengers in the Queenstown area involves, by necessity a combination of commuters, visitors and may in the future include school children. The proposed definition seems unnecessary to facilitate the establishment of water ferry services.
New definition	Define "linear infrastructure", or amend provisions that refer to this term (e.g. policy 29.2.3.3)	It is unclear what is meant by "linear infrastructure".
All RDA activities	Inclusion of "the benefits of the proposal" in the matters Council restricted its discretion	It is important that the merits of RD activities, which could be refused resource consent, should be considered to weigh against the other matters.
Policy 29.2.1.1	Require that roading and the public transport and active transport networks are well-connected and specifically designed to: <ul style="list-style-type: none"> a. enable an efficient public transport system; b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport. d. <u>provide sufficient coach storage in and around the Queenstown Town Centre.</u> 	<p>This policy needs to be wider than public transport & provide for commercial coach tour operators & shuttle buses.</p> <p>The transport network should be efficient not just the public transport network.</p> <p>There should also be specific direction for ensuring sufficient coach parking spaces are provided for in and around the Queenstown Town Centre. If further out of town then doubles vehicle movements as coaches need to travel back into central QTN to pick up passengers</p>
Policy 29.2.1.2	Recognise the importance of expanded public water ferry services as a key part of the transport network and enable this by providing for park and ride, public transport facilities, and the operation of public water ferry services.	<p>Emphasis on public may preclude private ventures from providing ferry services.</p> <p>Water taxi services should be given as much</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		consideration as park and ride is given in similar policies 29.2.2.8 & 29.2.2.9.
Policy 29.2.1.3	Require high traffic generating activities and large scale commercial activities, educational facilities, and community activities to contribute to the development of well-connected public and active transport networks and/or infrastructure.	<p>It is questioned whether the intention is to establish financial contributions on this matter and therefore whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>The intention to require particular obligations for "high traffic generating activities" is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities", uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p>
Policy 29.2.1.4	Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, <u>multimodal</u> high quality pedestrian dominant places and enable the function of such roads to change over time.	The implication that all roads in and around town centres should be "pedestrian dominated" is problematic. Some roads will need to be multimodal.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Policy 29.2.2.1	<p>Manage the number, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> (i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling; (ii) avoiding heavy vehicles reversing off or onto any roads; and (iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads. c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking and loading spaces to meet the expected needs of specific landuse activities in order to minimise congestion and visual amenity effects, particularly in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; e. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; and f. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites. 	<p>In terms of parking provision, it is not clear how providing parking to meet needs would “reduce congestion” (as stated in the policy) or contribute to Objective 29.2.2’s promotion of matters such as compact urban growth, increasing walking and cycling and urban design.</p> <p>If the intent of the PDP is to reduce the expansion in the volume of car parks to in turn reduce light vehicle use in the District and increase the use of “public transport” – this is likely to backfire with respect to the tourism industry. Visitors will not leave their rental vehicles and use other means of transport unless the vehicles can be safely parked and left unattended for hours.</p> <p>This leads to a broader question as to the overall strategy for parking in the District Plan. It is not clear whether the intention is to meet demand or whether other factors have informed the standards and other provisions. There are varying policies and objectives that do not always read consistently. It would be useful if this could be more clearly distilled from the objectives and policies.</p>
Policy 29.2.2.3	<p>Enable a lower rate of accessory parking to be provided for residential flats district wide, and for residential activity in the Town Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones compared to other zones to support intensification and in recognition of the accessibility and anticipated density of these zones.</p>	<p>Supported to the extent that this policy supports a “lower amount of accessory parking” for some areas and land uses. It is questioned why the same cannot be extend to other areas and all land uses.</p> <p>Support. But amend this and other policies to more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		clearly set out the Plan's position on parking provision.
Policy 29.2.2.5	<p>Enable a reduction in the number of car parking spaces required only where:</p> <ol style="list-style-type: none"> the function of the surrounding transport network and amenity of the surrounding environment will not be adversely affected; and/ or there is good accessibility by active and public transport and the activity is designed to encourage public and active transport use; and/ or the characteristics of the activity or the site justify less parking. 	<p>This could potentially be counter-productive if it results in displacement of cars to parking on the street which will effectively reduce road width and reduce the usability of the roads for coaches / buses.</p> <p>There is a concern around reference to allowing lower levels of parking "only where...the surrounding environment will be adversely affected". This discourages flexibility to consider cases where effects would be minor. If rigid application of rules is to apply in this matter, it is argued that this would not be consistent with the multiple outcomes sought in objective 29.2.2 and 29.2.4. Amend the policy to allow flexibility in appropriate circumstances (such as where effects would be minor).</p>
Policy 29.2.2.8	<p>Require Park and Ride and public transport facilities to be located and designed in a manner that:</p> <ol style="list-style-type: none"> is convenient to users; is well connected to public and active transport networks; improves the operational efficiency of the existing and future public transport network; and extends the catchment of public transport users. 	Consider amalgamating policies 29.2.2.8 and 29.2.2.9.
Policy 29.2.2.12	<p>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification <u>or promoting poor amenity outcomes.</u></p>	<p>The policy is supported, particularly the acknowledgement that access distances from intersection may not always be practical to enforce. It would be useful to add "or promoting poor amenity outcomes".</p>
Policy 29.2.3.1	<p>Require, as a minimum, that roads <u>Encourage roads to</u> be designed in accordance with Section 3 and Appendices E and F of the QLDC Land Development and Subdivision Code of Practice (2015).</p>	<p>The standards in the code of practice are not always practical in all contexts. The authors would appear to have anticipated such flexibility. It would be more</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		appropriate to state “encourage” than “require”.
Policy 29.2.3.6	Provide for public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.	<p>What is meant by “public amenities” that is not otherwise covered by other policies? There is uncertainty as to whether this policy might be used to require developers to contribute facilities? The policy is considered unnecessary.</p> <p>Delete policy</p>
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	
Objective 29.2.4	<p>Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that:</p> <ul style="list-style-type: none"> • supports improvements to active and public transport networks; • increases the use of active and public transport networks; • reduces traffic generation; • manages the effects of the transport network on adjoining land uses and the effects of adjoining landuses on the transport network. 	
Policy 29.2.4.1	Avoid “Manage” commercial activities and home occupations in residential areas that result in cars being parked either on-site or on roads in a manner or at a scale that will adversely affect residential amenity or the safety or the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.	<p>The reference to “streets adjoining the residential zones when not in use” is not clear. Often streets form the boundary between zones. Is it intended that parking on the side of a street without residential zoning should be affected. If this is the intent, it is opposed.</p> <p>Delete policy or delete “avoid” and replace with “manage”.</p> <p>Also, in relation to the parking and storage of business-related vehicles, there should be a distinction made between a “company car” parked near home on the</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		street versus coaches / trucks and trucks parking in residential suburbs.
Policy 29.2.4.2	<p>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</p> <p><u>Allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed.</u></p>	<p>It is questioned whether the intention is to establish financial contributions on this matter. If so it is further questioned whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act’s requirements in this regard.</p> <p>29.5 where demand can be shown to be lower and / or where initiatives to encourage alternative methods of travel are proposed”.</p>
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high trip generating activities on the transport network by assessing the location, design, and the methods proposed to limit increased traffic generation and promote the uptake of public and active transport, including by:</p> <ul style="list-style-type: none"> a. demonstrating how they will help reduce private car travel and encourage people to walk, cycle, or travel by public transport, including by: b. preparing travel plans containing travel demand management techniques and considering lower rates of accessory parking; c. contributing toward well-connected public and active transport infrastructure or, where planning for such infrastructure is not sufficiently advanced, providing space for such infrastructure to be installed in the future; d. providing public transport stops located and spaced in order to provide safe and efficient access to pedestrians who are likely to use each stop; and e. providing less accessory parking than is required by Table 29.5 in conjunction with proposing other initiatives to encourage alternative modes of travel. 	<p>The intention to require particular obligations for “high traffic generating activities” is opposed for several reasons.</p> <p>It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is the most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of “high traffic generating activities”, uncertainties as to what will be required and the practical limitations of being required to undertake works off site.</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the proposed Subdivision section has sufficient provisions to set out the obligations of developers.</p> <p>Furthermore, point e. is potentially inconsistent with other policies that suggest that demand for parking should be met. The Plan should be more clear on this matter. That said, the intention here is supported and</p>

Clause	Requested Amendment (as stated or shown as track changes)	Comment
		<p>could be sole focus of this policy. It is suggested that the policy could be replaced with something like that in the “relief sought”. This would provide a role for the implementation of travel plans in certain circumstances.</p> <p>Delete policy and replace with along the lines of “allow lower levels of accessory parking than required by Table</p>
Policy 29.2.4.5	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	This policy is supported, although it is considered that there are more accessible parts of the District where lower parking requirements could apply.
Policy 29.2.4.8	Require <u>Manage</u> any large scale public transport facility or Park and Ride to <u>ensure they are</u> be located, designed, and operated in a manner that <u>considers</u> minimises adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.	Rather than requiring effects to be minimised, it is more appropriate for effects to be managed. The policy as written also risks promoting a NIMBY attitude, which is not particularly helpful when public transport facilities and park and rides need to be developed in order to support a more functional transport network.

Clause	Requested Amendment (as stated or shown as track changes)	Comment
Rule 29.3.3.1	<p>Any land vested in the Council or the Crown as road, shall be deemed to be a “road” from the date of vesting or dedication in and subject to all the provisions that apply to roads, as outlined in Table 29.2 and Table 29.4; and</p> <p>a. Any zoning, including subzones, ceases to have effect from the time the land is vested or dedicated as road; and</p> <p>b. Any provisions relating to overlays such as the Special Character Area, Outstanding Natural Landscape, Outstanding Natural Feature, Rural Landscape, Significant Natural Area, Protected Trees, and listed heritage buildings, structures, and features continue to have effect from the time the land is vested or dedicated as road.</p>	<p>29.3.3.1b This rule needs more clarity, with a specific list of overlays which apply (as opposed to “such as.”). An implication of applying landscape classifications is that the earthworks rules would apply. This could mean very restrictive restrictions apply (e.g. 10m3 in ONLs) which could affect the formation or even maintenance of roads.</p> <p>For 29.3.3.1b an exhaustive list should be created. Exempt the application of earthworks rules in roads.</p>

Clause	Requested Amendment		Comment
Table 29.1	Table 29.1 – Transport related activities outside a road	Activity Status	
Rule 29.4.9	<p>Rental vehicle businesses in all zones where commercial activities are permitted</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and efficiency of the transport network, resulting from rental vehicles being parked on roads and other public land when not in use. • Effects on amenity from rental vehicles being parked on roads and other public land when not in use. <p>The amount, location, and management of the vehicle parking/ storage proposed, including the location, accessibility, and legal agreements where parking is not proposed on the same site as the office and reception area.</p>	RD	<p>This rule relating to rental car parking is unclear. It would seem best to sit in the chapter for each Zone. The rule seems to imply that rental car parking is permitted where residential is permitted. Is this the case?</p> <p>Clarify and amend if needed.</p>
Rule 29.4.10	Delete rule relating to High Traffic Generating Activities	RD	<p>Refer prior comments in regard to Policy 29.2.4.4 and Policy 29.2.1.3.</p> <p>Delete rule</p>

Clause	Provision	Activity Status	Comment/Additional Relief Sought
	Table 29.2 - Activities within a road		
Rule 29.4.16	<p>Construction of any unformed road into a formed road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The safety and functionality of the road design, including the safety of intersections with existing roads. • Ongoing maintenance costs of the road design. • Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity). • Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists. 	RDC	<p>What is meant by “forming” is unclear. Would this include forming a trail? Regardless this new requirement would be significant and casts doubt on whether future transport routes protected by “paper roads” could ever be formed.</p> <p>Delete (or at least reduce status to controlled activity)</p>
Rule 29.4.17	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is controlled in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Control is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided vehicles.</p>	€	<p>It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.</p>
Rule 29.4.18	<p>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a restricted discretionary activity in the adjoining zone.</p> <p>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</p> <p>Discretion is restricted to those matters listed for buildings in the adjoining zone and the effects on traffic safety and effects on the kerbside movement of high-sided</p>	RD	<p>It would be more appropriate for the veranda etc overhang rules sat in the respective relevant zone chapters.</p>

Clause	Provision		Comment/Additional Relief Sought
	vehicles.		
New provisions enabling coach parking facilities	<p>Insert new provisions (if required including a objective, policy, rule, definition) to ensure that coach parking facilities are provided for as permitted, controlled or restricted discretionary activities in all zones.</p> <p>Coach parking facilities</p> <p>The parking of heavy vehicles, coaches and buses activity that does not meet the minimum parking standards (inclusive of parking space numbers or access and layout)</p>	RDA	It is appropriate that coach parking facilities be provided for in the rule framework as permitted, controlled or restricted discretionary activities.

