

46 Rural Visitor Zone

This table identifies new provisions sought to be added:

Appellant Court Number	Provision/s Sought to be Added into Chapter 46
Barnhill Corporate Trustee Limited ENV-2021-CHC-017	<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend Table 46.5 Rules - Standards to include new standard 46.5.x as follows:</p> <p><u>46.5.x Setback from Roads</u> <u>Buildings shall be setback a minimum of 35m from Morven Ferry Road. RD</u> <u>Discretion is restricted to:</u> <u>a. Nature and scale;</u> <u>b. Reverse Sensitivity effects; and</u> <u>c. Functional need for buildings to be located within the setback.</u></p>
Malaghans Investments Limited ENV-2021-CHC-030	<p>Site-specific relief as part of a requested rezoning:</p> <p>Add locational specific rules for the Skippers Rural Visitor Zone including but not limited to:</p> <p>(i) construction of buildings within the area of low landscape sensitivity to be a controlled activity; (ii) setback of buildings from escarpment features, instead of a building setback from Zone or site boundary; (iii) enabling a building height up to 8m in the area of low landscape sensitivity; and (iv) a rule permitting the existing residential units and the associated activity.</p>
Cardrona Cattle Company Limited ENV-2021-CHC-031	<p>Site-specific relief as part of a requested rezoning:</p> <p>Add locational specific rules for the Victoria Flats Rural Visitor Zone</p>
Gibbston Valley Station Limited ENV-2021-CHC-033 Consent order issued	Return to the notified objectives and policies of Chapter 46, or an amendment that better achieves the purpose of the Rural Visitor Zone
Gibbston Valley Station Limited ENV-2021-CHC-033 Consent order issued	Amend Chapter 46 to add an enabling policy for Developable Areas
Gibbston Valley Station Limited ENV-2021-CHC-033 (consent order issued)	Amend Chapter 46 to provide for 180 nights Residential Visitor Accommodation
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new policy in Chapter 46 as follows:</p> <p><u>46.2.1.X</u> <u>Areas identified for development within a Rural Visitor Zone shall be difficult to see from public places, with built development largely contained within areas of lower landscape sensitivity, with any areas of Moderate-High and High Landscape Sensitivity specifically identified.</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Add a new purpose statement in Chapter 46 for Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6 Rules – Activities in the Corbridge RVZ</u> <u>The Corbridge Structure Plan includes Activity Areas AA1-AA8. Activities identified to occur within the zone will be required to establish in accordance with Rule Table 46.6, General Standards Table 46.7 and Activity Area Specific Standards Table 46.8.</u> <u>The purpose of the Corbridge Structure Plan is to consolidate visitor accommodation and associated activity, including buildings and infrastructure to the least sensitive</u></p>

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	<p><u>locations of the Corbridge RVZ Rural Landscape, while enabling golf, an outdoor recreational activity that will support the maintenance of landscape character and amenity values throughout the zone and the surrounding area.</u></p> <p><u>Activity Areas (AA1-AA4) contain a predomination of visitor accommodation activity and recreational facilities that will be well insulated by large areas of Golf Course and Open Space Areas. Activity Area AA5 provides residential accommodation for those employed at the site. The most sensitive parts of the zone as viewed from outside of the Corbridge RVZ are identified as High Landscape Sensitivity or Moderate-High Landscape Sensitivity and greater control over land use in those areas applies. The area of High Landscape Sensitivity adjacent to State Highway 6 is protected by the identification of Activity Area AA7 – Open Space Road Buffer.</u></p> <p><u>The rules and standards for each activity area enable the following in each Activity Area:</u></p> <p><u>Fairway Visitor Accommodation Activity Area (AA1) – Provides for visitor accommodation units, of which a limited number of are able to be used for residential activity, set within the high amenity peripherals of Golf Course Fairways.</u></p> <p><u>Low Density Visitor Accommodation Activity Area (AA2) – Provides for visitor accommodation units set amongst generous areas of open space.</u></p> <p><u>Higher Density Visitor Accommodation Activity Area (AA3) – Provides greater flexibility to establish a variety of visitor accommodation unit designs including opportunity for single level, multi-level, attached and detached units in close proximity to the Hotel and Golf facilities.</u></p> <p><u>Hotel/Golf Facilities Activity Area (AA4) – Provides for hotel style visitor accommodation and associated activities, as well as Golf Club house and associated outdoor recreation facilities.</u></p> <p><u>Worker Accommodation Activity Area (AA5) – Provides for the residential accommodation of workers associated with construction and on-going operational requirements of facilities within the zone.</u></p> <p><u>Open Space Activity Area (AA6) – To retain large swathes of open space landscape between the activity areas that accommodate built development, and provide for a lake as a focal point for adjoining activity areas.</u></p> <p><u>Open Space Road Buffer Activity Area (AA7) – To retain an open landscape character as viewed from State Highway 6, including the protection of structural shelterbelt plantings that provide enclosure of the other Activity Areas north of the Open Space Road Buffer Activity Area.</u></p> <p><u>Golf Course Activity Area (AA8) – To provide for outdoor recreation activities while retaining open space.</u></p> <p><u>The activity status specified in Table 46.6 applies when all the relevant General Standards in Table 46.7 and the relevant Activity Area Specific Standards in Table 46.8 are complied with. In cases of non-compliance with the standards in Tables 46.7 or 46.8, the activity status specified in the NonCompliance Status column of those tables applies.</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.1 Farming Activities</u> <u>Activity Status P</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p>