Clause	Provision		Comment/Additional Relief Sought
Table 29.5	Table 29.- Standards for activities outside roads	Non compliance status	
	PARKING AND LOADING		
Rule 29.5.1	<p>Accessory parking</p> <p>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.5.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • <u>The benefits of the proposal</u> • <u>The effect of a shortfall</u> • The number of parking spaces provided. • The allocation of parks to staff/ guests and residents/ visitors. 	RD	Logically, it would seem that an additional matter of discretion should be “the effect of a shortfall”
Rule 29.5.2	<p>Location and Availability of Parking Spaces</p> <p>a. Any parking space required by Table 29.5 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</p> <p>b. No parking space required by Table 29.5 shall be located on any access or outdoor living space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane.</p> <p>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed.</p> <p>d. Residential units and visitor accommodation units may provide some or all of</p>	RD	<p>Rule 29.5.2b needs clarification. By definition access and outdoor living spaces usually mean they cannot double parking spaces. If the intention is to limit tandem parking, this is opposed. It is important not to contradict other rules/standards enabling tandem parking on residential sites, and important for the efficient use of small sites. Tandem of staff parking behind visitor parking is also a reasonable approach on non-residential zones.</p> <p>Clarify rule and make it clear that tandem parking does not require consent on residential sites and in certain</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>parking spaces required by Table 29.5 off-site (on a different site to that which the landuse activity is located on), in accordance with the following:</p> <ul style="list-style-type: none"> (i) If development in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan, then some or all of the car parking required may be provided off-site. (ii) Some or all of the coach parking required by Table 29.5 may be provided off-site. (iii) All other residential activity and visitor accommodation activity may provide up to one-third of the parking spaces required by Table 29.5 off-site. (iv) Off-site parking spaces in relation to the above must be: <ul style="list-style-type: none"> i. Dedicated to the units or rooms within the development; and ii. Located so that all the “off-site” car parking spaces allocated to the development are within an 800m walking distance of the boundary of the development. This does not apply to coach parking; iii. Not located on a private road or public road; and iv. Secured by a legally binding agreement attached to the relevant land titles that guarantees the continued availability of the parking for the units the off-site parking is intended to serve. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The long term availability of parking spaces for staff and visitors. • The location of parking spaces and manoeuvring areas within a site. • The proportion of spaces proposed off-site in zones other than the High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone. • The location, accessibility, and legal agreements proposed. 		<p>circumstances on other sites.</p>

Clause	Provision		Comment/Additional Relief Sought						
Rule 29.5.5	<p>Mobility Parking spaces</p> <p>a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <table border="1" data-bbox="454 555 1211 820"> <thead> <tr> <th data-bbox="454 555 797 663">Total number of parks to be provided by the activity or activities on the site</th> <th data-bbox="797 555 1211 663">Minimum number of mobility parking spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 663 797 708">1 to 10 spaces:</td> <td data-bbox="797 663 1211 708">1 space</td> </tr> <tr> <td data-bbox="454 708 797 820">11 to 100 spaces:</td> <td data-bbox="797 708 1211 820">2 spaces plus one more for every additional 50 parking spaces provided.</td> </tr> </tbody> </table> <p>b. Mobility parking spaces shall be:</p> <ul style="list-style-type: none"> (i) on a level surface; (ii) clearly signposted; (iii) located on the same site as the activity; (iv) be as close as practicable to the building entrance; and (v) be accessible to the building via routes that give direct access from the car park to the building. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s). • Effectiveness of the associated signage. 	Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required	1 to 10 spaces:	1 space	11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.	RD	<p>This rule is unnecessarily arduous, particularly if only one park is required. Does this need to be marked as a mobility park and does this mean other users cannot use the sole park? It is understood that the building act also has a requirement and it is questioned why QLDC should in anyway have differing requirements.</p> <p>Amend rule to address concerns and ensure it is consistent with the building act.</p>
Total number of parks to be provided by the activity or activities on the site	Minimum number of mobility parking spaces required								
1 to 10 spaces:	1 space								
11 to 100 spaces:	2 spaces plus one more for every additional 50 parking spaces provided.								

Clause	Provision		Comment/Additional Relief Sought								
Rule 29.5.6	<p>Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone</p> <p>a. All day care facilities, educational facilities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly persons, or patients in accordance with the following standards:</p> <table border="1" style="margin-left: 40px;"> <tr> <td style="padding: 5px;">(i) A day care facility designed to cater for six or more children/ persons</td> <td style="padding: 5px;">1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).</td> </tr> <tr> <td style="padding: 5px;">(ii) A primary or intermediate school</td> <td style="padding: 5px;">1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.</td> </tr> <tr> <td style="padding: 5px;">(iii) A secondary school</td> <td style="padding: 5px;">1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided</td> </tr> <tr> <td style="padding: 5px;">(iv) A health care facility or hospital</td> <td style="padding: 5px;">1 drop-off/ pick up space per 10 professional staff</td> </tr> </table> <p>b. In calculating the total number of drop-off/ pick up car spaces required, where the required amount results in a fraction of a space less than 0.5 it shall be disregarded and where the fraction is 0.05 or higher, then the requirement shall be rounded up to the next highest whole number and where there are two activities on one site (such as healthcare and day care) the total required shall be combined prior to rounding.</p>	(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).	(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.	(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided	(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff	RD	<p>“0.05” seems to be a typographical error – its is presumed to mean “0.5” Correct assumed error.</p>
(i) A day care facility designed to cater for six or more children/ persons	1 drop-off/ pick up car space per 5 persons that the facility is designed to cater for (excluding staff).										
(ii) A primary or intermediate school	1 drop-off/ pick up space per 50 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided.										
(iii) A secondary school	1 drop-off/ pick up space per 100 students that the school is designed to cater for and 1 bus space per 200 students where school bus services are provided										
(iv) A health care facility or hospital	1 drop-off/ pick up space per 10 professional staff										

Clause	Provision		Comment/Additional Relief Sought
	Discretion is restricted to: <ul style="list-style-type: none"> • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 		
Rule 29.5.8	<p>Residential Parking Space Design</p> <ol style="list-style-type: none"> The minimum width of the entrance to a single garage shall be no less than 2.4 m. The minimum length of a garage shall be 5.5m. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle. Where two parking spaces are provided for on a site containing only a single residential unit or single visitor accommodation unit, the two parking spaces may be provided in tandem. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The design of residential parking spaces. • Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment. 	RD	<p>RE rule 29.5.8c – if the 5.5m measurement of a parking space is required (given that there are standards for parking dimensions in the appendices) it should be measured from the footpath, as the overhang of cars over the footpath would appear to be the main issue. QLDC normally requires footpaths to be set at least 0.4m from the property boundary so that should be accounted for. It should be noted that parking within a road is an appropriate use</p> <p>Delete or amend rule to refer to the distance from the footpath.</p>
Rule 29.5.12	<p>Lighting of parking areas</p> <ol style="list-style-type: none"> Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit. 	RD	<p>RE 19.5.12c - This rule is difficult to comprehend (being a very long and complex sentence). Amend wording to ensure it is more easily read</p>

Clause	Provision		Comment/Additional Relief Sought
	<p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy (March 2017) and Queenstown Lakes District Council Southern Light Part Two – Technical Specifications (March 2017).</p> <p>c. Such lighting shall not result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining site within the Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, measured at any point inside the boundary of any adjoining site or greater than 3 lux spill (horizontal or vertical) of light onto any adjoining site that is zoned High Density Residential, Medium Density Residential, or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and amenity of pedestrian, cyclists, and motorists using the parking area. • Effects from the lighting on adjoining sites. 		
Rule 29.5.13	<p>Bicycle parking and the provision of lockers and showers</p> <p>Bicycle parking, e-bicycle charging areas, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.7 and the layout of short term bicycle parking shall be in accordance with Diagram 5 (bicycle layouts) of Schedule 29.2.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The amount, location, and design of the cycle parks, charging areas, lockers, and showers proposed. • Effects on the mode share of those walking and cycling to and from the location. 	RD	<p>E-bicycles are an interesting but new technology. There is at this stage very limited uptake. It is unclear if they will become a significant transport mode. It is also unclear why an employer / building owner should have to provide such stations. Can these not be charged at home or at a charging station? Charging stations would therefore be unreasonably arduous.</p> <p>Delete reference to e-bicycles in rule 29.5.13 and Table 29.7</p>

Clause	Provision		Comment/Additional Relief Sought																
Rule 29.5.22	<p>Minimum distances of Vehicle Crossings from Intersections</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>b. Roads with a speed limit of less than 70 km/hr:</p> <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 60%;"> <thead> <tr> <th style="text-align: left;">Frontage Road</th> <th style="text-align: left;">Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> </tr> </tbody> </table> <p>c. Roads with a speed limit equal to or greater than 70 km/ hr:</p> <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 60%;"> <thead> <tr> <th style="text-align: left;">Frontage Road</th> <th style="text-align: left;">Minimum Distance (m) from intersecting road</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>100</td> </tr> <tr> <td>Collector</td> <td>60</td> </tr> <tr> <td>Local</td> <td>50</td> </tr> </tbody> </table> <p>d. Except that where the boundaries of the site do not enable a conforming vehicle crossing to be provided, a single vehicle crossing may be constructed provided it is located 0.5m from the internal boundary of the site in the position that most closely complies with the above provisions.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	40	Collector	30	Local	25	Frontage Road	Minimum Distance (m) from intersecting road	Arterial	100	Collector	60	Local	50	RD	<p>It is questioned whether the minimum site distances rule is necessary. Such rule can be contrary to good urban design. For example, in residential areas the access location furthest is often not ideal for the site, leading to poorly located and configured open space. It is suggested that there should be discretion as part of the subdivision process to consider this. Once sites are formed QLDC have discretion over allowing new accesses to the network. At a minimum the rule needs discretion added for “urban design and usability of resultant sites”</p> <p>Delete or amend as requested to ensure discretion is added for “urban design and usability of resultant sites”</p>
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	40																		
Collector	30																		
Local	25																		
Frontage Road	Minimum Distance (m) from intersecting road																		
Arterial	100																		
Collector	60																		
Local	50																		

Clause	Provision		Comment/Additional Relief Sought
	<p>Advice notes:</p> <p>1. Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre line of the intersecting road. Where the roadway is median divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line.</p> <p>2. This Rule does not apply to State highways which are, instead, subject to Rule 29.5.23.</p>		
Rule 29.5.23	<p>Minimum distances of Vehicle Crossings from Intersections onto State Highways</p> <p>a. No part of any vehicle crossing shall be located closer to the intersection of any state highway than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:</p> <p>(i) 30 metres where the posted speed is less than 70 km/ h</p> <p>(ii) 100 metres where the posted speed is equal to or greater than 70 km/ h</p> <p>(iii) 200 metres where the posted speed is equal to or greater than 90 km/ h.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Effects on the efficiency of landuse and the safety and efficiency of the transport network, including the pedestrian and cycling environment. 	RD	

Clause	Provision		Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads		
Rule 29.6.1	<p>Transport infrastructure</p> <p>All transport infrastructure listed as permitted within a formed road shall comply</p>	RD	This rule is unnecessary – the roading authority should have the power to remove unauthorised structures and ensure works

Clause	Provision	Comment / Additional Relief Sought
Table 29.4	Standards for activities within roads	
	<p>with the following standards:</p> <p>a. Temporary works, buildings and structures must be removed from the road on completion of works.</p> <p>b. After completion of works, the ground must be reinstated to at least the condition existing prior to any work starting.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the safety and efficiency of the transport network. 	<p>are completed.</p> <p>Delete</p>
Rule 29.6.2	<p>Buildings</p> <p>Public transport facilities and public toilets that meet the definition of a building shall comply with the following standards of the zone adjoining the road:</p> <ul style="list-style-type: none"> (i) building height, (ii) building height to boundary, and (iii) recession planes <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Effects on the amenity of neighbouring sites. <p>Advice note:</p> <p>Where there are two different zones adjoining either side of the road, the adjacent zone extends to the centre line of the former road.</p>	<p>RD</p> <p>It is questioned whether these rules are needed as would appear that there is plenty of ability of roading authority to control these. It should be noted b. and c. are the same thing.</p> <p>Delete or amend to address duplication</p>

Clause	Requested Amendment	Comment/Additional Relief Sought
29.8 – Assessment Matters	Assessment Matters	Assessment matters have to date been avoided in draft chapters and resisted in hearing reports. It seems anomalous to introduce them here and adds unnecessarily to the length of the plan. Delete section

Clause	Requested Amendment			Comment
Table 29 Minimum Parking Requirements	Minimum Parking Requirements	Resident/ Visitor	Staff/ Guest	<p>Support reductions in parking where required from Operative District Plan but oppose increases. Remove requirement for onsite parking for residential flats.</p> <p>The reduction in parking requirements in HDR and MDR locations are supported.</p> <p>The standards are supported except:</p> <ul style="list-style-type: none"> • requirement for residential flats to have a park. Removing this will have affordability benefits in enabling more flats to occur and will prevent poor urban design outcomes which is a tension in Hanley's Farm (where additional park is often in front of façade of house in an area that would otherwise garden). In practice, secondary tenants are likely to park on the street anyway. • Commercial: the overlap in definition with office should be clarified – it would helpful to add “other than office” • Oppose increases in parking for some forms of visitor accommodation in some locations. It is questioned whether there is any evidence base to support these as VA often has lower requirements to comparable spaces of residential development.

Clause	Provision	Comment / Additional Relief Sought
29.9.38 – Advice Notes	The following advice notes apply to all provisions relating to minimum car parking requirements:	Relocate Advice Notes
29.9.38.1	<p>In calculating the total parking requirement:</p> <ul style="list-style-type: none"> a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below. b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below. c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single dwelling in the High Density Residential zone) then this shall be rounded up to 1.0. d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted. e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans. 	<p>RE 29.9.38.1d - Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand. (such rules can create perverse design incentives)</p> <p>Amendments as requested.</p>

<p>29.8.39</p>	<p>The following footnotes apply only where indicated in Table 29.5:</p> <p>Footnote (1): Where the site is used for visitor accommodation these spaces shall be made available for staff. Where the site is used for residential purposes these spaces are to be accessible to guests, or for use for parking trailers and other vehicles.</p> <p>Footnote (2): These spaces shall all be located on land that is held in common ownership. Once the total onsite requirement is established in accordance with 29.9.38.1(c) above, if the number of 'staff/ guest' spaces required results in a fractional space, then in regard to the locating these spaces, the staff/ guest component of the overall parking requirement be may be rounded down to the next highest whole number.</p> <p>Footnote (3): Some or all of these carparks can be provided off-site in accordance with Rule 29.5.2.</p> <p>Footnote (4): The site's access and three of the spaces must be arranged so that a tour coach can enter and park on or near these spaces. This includes applications to develop over 30 units over one or more sites in the Medium Density Residential Zone where no coach parking is specifically required.</p>	
	<p>Delete requirement for coach park sites.</p> <p>Provide for off-site loading in reasonable circumstances.</p>	<p>One of the major impediments to developing many hotel sites is the requirement for on-site coach parking. A medium size hotel can require 5 or more coach sites. This uses a lot of land and is on many sites difficult or impossible and often adversely affects the design. The emphasis should be on ensuring that loading of buses can occur safely and efficiently. On many sites this would mean ensuring there is an appropriate loading area on site, although there should be provision for loading within the reasonable vicinity of a site. Coach parking should be able to occur off-site. It can be provided by the private sector or if required QLDC could provide such facilities.</p> <p>It is questioned how practical it is to have access for coaches on steep sites. For small development it shouldn't be necessary. Should be clear this is only relevant to developments of 30 or more units</p>

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31. Signs

31.1 Purpose

Signs provide information to the general public and can assist with creating a sustainable and vibrant community. There are significant benefits associated with enabling signage to achieve these outcomes. However, signs can have adverse environmental effects particularly on visual amenity, and could conflict with traffic and pedestrian safety. Managing the number, type, location, appearance and design of signs helps to minimise these adverse effects and maintain a quality environment.

Visual amenity values vary across the District, and are influenced by the nature of land use, including land use and associated development anticipated by the various District Plan Zones. In commercial areas signs can improve the flow of people and traffic, helping people get where they want to go and directing them to amenities. In residential and rural areas, signs have greater potential to create adverse effects on visual amenity due to the more sensitive nature of these areas.

Because of these variations, it is appropriate that different standards for signage apply to different areas. Signs are managed in relation to their suitability for different areas, and the sign types are defined in Chapter 2 - Definitions.

There is flexibility for interpretative signs including recognising the role they play in assisting visitors finding their way-find. There is also flexibility for temporary event signs, recognising the community benefits of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.

31.2 Objectives and Policies

31.2.1 Objective - The location, size, design and appearance of signs are managed to assist with maintaining appropriate levels of amenity.

Policies

- 31.2.1.1 Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.
- 31.2.1.2 When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, apply the nearest adjoining Zone.
- 31.2.1.3 Encourage signs to be located on the site of the related activity.
- 31.2.1.4 Ensure that any lighting in conjunction with signs will not lead to adverse effects on the receiving environment.
- 31.2.1.5 Support the establishment of information, interpretation and direction signs that:
 - a. assist with improving the legibility of public-open spaces; and

- b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.
- 31.2.1.6 In District Plan Zones that are primarily for commercial or mixed use activities:
- a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;
 - b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and
 - c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.
- 31.2.1.7 Ensure signs in ~~public-open~~ places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, interpretation, public information or public safety, and provide for signs for other purposes in limited circumstances.
- 31.2.1.8 Avoid, remedy or mitigate the adverse effects of permanent signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape apply the relevant assessment matters in part 21.7 of the District Plan.
- 31.2.1.9 Encourage efficient management of signs through the establishment of signage platforms to reduce the need for a new resource consent each time the sign content is altered and ensure that any resource consent conditions that apply to the signage platform also apply to any subsequent changes to the sign content.
- 31.2.1.10 Avoid adverse effects from the following signs and sign types:
- a. flashing, moving or animated signs and signs that create an optical illusion;
 - b. roof signs;
 - c. hoardings;
 - d. signs displaying sexually explicit, lewd or otherwise offensive content;
 - e. stationary sign-written trailers, vehicles or permanently moored vessels or signs attached to stationary trailers, vehicles or permanently moored vessels which are visible from any road or public place for the purpose of advertising; and
 - f. signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency.
- 31.2.1.11 Manage the effects of signs on heritage values having particular regard to:
- a. the design, location and size of signs and the method of attachment; and

[Specific relief sought shown as track changes]

b. any Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

c. the benefits of the sign

b.d. the function of the sign

Advice Note: any relevant objectives and provisions of Chapter 26 . Historic Heritage will also apply.

31.2.2 Objective – The adverse effects of signs are managed to limit the impact on public safety, including the safety of pedestrians and users of the roading and water transport network.

Policies

31.2.2.1 Avoid adverse effects of signs that obstruct access to or through a pedestrian thoroughfare or the roading network.

31.2.2.2 Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of users of the road, users lakes and rivers.

31.2.2.3 Support the establishment of information signs and lay-bys at the entrance to the District settlements and at sites of natural, historical or tangata whenua interest.

31.2.2.4 Support the use of traditional Ng i Tahu (tangata whenua) place names on signs within the District.

31.2.2.5 Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, and traffic and navigation safety.

31.2.3 Objective - Signs are complementary to, and do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.

Policies

31.2.3.1 Ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to:

- a. the number, size, height and elevation of signs;
- b. lettering design;
- c. colours and materials;
- d. location of the sign on the building;
- e. relationship of the sign to any architectural features of the building and any adjacent buildings or development; and

[Specific relief sought shown as track changes]

- f. the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).

31.2.3.2 Ensure the design of signs attached to buildings is compatible with ~~and sympathetic to~~ the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.

31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval when the sign:

- a. is well integrated into the building design;
- b. is compatible with the character of surrounding development;
- c. is not inconsistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;

~~d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and~~

~~e. is visually compatible with the wider surrounding environment.~~

31.2.3.4 Manage the extent of signage on windows to promote passive surveillance of streets and public places, and to encourage visual interest for pedestrians.

31.2.3.5 In instances when a new or altered building will have accompanying signage, encourage the identification of signage platforms so that signs are integrated into building design.

31.2.4 Objective - Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary and interpretive information while preserving a high standard of amenity and public views.

Policies

31.2.4.1 Provide for signs that convey information regarding commercial activities and services that operate from or adjacent to the wharf, jetty or waterfront on which the sign is located.

31.2.4.2 Ensure that waterfront signs provide only ~~essential~~ information directly associated with activities based on the surface of lakes and rivers or undertaken within spaces and buildings located on wharves and jetties and/or the waterfront.

31.2.4.3 Ensure that signs on wharves, jetties and waterfronts do not detract from the views and amenity of the foreshore and of the lakes and rivers through inappropriate placement, size and colour.

31.2.5 Objective – Signs promoting temporary events for a limited duration are enabled so long as they are managed to minimise adverse effects on traffic, pedestrian and public safety and visual amenity.

Policies

[Specific relief sought shown as track changes]

- 31.2.5.1 Recognise the contribution that temporary events make to the social, economic and cultural wellbeing of the District by:
 - a. enabling temporary event signs to be erected on the event site, but limit the size of signs and the duration of time that they are displayed; and
 - b. enabling temporary event signs to be erected outside the event site, but limit the number and size of signs and the duration of time they are displayed.

31.2.5.2 When considering temporary event signs, have particular regard to the effects on traffic, pedestrian and public safety and visual amenity.

31.2.5.3 Limit the number of temporary event signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network.

31.2.6 Objective –Off-site signs are provided for in limited circumstances.

Policies

- 31.2.6.1 Restrict the establishment of off-site signs, having particular regard to:
 - a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;
 - b. visual amenity values;
 - c. any cumulative adverse visual effects, including visual clutter; and
 - d. any adverse effects on the safety of the roading network.

e. the benefits of the signage

31.2.6.2 Acknowledge that off-site signs that convey information to assist the public, ~~or to~~ convey public notices, or promote community sponsorship ~~rather than being for the purpose of commercial advertising,~~ can have social and cultural benefits.

31.2.6.3 Limit the number of off-site signs that are designed and located to attract the attention of users of the ~~roading-transport~~ network, however enable off-site signs erected by a road controlling authority or the harbour master that are for the purpose of assisting ~~road~~ users of the road, lakes and rivers and promoting traffic safety.

31.2.6.4 Limit the duration of off-site signs when future landuse and/or transport network changes are likely to result in the off-site sign being inappropriate from a site development and/or traffic safety perspective.

31.3 Other Provisions and Rules

31.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
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[Specific relief sought shown as track changes]

4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
32 Protected Trees	33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
		Planning Maps

31.4 Clarification

31.4.1 Advice Notes - General

- a. For the purpose of determining activity status, where an activity does not comply with a standard listed in a standards table, the activity status identified by the ~~Non-Compliance~~ Status column applies. Where an activity breaches more than one standard, the most restrictive status applies.
- b. The following abbreviations are used within this Chapter.

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

- c. Chapter 2 of the District Plan contains definitions of the various sign types used within this Chapter.
- d. Freestanding signs, sandwich boards, flat board signs, under verandah signs, flags and banners may be double sided, with only one side being counted towards the sign area. All other signs will be assessed on a single sided basis.
- e. The Diagrams in section 31.13 of this Chapter illustrate how some standards are to be applied, illustrate some sign types, and provide an example of how to calculate the maximum area of Ground Floor Signs in commercial areas (Rule 31.7.5).

31.4.2 Advice Notes - Rule Structure

- a. Table 31.5 sets out the District wide activity status for specific types of signs.
- b. Table 31.6 sets out the District wide standards for signs.
- c. Table 31.7 sets out the specific standards for signs in specified commercial zones.
- d. Table 31.8 sets out specific standards for signs in specified residential zones.
- e. Table 31.9 sets out specific standards for signs other specified zones.

- f. Permitted signs must be identified in Table 31.5 as a permitted activity and must comply with all standards, including the standards for the relevant zone. Signs not otherwise identified in Table 31,5 are a discretionary activity pursuant to Rule 31.5.1.

31.5 District Wide - Activities

Table 31.5 –Activity Status		Activity status
31.5.1	Signs which are not listed in this table	D
31.5.2	Signs which are listed in this table as permitted (P) and comply with all relevant standards in Standards Tables 31.6 to 31.9 in this Chapter	P
31.5.3	Flags	P
31.5.4	Temporary event signs	P
31.5.5	Real estate signs (including auction signs)	P
31.5.6	Temporary land development signs	P
31.5.7	Temporary sale signs	P
31.5.8	Temporary construction signs	P
31.5.9	Free standing signs	P
31.5.10	Sandwich or flat board signs	P
31.5.11	Under verandah signs, including under verandah signs within the road where these are related to any overhanging building	P
31.5.12	Signs on wharves and jetties (including on buildings established on wharves and jetties)	D
31.5.13	Off-site signs, including off-site signs located within or above roads, but excluding: <ul style="list-style-type: none"> a. under verandah signs above a footpath where these are related to any overhanging building; and b. the part of a freestanding sign located above a footpath 	D
31.5.14	Hoardings, including hoardings located within or above roads	PR
31.5.15	Flashing, moving, animated signs and signs that create an optical illusion	PR
31.5.16	Roof signs	PR
31.5.17	Signs displaying sexually explicit, lewd or otherwise offensive content	PR
31.5.18	Any of the following signs which are located so as to be visible from any road or public place for the purpose of advertising: <ul style="list-style-type: none"> a. any stationary sign-written trailer or vehicle; b. any sign attached to any stationary trailer or vehicle; 	PR

	<ul style="list-style-type: none"> c. any permanently moored vessel; and d. any sign attached to a permanently moored vessel. 	
31.5.19	Signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency	PR
31.5.20	Signs required by acts of Parliament, legislation or statutory requirements	P
31.5.21	Electioneering signs	P
31.5.22	Signs on any Category 1, 2 or 3 item in the Inventory of Protected Features in Chapter 26 Historic Heritage	D
31.5.23	<p>The following signs on or above roads:</p> <ul style="list-style-type: none"> a. Any sign associated with a road network activity or public amenities, including: <ul style="list-style-type: none"> (i) traffic and direction signs; (ii) road name signs; (iii) interactive warning signs; (iv) speed limit signs; (v) parking restriction signs; and (vi) public information boards and associated directional signs. b. Under verandah signs; c. The part of a freestanding sign located above a footpath in a road and complying with Rule 31.6.7; d. Signs for temporary events and temporary filming; e. Signs required by acts of Parliament, legislation or statutory requirements; and f. Electioneering signs. <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	P

31.6 Rules – General Standards

	Table 31.6 – General Standards	Non-compliance status
31.6.1	<p>Flags</p> <p>All flags are able to contain sign content on both sides of the flag and shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 1 flag per site depicting corporate colours or the logo of a business, with a maximum area of 1.8m x 0.9m in size; and b. any number of flags depicting national colours of a state or country provided that each flag does not exceed 1.8m x 0.9m in dimension, that are not for commercial purposes, and only 1 flag of each nationality is erected per site. 	D
31.6.2	<p>Temporary Event Signs</p> <p>Temporary event signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. signs shall not be erected more than two months prior to the date of the temporary event; b. signs shall have an area no greater than 2m², or no greater than 3m² if the sign is a banner (both faces of the banner may be sign-written); c. signs shall be removed within 24 hours of completion of the event; and d. signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two<u>four</u> signs visible from any State Highway and a maximum of two<u>four</u> signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply. <p>Advice Notes:</p> <p>1. Chapter 35: Temporary Activities and Relocated Buildings also applies to temporary events.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.3	<p>Real Estate Signs (including Auction signs)</p> <p>Real estate signs (including auction signs) shall comply with the following standards:</p>	D

	Table 31.6 – General Standards	Non-compliance status
	<ul style="list-style-type: none"> a. signs shall be located on the site to which they relate; b. signs shall have an area no greater than 1.62m²; c. maximum limit of 1 sign per agency; d. real estate signs shall be removed within 14 days of an unconditional agreement for sale and purchase being made; and e. auction signs shall be removed within 7 days of the auction irrespective of whether the site or development is sold. 	
31.6.4	<p>Temporary Land Development Signs</p> <p>Temporary land development signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum limit of 1 sign per development; b. the sign shall relate to a land development that involves a minimum of 6 allotments or units; c. the sign shall be located on the site of the development to which it relates; d. the sign shall have a maximum area of 8.64m²; and e. the sign shall be removed within 7 days of unconditional agreements for sale and purchase being made with respect to all allotments or units in the development. 	D
31.6.5	<p>Temporary Sale Signs</p> <p>Temporary sale signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall be located on the site of the temporary sale; b. shall be limited to 1 sign per temporary sale; and c. shall be erected or displayed for a maximum of 4 occurrences per site, per year, and each occurrence shall not exceed 14 days. 	D
31.6.6	<p>Temporary Construction <u>or Health & Safety</u> Signs</p> <p>Temporary construction signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 4 per site; b. each sign shall have an area no greater than <u>21.62</u>m²; and c. the signs may be erected for no more than 30 days prior to works 	D

	Table 31.6 – General Standards	Non-compliance status
	commencing and shall be removed within 14 days of completion of the works.	
31.6.7	<p>Free Standing Signs</p> <p>Freestanding signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have a maximum height of 3.5m; b. if located above a footpath, shall be elevated a minimum height of 2.5m above the footpath; c. shall not extend more than 1 metre over any footpath; and d. shall have a maximum area of 2m² (both faces of the sign can be sign-written). <p>Advice Notes:</p> <p>1. Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p> <p>2. Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D
31.6.8	<p>Sandwich Boards and Flat Board Signs</p> <p>Sandwich boards and flat board signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. the maximum area of a sandwich board or flat board sign shall not exceed 1m² (both faces of the sign may be sign-written); b. maximum of 2 flat board signs or 1 sandwich board per site; and c. sandwich boards and flat board signs must be located wholly within the site where the goods and services advertised are available. <p>Advice Note: Part 31.13 of this Chapter has a diagram which illustrates the application of this rule.</p>	D
31.6.9	<p>Under Verandah Signs</p> <p>Under verandah signs shall be elevated a minimum distance of 2.5m above the footpath, and both sides of the sign can be sign-written.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>	D

[Specific relief sought shown as track changes]

	Table 31.6 – General Standards	Non-compliance status
31.6.10	<p>Electioneering Signs</p> <p>Electioneering signs shall comply with the following standards:</p> <ul style="list-style-type: none"> a. shall have an area no greater than 3m² (both faces of the sign may be sign-written); b. shall be displayed no more than 2 months prior to the election/referendum date; and c. shall be removed before the election/referendum day. 	D
31.6.11	<p>Illumination of signs shall not exceed 150 candelas per square metre (cd/m²) of illumination.</p>	D

31.7 Rules – Standards for Signs in Commercial Areas

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.1	<p>Identification of signage platforms that comply with the size requirements of Rules 31.7.3 to 31.7.6 below.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>	C	C	C	C
31.7.2	<p>All new and replacement signs located within an approved signage platform.</p> <p>Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.</p>	P	P	P	P
31.7.3	<p>Arcade directory signs that do not exceed 3m² in area limited to one per arcade.</p>	P	P	P	P

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.4	Upstairs entrance signs that do not exceed 1.5m ² in area per building.	P	P	P	P
31.7.5	<p>All signs located within the ground floor area of a building, provided that:</p> <ul style="list-style-type: none"> a. each tenancy shall not display signs within the ground floor area of the building that exceed a maximum area of 5m² per tenancy or are larger than 15% of the Ground Floor Area that the tenancy occupies (whichever is lesser). Arcade directory and upstairs entrance signs are not included within the ground floor area signage allowance; and b. signs shall not exceed 50% coverage of glazing. This applies to individual or partitioned glazed areas located within the ground floor area. Signs not attached to glazing that are sited within the enclosed interior of a building and are not directly visible from a public place, are not subject to part (b) of this rule. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13 of this Chapter illustrates the application of this rule.</p>	C	P	C	C
31.7.6	<p>Above ground floor signs that cumulatively do not exceed 3m² in area per building or 1m² per tenancy up to a maximum of 3m² per floor.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Part 31.13.7 of this Chapter has a diagram which illustrates the application of this rule.</p>	C	P	C	C

[Specific relief sought shown as track changes]

Table 31.7 – Standards for signs in Commercial Areas		Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	Airport Mixed Use Zone	Local Shopping Centre Zone	Business Mixed Use Zone
31.7.7	Any sign or sign platform that does not comply with any of Rules 31.7.1 to 31.7.6 above.	D	D	D	D

31.8 Rules – Standards for Signs in Residential Areas

Table 31.8 – Standards for signs in Residential Areas		Low, Medium & High Density Residential Zones (excluding commercial activities in the Town Centre Transition Sub-zone)	Arrowtown Residential Historic Management Zone	Large Lot Residential Zone
31.8.1	Unless otherwise provided for in Rule 31.8.2, one sign per site with a maximum area of 0.5m ² with no internal or external illumination of the sign.	P	P	P
31.8.2	Signs for recreation grounds, nursing homes, education activities and community activities with a maximum area of 2m ² per site and which are attached to a building or free standing.	P	P	P
31.8.3	Any sign that does not comply with Rules 31.8.1 and 31.8.2 above.	D	D	D

31.9 Rules – Standards for Signs in Other Areas

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
31.9.1	Up to 2m ² of signage per site with no internal or external illumination of the sign.	P	P			
31.9.2	Identification of a signage platform that complies with the requirements of Rule 31.9.3. Control is reserved to the matters set out in Rule 31.11.			C		
31.9.3	In the Open Space and Recreation, Nature Conservation, Informal Recreation and Active Sports and Recreation Zones: Signs only for the purposes of the activities listed in a. and b. below, that individually are no more than 2.5m ² in area: a. park information; and b. park way-finding. Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.4	In all Open Space and Recreation Zones signs directly associated with a temporary event occurring on the same site. Advice Notes: 1. Rule 31.6.2 also applies for temporary event signs and must also be complied with. 2. Any sign located on or over Council land will require the approval of the Council as landowner.			P		
31.9.5	In the Jacks Point Zone, Millbrook Resort Zone, Waterfall Park Zone, Civic Spaces Zone and the Community Purposes Zone only (excludes the Nature			P	C	

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	<p>Conservation Zone, the Informal Recreation Zone and the Active Sports and Recreation Zone):</p> <p>Signs for commercial activities and community activities complying with the following standards:</p> <ul style="list-style-type: none"> a. maximum of 2 signs per business or activity; b. the maximum area of each sign shall not exceed 1m²; and c. any sign shall be located in the same location and on the same site as the business or activity the sign relates to. <p>Control is reserved to the matters set out in Rule 31.11.</p> <p>Advice Note: Any sign located on or over Council land will require the approval of the Council as landowner.</p>					
31.9.6	<p>Unless otherwise provided for in Rule 31.9.5, one sign per site with a maximum area of 0.5m² with no internal or external illumination of the sign.</p>				P	
31.9.7	<p>Identification of a signage platform for a commercial activity or community activity that complies with the requirements of Rule 31.9.5.</p> <p>Control is reserved to the matters set out in Rule 31.11.</p>				C	
31.9.8	<p>Signs for visitor accommodation comprising no more than two signs, one identifying the visitor accommodation and measuring no more than 2m² in area and the other containing only the words "No" and "Vacancy" and measure no more than 0.15m² in area.</p>					P
31.9.9	<p>Identification of a signage platform that complies with the requirements of Rule 31.9.8.</p>					C

[Specific relief sought shown as track changes]

Table 31.9 – Standards for signs in other areas		Rural Zone, Gibbston Character Zone & Wakatipu Basin Rural Amenity Zone and Precinct	Rural Lifestyle and Rural Residential Zones	Open Space and Recreation Zones	Jacks Point Zone, Waterfall Park Zone, Millbrook Resort Zone	Visitor Accommodation Sub-zone
	Control is reserved to the matters set out in Rule 31.11.					
31.9.10	All new and replacement signs located within an approved signage platform. Advice Note: conditions of consent for an approved signage platform must be complied with for the permitted activity status to apply to any subsequent change to the content of the signage platform.			P	P	P
31.9.11	Any sign or signage platform that does not comply with any standard in Rules 31.9.1 to 31.9.10.	D	D	D	D	D

31.10 Non-Notification of Applications

31.10.1 All applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

31.11 Matters of Control

31.11.1 The exercise of Council's control shall be limited to:

- a. colour and materials;
- b. design and content;
- c. location;
- d. access and safety; and
- e. compliance with any relevant Council design guideline, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016.

31.12 Assessment Matters

[Specific relief sought shown as track changes]

~~31.12.1 — In considering whether or not to grant consent or impose conditions on a resource consent for a sign (including a signage platform), the Council shall have regard to, but not be limited by, the following assessment matters:~~

~~31.12.2 — All Activities — General~~

~~31.12.2.1 — The extent to which the proposed sign is compatible with the character of the site, buildings and surrounding environment.~~

~~31.12.2.2 — Whether the sign is located on the site of the activity it relates to and the extent to which there is a function or location constraint for locating the sign outside the site of the activity.~~

~~31.12.2.3 — Whether the sign will affect public safety, including the safety of pedestrians and users of the roading network.~~

~~31.12.2.4 — In locations where Council design guidelines apply: the degree of compliance with the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011 or the Arrowtown Design Guidelines 2016.~~

~~31.12.2.5 — In respect of signs in any area where the Arrowtown Design Guidelines 2016 applies: whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature, form, size, content and positioning of the sign.~~

~~31.12.2.6 — In respect of temporary event signs: whether the period the sign is to be erected is necessary for the event being advertised and whether the adverse effects on traffic, pedestrian, public safety and visual amenity are appropriately managed.~~

~~31.12.2.7 — In respect of signs located on wharves and jetties (including on buildings on wharves and jetties) whether the signs convey necessary information while preserving a high standard of amenity and public views and ensuring pedestrian access is not impeded.~~

~~31.12.2.8 — Whether the sign will adversely affect heritage values.~~

~~31.12.3 — Controlled Activities~~

~~Colour and materials~~

~~31.12.3.1 — Whether the proposed sign:~~

~~a. — Incorporates colours and materials that complement the external appearance of the building, including surrounding buildings.~~

~~b. — Incorporates colours and materials that are sympathetic to the surrounding landscape.~~

~~Design and content~~

~~31.12.3.2 — Design, including lighting, is consistent with and sympathetic to the surrounding environment~~

[Specific relief sought shown as track changes]

~~31.12.3.3 — Whether there are any effects on heritage buildings, or on buildings and structures in heritage precincts, and whether any conservation advice has been obtained.~~

~~31.12.3.4 — When considering signage platforms, the extent that the signage platforms have been considered within the overall design of the building and specifically the architectural features of the building.~~

Location

~~31.12.3.5 — Whether the sign is located to integrate with the design of the building and does not obscure the architectural features of the building.~~

~~31.12.3.6 — Whether the requirements of multiple tenants within a building have been provided for.~~

Access and safety

~~31.12.3.7 — Whether the sign adversely affects public pedestrian access through inappropriate location, design or type of sign.~~

Compliance with any relevant Council design guidelines

~~31.12.3.8 — Where relevant, the extent to which a proposal accords with the Queenstown Town Centre Special Character Area Design Guidelines 2015 or the Wanaka Town Centre Character Guideline 2011.~~

~~31.12.3.9 — For an application for a sign in the Arrowtown Town Centre Zone, the extent to which the proposal accords with the following guidelines (from section 3.14.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the Town Centre:~~

- ~~a. — Signs must not obscure historic building details or important vistas.~~
- ~~b. — Reduce the number of signs used in a single location by the use of directory or finger signs.~~
- ~~c. — Signs handwritten on the building in the traditional way are best, provided they do not alter or obscure parts of the building.~~
- ~~d. — Small scale signs, either mounted on to buildings or free standing, are appropriate.~~
- ~~e. — Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.~~
- ~~f. — Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.~~

31.12.4 — Discretionary Activities — Signs within Commercial Areas

~~31.12.4.1 — The extent to which:~~

- ~~a. — The size of the signage is visually compatible with the scale and character of the building to which it relates and the surrounding environment.~~

- ~~b. The design, location and size of the proposed signage complements the surrounding built environment and does not dominate built form;~~
- ~~e. The design is consistent with other signs in the vicinity.~~
- ~~d. The size, colour and location do not adversely affect traffic and/or pedestrian safety.~~
- ~~e. The placement, size and choice of materials has considered the architectural features of the building on which the sign is to be erected.~~
- ~~f. Any signage on windows will retain the function of the window to provide interest, activity and passive surveillance on the street.~~

~~31.12.4.2 Whether the cumulative effects of the proposed signage (and signage anticipated to be established on the same building) will adversely affect the streetscape and visual amenity of the surrounding environment.~~

~~31.12.4.3 For any sign within the Arrowtown Town Centre Zone apply the assessment matters in 31.12.3.9.~~

~~31.12.5 Discretionary Activities – Signs within Residential Areas~~

~~31.12.5.1 Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties including:~~

- ~~a. Whether the design, location and size of the proposed signage will detract from the residential character of the site and/or building on which it is situated.~~
- ~~b. Whether the proposed signage dominates the streetscape and wider residential character of the area in which it is located.~~
- ~~c. The size, colour and location of the signage do not adversely affect traffic and/or pedestrian safety.~~

~~31.12.5.2 For any sign within a residential zone where the Arrowtown Design Guideline 2016 applies (namely the Arrowtown Residential Historic Management Zone and part of the Low Density Residential Zone and Medium Density Residential Zone) apply the following guideline (from section 4.23.1 of the Arrowtown Design Guideline 2016) to ensure that the design and placement respects historic buildings and the character of the area:~~

- ~~a. Locate and design signs to complement the context and site.~~

~~31.12.6 Discretionary Activities – Signs within Other Areas~~

~~31.12.6.1 The extent to which:~~

- ~~a. The design, colours and materials of the proposed sign is compatible with the character and amenity values of the site (including the amenity values anticipated for the District Plan zone that applies to the site), street scene and surrounding environment.~~

~~31.12.6.2 Any adverse effects of the proposed signage in terms of:~~

~~a. — Lighting.~~

~~b. — The extent to which the proposed signage may cause a visual distraction to drivers.~~

~~c. — Location with special regard to skylines, ridges, hills and prominent slopes.~~

~~31.12.6.3 — When considering the effects of signs located on an Outstanding Natural Feature (ONF) or within an Outstanding Natural Landscape (ONL) identified on the Planning Maps, apply any relevant assessment matters in part 21.7 Rural Zone of the District Plan.~~

Appendix to CARL Submission on the Proposed Visitor Accommodation Provisions

[Specific relief requested is shown as track changes]

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Variation to Stage 1 PDP Chapter 2 - Definitions:

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

<u>Residential Visitor Accommodation</u>	<p><u>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 Days.</u></p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p>
Homestay	<p>Means a residential activity where an occupied <u>the use of a residential unit or including a residential flat is also used by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</u></p> <p><u>Notes:</u></p> <p><u>1. Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></p> <p><u>2. Extra rates levies may apply.</u></p>
Registered Holiday Home	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. • Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
Visitor Accommodation	<p>Means the use of land or buildings (excluding the use of a residential unit or residential flat) for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days; and</u></p> <p>i. <u>Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackersq accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments homestays, and the commercial letting of</u></p>

	<p>a residential unit; and</p> <p>ii. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and 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.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <p style="padding-left: 40px;">~ A single annual let for one or two nights.</p> <p style="padding-left: 40px;">~ Homestay accommodation for up to 5 guests in a Registered Homestay.</p> <p style="padding-left: 40px;">~ Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.</p> <p style="padding-left: 40px;">(Refer to respective definitions).</p> <p>b. %Commercial letting+ means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
Residential Activity	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. <u>Excludes visitor accommodation, residential visitor accommodation and homestays.</u></p>

New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter

7 Low Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 7.1 Zone Purpose:]

Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

7.2.8.1 Provide for accommodation options for visitors in the Low Density Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
<u>7.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>7.4.17</u>	<p><u>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>7.4.18</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
<u>7.5.17</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.17.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>7.5.17.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;"><u>Other vehicles: 8 vehicle trips per day.</u></p>	<u>NC</u>
<u>7.5.18</u>	<p><u>Homestay</u></p> <p><u>7.5.18.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>7.5.18.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>7.5.18.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>7.5.18.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p style="margin-left: 40px;">a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p style="margin-left: 40px;">b. <u>Other vehicles: 8 vehicle trips per day.</u></p>	<u>NC</u>

7.6 Rules - Non-Notification of Applications

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

8 Medium Density Residential

7.1 Zone Purpose

[Note: The following is new text at end of 8.1 Zone Purpose:]

Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

7.2 Objectives and Policies

8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

8.2.14.1 Provide for accommodation options for visitors in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment.

8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

7.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.29</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>8.4.30</u>	<p><u>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>8.4.31</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.15	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.15.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <p>8.5.15.2 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC
8.5.16	<p><u>Homestay</u></p> <p>8.5.16.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p>8.5.16.2 <u>Shall not exceed 5 paying guests per night.</u></p> <p>8.5.16.3 <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>8.5.16.4 <u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> 	NC

8.6 Rules - Non-Notification of Applications

8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

9 High Density Residential

9.1 Zone Purpose

[Note: The following is new text at end of 9.1 Zone Purpose:]

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

9.2 Objectives and Policies

9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.

Policies

9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.

9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
<u>9.4.8</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>9.4.9</u>	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>

9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<u>9.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>9.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to: The location, nature and scale of activities; and</u> <u>The location, provision, and screening of parking and access.</u></p>	RD*
<u>9.5.13</u>	<p><u>Homestay</u></p> <p><u>9.5.13.1</u> <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>9.5.13.2</u> <u>Shall not exceed 5 paying guests per night.</u></p> <p><u>9.5.13.3</u> <u>Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>9.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>c. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>d. <u>Other vehicles: 8 vehicle trips per day.</u></p> <p><u>*Discretion is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	RD*

9.6 Rules - Non-Notification of Applications

9.6.2.2 Visitor accommodation.

New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown Residential Historic Management chapter

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.1 Zone Purpose

[Note: The following is new text at end of 10.1 Zone Purpose:]

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

10.2 Objectives and Policies

10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
<u>10.4.8</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	<u>RD*</u>
<u>10.4.9</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.5 Rules - Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
<u>10.5.8</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>10.5.8.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>10.5.8.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. Heavy vehicles, coaches or buses: none. f. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>
<u>10.5.9</u>	<p><u>Homestay</u></p> <p><u>10.5.9.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>10.5.9.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>10.5.9.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>10.5.9.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> e. Heavy vehicles, coaches or buses: none. f. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

10.6 Rules - Non-Notification of Applications

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

11 Large Lot Residential

11.1 Zone Purpose

[Note: The following is new text at end of 11.1 Zone Purpose:]

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

11.2 Objectives and Policies

11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.

Policies

11.2.3.1 Provide for accommodation options for visitors in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Policies

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.5</u>	<u>Residential Visitor Accommodation and Homestays</u>	P
<u>11.4.6</u>	<p><u>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</u></p> <p><u>*Discretion is restricted to consideration of all of the following:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities;</u> • <u>The location, provision, and screening of parking and access;</u> • <u>Landscaping;</u> • <u>Noise generation and methods of mitigation (through design and management controls);</u> • <u>Hours of operation, including in respect of ancillary activities;</u> • <u>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</u> 	RD*
<u>11.4.7</u>	<u>Visitor Accommodation</u> not otherwise identified	NC

11.5 Rules - Standards

<u>Table 2</u>	<u>Standards for activities in the Large Lot Residential Zone</u>	<u>Non-compliance status</u>
<u>11.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>11.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>11.5.12.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	NC
<u>11.5.13</u>	<p><u>Homestay</u></p> <p><u>11.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>11.5.13.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>11.5.13.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>11.5.13.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> g. Heavy vehicles, coaches or buses: none. h. Other vehicles: 8 vehicle trips per day. 	NC

7.6 11.6 Rules - Non-Notification of Applications

11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

16 Business Mixed Use Zone

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
<u>16.4.16</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<u>16.5.10</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>16.5.10.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>16.5.10.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> i. <u>Heavy vehicles, coaches or buses: none.</u> j. <u>Other vehicles: 8 vehicle trips per day.</u> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none"> • <u>The location, nature and scale of activities; and</u> • <u>The location, provision, and screening of parking and access.</u> 	<u>C*</u>

<p><u>16.5.11</u></p>	<p><u>Homestay</u></p> <p><u>16.5.11.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>16.5.11.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>16.5.11.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>16.5.11.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">i. <u>Heavy vehicles, coaches or buses: none.</u>j. <u>Other vehicles: 8 vehicle trips per day.</u> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C*</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

21 Rural

21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.37</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

21.5 Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>21.5.53</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p>	<u>D</u>
<u>21.5.54</u>	<p><u>Homestay</u></p> <p><u>21.5.54.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</u></p> <p><u>21.5.54.2 Shall not exceed 5 paying guests per night.</u></p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

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

22 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.2.6 Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p>22.5.14.1 <u>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u></p> <ul style="list-style-type: none"> • 	<u>NC</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>22.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>*Control is reserved to:</u></p> <ul style="list-style-type: none">• <u>The location, nature and scale of activities; and</u>• <u>The location, provision, and screening of parking and access.</u>	<p><u>C</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone

23 Gibbston Character Zone

23.4 Rules - Activities

Table 1	Activities	Activity status
<u>23.4.21</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <ul style="list-style-type: none"> • 	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>23.5.13.2</u> Shall not exceed 5 paying guests per night.</p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.18</u>	<u>Residential Visitor Accommodation and Homestays</u> <u>41.4.18.1 Residential Visitor Accommodation and Homestays located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and Home Site Activity Area (HS).</u>	<u>P</u>

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.20</u>	<u>Residential Visitor Accommodation</u> <u>41.5.20.1 The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</u> <u>41.5.20.2 The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <ul style="list-style-type: none"> • 	<u>NC</u>

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
<u>41.5.21</u>	<p><u>Homestay</u></p> <p><u>41.5.21.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>41.5.21.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>41.5.21.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>41.5.21.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. <u>Heavy vehicles, coaches or buses: none.</u>b. <u>Other vehicles: 8 vehicle trips per day.</u>	<u>NC</u>

New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

42 Waterfall Park

42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
<u>42.4.13</u>	<p><u>In the Residences Area (R) of the Structure Plan</u></p> <p><u>Residential Visitor Accommodation and Homestays</u></p>	<u>P</u>

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
<u>42.5.9</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>42.5.9.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>42.5.9.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> a. <u>Heavy vehicles, coaches or buses: none.</u> b. <u>Other vehicles: 8 vehicle trips per day.</u> <p>•</p>	<u>NC</u>

<p><u>42.5.10</u></p>	<p><u>Homestay</u></p> <p><u>42.5.10.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>42.5.10.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>42.5.10.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>42.5.10.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none">a. Heavy vehicles, coaches or buses: none.b. <u>Other vehicles: 8 vehicle trips per day.</u>	<p><u>NC</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

43 Millbrook

43.4 Rules - Activities

	Activities – Millbrook	Activity status
<u>43.4.24</u>	<u>Residential Visitor Accommodation and Homestays</u> in the Residential Activity Area	<u>P</u>

43.5 Rules - Standards

	Activities – Millbrook	Activity status
<u>43.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>43.5.14.1</u> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><u>43.5.14.2</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ol style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. <p>•</p>	<u>NC</u>
<u>43.5.15</u>	<p><u>Homestay</u></p> <p><u>43.5.15.1</u> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><u>43.5.15.2</u> Shall not exceed 5 paying guests per night.</p> <p><u>43.5.15.3</u> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><u>43.5.15.4</u> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ol style="list-style-type: none"> a. Heavy vehicles, coaches or buses: none. b. Other vehicles: 8 vehicle trips per day. 	<u>NC</u>

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

SECOND DECISION RELATING TO SUBMISSIONS NOT "ON" THE PDP

Introduction

1. The Hearing Panel has received two requests from the Council that submissions be struck out under section 41D of the Act as not being on the Proposed District Plan ("PDP").
2. The first request was made when the Council opened its case for Stream 14¹. Four of these submissions² were lodged on Stage 1 but had been held over to be heard as part of the hearings on the Wakatipu Basin. Submission 501 was also subject to a number of further submissions³. Two of the submissions had been lodged in Stage 2⁴.
3. On 9 July 2018 the Hearing Panel received a Memorandum from the Council⁵ advising of additional submissions⁶ it considered not to be "on" Stage 2 of the PDP, and requesting they be struck out.
4. In a Minute dated 14 July 2018 I set out a timetable for submitters to lodge any submissions in support of a claim that their submissions were "on" the PDP, and the for the Council to lodge any reply.
5. I now have submissions from four submitters lodged in response to my Minute:
 - a) Kirimoko No. 2 Limited Partnership – S2405.1;
 - b) Glen Dene Limited and Mrs Sarah Burdon – S2407.1;
 - c) Remarkables Park Limited – S2468.25; and

¹ Opening Representations/Legal Submissions for Queenstown Lakes District Council: Hearing Stream 14 – Wakatipu Basin, dated 5 July 2018, Section 4, presented on 9 July 2018

² Submissions 239, 404, 501, 528. In each case it was the part of the submission relating to special zones in the ODP.

³ FS1102.4, FS1289.4, FS1189.11, FS1195.10 and FS1270.84

⁴ Submissions 2353 and 2577

⁵ Memorandum of Counsel on Behalf of the Queenstown Lakes District Council Regarding a Category of Submissions That Are Not on Stage 2 of the PDP, dated 6 July 2018 and lodged on 9 July 2018

⁶ Submissions 2103.1, 2325.2, 2405.1, 2407.1, 2452.1, 2468.25, 2492.8, 2506.1 and 2599.1

d) Teece Irrevocable Trust No. 3 – S2599.

6. I also have the Council's reply dated 30 July 2018.

7. I have been granted the Council's powers in relation to procedural matters concerning the PDP process, including the powers under section 41D.

Legal Principles Regarding Scope

8. I have previously⁷ set out the criteria I consider can be distilled from *Palmerston North CC v Motor Machinists Ltd*⁸ in determining whether a submission is “on” a plan change or plan.

9. In summary these are:

a) the focus of a submission must be on “specific provisions of the proposal”;⁹

b) variations to the proposal which have not been evaluated in the section 32 analysis are unlikely to be addressing the change to the pre-existing status quo;¹⁰

c) if the resource management regime for a site is not altered by a plan change, then a submission seeking a new management regime for that site is unlikely to be “on” the plan change;¹¹

d) incidental or consequential extensions of zoning changes proposed in a plan change are permissible, provided that no substantial section 32 analysis is required to inform affected persons of the comparative merits of that change.¹²

No Comment Received

10. No submissions or comments were received from:

Submission Number	Submitter
239	Don Moffat and Brian Dodds
404	Sanderson Group Limited

⁷ Minute Regarding Submissions the Council Considers to Not be “On” Stage 2 of the PDP, dated 16 April 2018

⁸ [2014] NZRMA 519

⁹ Ibid at [38]

¹⁰ Ibid at [76]

¹¹ Ibid at [81]

¹² Ibid at [81]

501	Woodlot Properties Limited
528	Shotover Country Limited
2353	Sean Brennan
2577	Kirstie Jean Brustad
2103.1	Kingston Holiday Park Limited
2325.2	David Crawford
2452.1	Nirvana Trust
2492.8	Cardrona Alpine Resort Limited
2506.1	Arthurs Point Partnership

11. The parts of submissions 239, 404 and 528 which relate to the Shotover Country Special Zone, and that part of submission 501 which relates to the Quail Rise Special Zone, are not "on" the PDP as they apply to land not included in the PDP to date.
12. Submission 2353 seeks a review of the Gibbston Character Zone, a matter dealt with in Stage 1. Submission 2577 in part seeks amendments to Chapter 21. This chapter has been dealt with in Stage 1 also. In both cases the matters raised by the submitters are beyond the matters included in Stage 2.
13. For submissions 2103.1, 2325.2, 2452.1, 2492.8 and 2506.1 I agree with the reasons given by the Council in its 6 July 2016 Memorandum.
14. For those reasons the submissions or relevant parts of the submissions listed above are struck out under section 41D of the Act as disclosing no reasonable or relevant case. Further submissions FS1102.4, FS1289.4, FS1189.11, FS1195.10 and FS1270.84 are consequentially struck out.

Kirimoko No. 2 Limited Partnership – S2405.1

15. Kirimoko No. 2 Limited Partnership ("Kirimoko") seeks that the land in Wanaka known as Sticky Forest be rezoned from Rural to a mixture of Nature Conservation Zone and Recreation Zone. The Council noted that the zoning of this land was dealt with in Stage 1 and the Council confirmed the Rural Zone on the land. It also noted that on the Stage 2 maps, as notified, the zoning of this land was not amended by Stage 2. The Council also noted that Mr Beresford, who lodged a submission on the zoning of this land in Stage 1, had not lodged a further submission on Submission 2405.1.

16. Kirimoko have responded to the zoning issue as follows:

Of particular relevance to the assessment of this matter is the fact that the majority of the land affected by the proposed Nature Conservation and Informal Recreation Zones was notified in the PDP Stage 1 planning maps with a different zone type, typically the rural zone or low density suburban zone. An example is shown on the maps attached as appendix 1.¹³ If the Council is correct in its complaint that land zoned in stage 1 cannot be the subject of stage 2 than that would have wider implications for stage 2 than simply KLP2's submission.

Where the new zones in the Open Space chapter replace a zone notified in Stage 1, the new zones are a variation to the PDP (Stage 1) planning maps. It should therefore follow down that given most of the land effected [sic] by the Nature Conservation and Informal Recreation Zone sits over Stage 1 land there should be an ability to amend and / or extend the zones across areas of Stage 1 land through the submission process. It would seem unreasonable that the Council's proposed variation to Stage 1 zoning should not extend to submitters seeking amendments to the extent of these zones. The area of land subject to the KLP2 submission directly adjoins the proposed Nature Conservation Zone of the Wanaka lake margin and the Informal Recreation Zone on the eastern edge of the Peninsula Bay subdivision. The proposed zoning sought by KLP2 is an extension of this zoning.

17. As the Council noted in reply, Kirimoko is relying on the fourth category of the *Motor Machinist* decision as summarised in paragraph 9(d) above. The Council relied on my assessment in the May decision¹⁴ as to the meaning of "incidental and consequential".¹⁵
18. The relevant part of my May decision read:

My view is that the term "incidental and consequential" means a minor extension to align with property boundaries or such like. It should be an amendment that is not inconsistent with the overall regime proposed by the variation, as assessed in the section 32 report. I consider that a wholesale rezoning of a substantial area of land that was specifically excluded from the variation cannot be incidental and consequential. ¹⁶

¹³ Appendix 1 contained the version of Map 19 notified for Stage 1 (dated 13-6-2016) and Map 19 as notified for Stage 2 (dated 1-11-2017)

¹⁴ Decision Related to Submissions Not "on" Stage 2, dated 16 May 2018

¹⁵ Memorandum of Counsel on Behalf of the Queenstown Lakes District Council Responding to Submitters' Memoranda regarding why their Submissions are "on" Stage 2 of the PDP, Hearing Stream 15, dated 30 July 2018, at paragraph 7

¹⁶ Decision Relating to Submissions Not "on" Stage 2, dated 16 May 2018, at paragraph 37

19. Also relevant to the Kirimoko submission is the Zone Purpose¹⁷ of the Open Space and Recreation Zones as notified. This stated in the second sentence of the opening paragraph:

The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space.

20. The limitation of the application of the Open Space and Recreation Zones to land in Council ownership or under its administration is reinforced in the Section 32 Evaluation Report¹⁸.

21. I am satisfied that the Kirimoko submission fails to be “on” Stage 2 of the PDP for three reasons:

- a) It is attempting to rezone land that was zoned Rural as part of the Stage 1 process and that zoning was confirmed in the Council's decisions on Stage 1;
- b) Although the land in question is bounded on two sides by Open Space and Recreation Zones, the extension sought by the submission is neither incidental, nor consequential. The area sought to be rezoned would be considerably larger than the two zoned areas proposed in Stage 2; and
- c) The land in question is not owned or administered by the Council and thus the rezoning sought is inconsistent with the provisions of the Section 32 Evaluation Report and the express provisions of Chapter 38.

22. Kirimoko have suggested that as Stage 2 has amended Stage 1 zoning, the effect of Stage 2 is to open up the Stage 1 zoning to review¹⁹. I consider that misinterprets the effect of a variation. A variation supplants the previously proposed provision as from the date of notification. Thus, while the Open Space and Recreation Zones have in most cases replaced the Rural Zone, the point at which that replacement occurred was in November 2017, prior to the Council's decisions on Stage 1. It would be an abuse of process to allow a submission on Stage 2 to revisit a zoning confirmed in Stage 1, except in those circumstances where the submitter on Stage 1 had sought an outcome that could only be implemented through the Stage 2 process. That circumstance does not apply to this submitter.

¹⁷ Section 38.1

¹⁸ See Section 5, page 26

¹⁹ Memorandum Regarding Submissions ‘on’ Stage 2 of the PDP Kirimoko No. 2 Limited Partnership (#2405.1), dated 23 July 2018

23. For those reasons Submission 2405.1 is struck out under section 41D of the Act as disclosing no reasonable or relevant case.
24. For completeness, I note that the Council raised the issue of the land owners' representative not having lodged a further submission in relation to the Kirimoko submission. The suggestion in the Council's Memorandum as to the reasons for that can only be considered conjecture and I have not considered that suggestion nor the issue of a lack of further submission being lodged.

Glen Dene Limited and Mrs Sarah Burdon – S2407.1

25. First, it is apparent from considering the submission as marked up for summarising that the matter at issue is actually S2407.2. The submitter sought that Lot 1 DP 418972 ("Lot 1") be zoned "Community Purpose – Campground". S2407.1 supported the application of the Community Purpose – Campground Subzone on Section 2 BLK II Lower Hawea SD.
26. The Council seeks the submission be struck out for the following reasons²⁰:

This land was previously notified in Stage 2, but there was an error and the Council subsequently withdrew the land from Stage 2 by way of decision dated 8 February 2018. Given the specific withdrawal of Lot 1 from the Stage 2 plan maps, Council considers there is no longer scope for consideration of the submission over Lot 1. Council's position is the part of the submission on the land that was withdrawn from the variation, is not on Stage 2.

27. Glen Dene Limited's submissions²¹ in support of its positions focused on the Section 32 Evaluation Report and the lack of further submissions opposing the submission. In particular, counsel for Glen Dene Limited submitted that the Section 32 Evaluation Report did not distinguish between campgrounds that were council-owned and those that were privately owned.
28. Glen Dene Limited lodged similar submissions on Stage 1 seeking the application of the Rural Visitor Zone to Lot 1 and the Council-owned campground. The notification of Stage 2 overtook that process with the consequence that the Hearing Panel was only able to make recommendations on the parts of the submissions relating to the privately-owned land. In considering this issue, the Hearing Panel was mindful of the Council's undertaking contained in the Memorandum dated 23 November 2017 that the "Council will receive and consider submissions in Stage 2, that

²⁰ Memorandum of Counsel on Behalf of the Queenstown Lakes District Council Regarding a Category of Submissions That Are Not on Stage 2 of the PDP, 6 July 2018 at Appendix 1

²¹ Submissions of Glen Dene Limited and Mrs Sarah Burdon, dated 23 July 2018

ask for the Visitor Accommodation to be applied over land that has not otherwise been notified in Stage 2 with the Visitor Accommodation Sub Zone (except across land that is excluded from the plan review altogether ...)"²².

29. Having considered all the issues in relation to Lot 1, the Hearing Panel noted:

We find it would be more efficient and effective (as a means to achieve the objectives of the PDP) for the submitters to take up the Council's offer to consider expansion of the area zoned Open Space and Recreation Purposes Camping Sub-Zone as part of the Stage 2 Variation hearing process."²³

30. I have noted above in respect of the Kirimoko decision that the Open Space and Recreation Zones are explicitly defined as only applying to Council owned or administered reserves, both in Chapter 38 and the Section 32 Evaluation Report. However, in itself, that does not preclude this submission being considered.
31. What the submitter has sought, both at Stage 1 and in Stage 2, is the ability to provide for visitor accommodation in the form of a camping ground on Lot 1. I consider it would be overly pedantic to strike out this submission because it has phrased its relief in the terms of the zone applied to the substantive part of the existing Hawea camping ground in Council ownership. Without predetermining the outcome of the submission, it appears to me that the relief provides scope for some form of visitor accommodation sub-zone of a type that the Council has undertaken to consider when sought over land zoned in Stage 1.
32. For those reasons I refuse to strike out Submission 2407.2. This raises the issue of timing of evidence given the Council has not given any consideration of this submission in the section 42A Reports. I will deal with that matter at the end of this decision.

Remarkables Park Limited – S2468.25

33. This submission is actually two submissions:
- a) That Part Section 131 Block III Shotover Survey District be zoned Community Purposes Zone; and

²² Memorandum of Counsel on Behalf of Queenstown Lakes District Council Advising Panel on Matters Relating to Stage 2 of the Queenstown Lakes Proposed District Plan, 23 November 2017, at paragraph 13

²³ Report 16.6 Report and Recommendations of Independent Commissioners Regarding Upper Clutha Planning Maps Lake Hawea Campground, 27 March 2018, at paragraph 64

- b) That the height limit for buildings within Part Section 131 Block III Shotover Survey District be increased to 15m and the total ground floor area of buildings provided for on the site be increased to 1500m².
34. The site in question is a block of some 3.34ha located between the land proposed to be zoned Informal Recreation at the end of Widgeon Place, Lake Hayes Estate, and the Kawarau River.
35. The Council have sought the submissions be struck out as:
- a) The land was not notified in Stage 2 and remains part of the land zoned in Stage 1 considered in the Stream 14 hearings; and
- b) The zoning extension is not an incidental or consequential extension of the Community Purposes Zone but a site specific provisions.
36. I first note that both the submitter and the Council have incorrectly identified the proposed Stage 2 zoning of the adjoining land as Community Purposes when it is in fact Informal Recreation. Remarkables Park Limited ("RPL") also claimed that the land had been formerly designated for reserve purposes, but I can find no record of that in the Operative District Plan nor Stage 1 of the PDP.
37. The land in question was zoned Rural in Stage 1. As the Council correctly noted in its memorandum responding to RPL's submissions, hearing of submissions on the zoning of this land was delayed to be heard after the Wakatipu Basin Planning Study was completed. Hearing Stream 14, which has just completed its hearings, has dealt with those Stage 1 submissions so deferred. I note also that a submission lodged by Queenstown Park Limited sought an overlay zone to enable the construction of a gondola between Remarkables Park and the Remarkable Skifield. In part that overlay zone affected this site. That submission was heard in Stream 13 in 2017 and the Council has made its decision on that overlay as part of its Stage 1 decisions in May 2018.
38. This submission is not seeking the extension of an adjacent zone. It is seeking the application of a zone based on a Stage 2 zone over land that was only able to be considered as part of Stage 1, where it was proposed to be zoned Rural. The submitter did not lodge a submission regarding the zoning of this land in Stage 1 and has not sought a waiver to lodge a late submission.

39. For those reasons both parts of Submission 2468.25 are struck out as disclosing no reasonable or relevant case.

Teece Irrevocable Trust No. 3 – S2599

40. This submission relates to a block of land comprising some 278 ha located some 15 km north of Glenorchy (in a direct line). The submission seeks that the Rural Visitor Zone apply to this land, being an extension to the Rural Visitor Arcadia Zone, with bespoke provisions applying.
41. The Council submitted that the site was zoned Rural in Stage 1 (which zoning was uncontested) and that the Visitor Accommodation Variation does not provide an opportunity for submitters to seek rezoning (as opposed to application of a Visitor Accommodation Sub-zone) in Stage 2. The Council did accept that the submitter's request that the OCP Residential Visitor Accommodation and Homestay rules apply to the site were within scope of the Variation.
42. The submitter filed extensive legal submissions in support of its claim that the submission was within scope of Stage 2. In essence, while not resiling from the position that the rezoning sought is in scope, counsel for the submitter notes that the submission would provide scope for the application of a site specific Visitor Accommodation Sub-Zone ("VASZ") on the submitter's land.²⁴
43. In its memorandum in response, the Council maintained its position that the Visitor Accommodation variation did not provide an opportunity for submitters to re-challenge zonings applied in Stage 1. The Council did note that a Visitor Accommodation Sub-Zone would not necessarily alter the underlying zone provisions, and need not be relied upon. For those reasons the Council still sought that the part of the Trust's submission seeking a rezoning be struck out.²⁵
44. I find the Council's position difficult to reconcile with the undertaking the Council gave in its Memorandum dated 23 November 2017, as discussed above with reference to the Glen Dene Limited submission. Although that undertaking was brought about as certain submitters had sought that the Visitor Accommodation Sub-Zone, notified in August 2015 but subsequently withdrawn, be extended onto additional land, there was nothing in the

²⁴ Submissions on Behalf of Teece Irrevocable Trust No. 3 – Submitter 2599, dated 23 July 2018, at paragraph 7.7

²⁵ Memoranda of Counsel on Behalf of the Queenstown Lakes District Council Responding to Submitters' Memoranda regarding why their Submissions are "on" Stage 2 of the PDP, Hearing Stream 15, dated 30 July 2018, at paragraphs 12 & 13

Council Memorandum to suggest the ability to seek a VASZ was limited to those submitters.

- 45. I am satisfied that a submission seeking to replace the now effective²⁶ Rural Zone applying to this land is not within Stage 2. I do not consider that varying the Rural Zone by including provision for Residential Visitor Accommodation and Homestays, and associated standards, provides scope for the application of a new zone with specific provisions for visitor accommodation. Visitor accommodation is provided for in Rule 21.4.19²⁷ as a discretionary activity. It appears that what the submitter seeks falls within that category, so it cannot be said that the variation has altered the resource management regime for the site in that respect.
- 46. On the other hand, given the Council's earlier undertaking, the submitter would be entitled to seek the application of a VASZ to the land.
- 47. I conclude the appropriate response to strike out those portions of the submission which seek to replace the Rural Zone with a visitor accommodation-specific zone (whether called Rural Visitor Zone or otherwise) but leave within the submission the ability to request a visitor accommodation sub-zone with the characteristics outlined in the submission. Whether that is appropriate for this site or not is a matter for the Stream 15 Hearing Panel.

Summary of Decisions

- 48. For the reasons set out above, the following submissions are struck out under section 41D in full:

Submission Number	Submitter
239	Don Moffat and Brian Dodds
404	Sanderson Group Limited
501	Woodlot Properties Limited
528	Shotover Country Limited
2353	Sean Brennan
2577	Kirstie Jean Brustad

²⁶ There being no appeals challenging the zoning of the land in question.
²⁷ Decisions Version

2103.1	Kingston Holiday Park Limited
2325.2	David Crawford
2405.1	Kirimoko No. 2 Limited Partnership
2452.1	Nirvana Trust
2468.25	Remarkables Park Limited
2492.8	Cardrona Alpine Resort Limited
2506.1	Arthurs Point Partnership

49. For the reasons set out above, Submission 2599 by Teece Irrevocable Trust No. 3 is struck out in part as set out in paragraph 47 above.

Directions as to Timetabling

50. As I alluded to above with reference to the Glen Dene Limited submission, the Council has provided no analysis of these submissions in its section 42A reports. I also received on 2 August 2018 a letter from the consultant for Teece Irrevocable Trust No. 3 seeking the timeline for filing evidence be postponed until the site-specific procedural issues have been resolved. As also noted in that letter, a submitter may lodge an objection against any decision to strike out a submission under section 41D, with a consequent Council hearing and appeal rights. If any timetable is required in those circumstances it will need to be set at the conclusion of any procedural proceedings.
51. Dealing with the two submissions which I have declined to strike out in full:
- a) The Council is directed to file any material in respect of these submissions by 10 August 2018;
 - b) Submitters' evidence is to be lodged by 24 August 2018.
52. The Council can present any rebuttal evidence at the hearing commencing on 3 September 2018.

2 August 2018

Denis Nugent
Hearing Panel Chair

Further Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Further Submitter: Cardrona Alpine Resort Limited

1. This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**).
2. Cardrona Alpine Resort Limited (**CARL**) is a person who is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
3. CARL supports or opposes submissions on the Proposed Plan as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2454 – NZSki Limited	Chapter 25 Rule 25.3.4.2	Support in part	The relief sought to amend Rule 25.3.4.2 so as to include earthworks relating to 'Commercial Recreation Activities' within the SASZs in the earthworks exemption is supported. As proposed, Chapter 25 only permits an earthworks exemption in the SASZs for 'Ski Area Activities'. This is too narrow and fails to encompass earthworks for other tourist and recreational activities that occur throughout the year. The proposed Rule creates onerous resource consent requirements on Ski Area operators, and duplicates resource consent requirements under ORC. Broadening the scope of the exemption to include all activities within the SASZs will enable efficient use of ski area land resources and thus promote employment and tourism.
	Chapter 25 New objective/policies	Support in part	CARL agrees with the Submitter that an objective and associated policies making reference to the permitted activity rule needs to be included in Chapter 25, to give effect to the rule.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	Chapter 25 Standard 25.5.12, 25.5.13, 25.5.14	Support in part	CARL agrees with the Submitter that these standards are unnecessary, ambiguous and inefficient, and should not apply to the SASZs. However, CARL prefers the Standards be deleted from the Chapter entirely, rather than simply excluded from the SASZs or a Rule 25.3.4.2 assessment, as the Standards in themselves are not a practical means to manage the subject site and will create an unnecessary administrative burden on landowners and QLDC.
	Chapter 25 Standard 25.5.20	Support	CARL agrees with the Submitter that this Standard relates to factors already sufficiently addressed by ORC in the Regional Water Plan, and imposes an unnecessary and inconsistent duplication of the ORC rules.
#2384 – Soho Ski Area Limited, Blackmans Creek No.1 LP #2373 – Treble Cone Investments Limited	Submission generally	Support	CARL supports the submission generally. The amendments sought to provisions in chapters 6, 25 and 31 ensure a more workable District Plan which enables reasonable development, allows efficient and effective land use, and provides for the wellbeing of people and communities.
	Chapter 6 6.2 Values Rule 6.4.1.2 Rule 6.4.1.3	Support	CARL support the relief sought to amend these provisions of chapter 6. These amendments are necessity to clarify that certain areas within the Rural Zone are exempt from the objectives, policies and assessment matters of chapter 6, namely the WBRAZ and WBLP.
	Chapter 25 Various objectives, polices, and rules.	Support	CARL supports the relief sought by the Submitter to amend provisions of Chapter 25. Earthworks for activities within the SASZ, including for ski area operations, cycling and walking, should be excluded from Chapter 25. This approach recognises the extent of earthworks required within the SASZ and the importance of these earthworks for the efficient development and prosperity of these zones and their associated activities. Further, this approach removes a level of administration in earthworks control that is covered by ORC.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	Chapter 31 Various objectives, polices, and rules.	Support	CARL supports the relief sought by the Submitter in regards to signage within the SASZ. Signage within the SASZ should not be subject to the same restrictions as signage elsewhere in the District. The amendments recognise and accommodate for the necessity and unique requirements of signage within the SASZ and provide less restrictive signage provisions.
#2462 – Queenstown Park Limited	Chapter 25 Rule 25.3.4.5	Support	CARL supports an amendment to Rule 25.3.4.5 to include earthworks for maintenance, improvement and creation of recreational trails as a permitted activity in all zones.
	New Stage 2 PDP Chapter 2 Definitions And associated references to 'Public Water Ferry Services' in Chapter 29	Support	CARL supports the relief sought to delete the third bullet point 'is operated for the sole and primary purpose of tourism' from the definition of Public Water Ferry Service. It is the nature of water transport services in the Queenstown area that ferry passengers will often be a combination of residents and tourists, and at certain times may be predominantly one or the other. The inclusion of this subpoint in the definition is overly restrictive and may result in an activity triggering non-compliance with the definition when in practice it is a legitimate water ferry service activity.
	Chapter 38 Policy 38.2.1.5	Oppose	CARL disagrees with the Submitters' position on established activities within open space and recreation zones. The ongoing use, maintenance and upgrading of established activities and infrastructure should be supported as permitted or controlled. The appropriateness of these activities was adequately assessed when the activity was consented, and subjecting these activities to continuous reassessment is onerous and impedes reasonable use.

4. CARL wishes to be heard in support of its further submission.
5. CARL will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.



Cardrona Alpine Resort Limited

Signed by its duly authorised agents
Anderson Lloyd

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