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	<p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.2 Visitor Accommodation in AA1-AA4</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.3 Commercial recreational activities in Activity Areas AA3, AA4 & AA8</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.4 Recreation and recreational activity</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.5 Residential Activity in Activity Areas AA5</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.6 Homestay Activities in Activity Area AA1</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.7 Establishment of a Golf Course in Activity Area AA8</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.8 Planting to maintain shelterbelts that are identified on the Corbridge Structural Plan</u> <u>Activity Status P</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.9 Residential Activity in Activity Area AA1</u> <u>Activity Status C</u> <u>Control is reserved to:</u> <u>a. The number of Units being utilised for Residential Activity within AA1 not exceeding 35 as required by standard 46.8.2</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.10 The construction, relocation or exterior alteration of buildings, other than identified in Rules 46.6.13 to 46.6.16, 46.6.18 and 46.6.27</u> <u>Activity Status C</u> <u>Control is reserved to:</u> <u>a. The compatibility of the building design, density and location with landscape and visual amenity values as viewed from outside of the Corbridge RVZ;</u> <u>b. Landscaping and planting;</u></p>

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	<p><u>c. Lighting;</u> <u>d. Servicing including water supply, firefighting, stormwater and wastewater;</u> <u>e. Natural Hazards;</u> <u>f. Design and layout of site access, on-site parking, manoeuvring and traffic generation;</u> <u>and</u> <u>g. Any adverse effects on Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure located within the adjacent road, as shown on the Plan maps.</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.11 Licensed premises within Activity Areas AA3 and AA4</u> <u>Activity Status C</u> <u>Control is reserved to:</u> <u>a. The scale of the activity</u> <u>b. Car parking and traffic generation</u> <u>c. The configuration of activities within the building and site (e.g. outdoor seating, entrances etc)</u> <u>d. Hours of operation</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.12 The exterior alteration or extension of any existing building within the Open Space Road Buffer Area (AA7), other than identified in Rules 46.6.18 and 46.6.27</u> <u>Activity Status RD</u> <u>a. Visual amenity values;</u> <u>b. external Appearance;</u> <u>c. landscape treatment</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.13 The construction of any building within the Golf Course Activity Area (AA8) associated with golf course user-shelter, grounds keeping or maintenance, including storage of equipment and machinery associated with such use, other than identified in Rules 46.6.18 and 46.6.27</u> <u>Activity Status RD</u> <u>a. landscape;</u> <u>b. Visual amenity values;</u> <u>c. Nature, scale and external appearance.</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.14 Landscaping within the Road Side Buffer Activity Area (AA7) other than provided by Rule 46.6.8</u> <u>Activity Status RD</u> <u>Discretion is restricted to:</u> <u>Effects on visual amenity, landscape and open space values from State Highway 6</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.15 Commercial recreational activities in Activity Area in AA6</u> <u>Activity Status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p>

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	<p><u>46.6.16 The construction, relocation or exterior alteration of any building within the Open Space Activity Area (AA6), other than identified in Rule 46.6.27</u> <u>Activity Status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.17 The establishment of a Golf Course outside of Activity Area AA8</u> <u>Activity Status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.18 The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate-High Landscape Sensitivity Area</u> <u>Activity Status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.19 Any activity not located in accordance with the Corbridge Structure Plan</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.20 The construction or relocation of any building within the Open Space Road Buffer Area (AA7)</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.21 Residential Activity outside of Activity Areas AA1 & AA5</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.22 Industrial Activity</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.23 Commercial, retail or service activities not associated with visitor accommodation or commercial recreation or recreational activities</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.24 Mining</u> <u>Activity Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.25 Informal Airports</u> <u>Activity Status NC</u></p>

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<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.26 Licensed premises outside of Activity Areas AA3 and AA4</u> <u>Activity Status NC</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.27 The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as being a High Landscape Sensitivity Area</u> <u>Activity Status NC</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.28 The removal of any shelterbelt planting rows that are identified on the Corbridge Structure Plan within the Open Space Road Buffer Activity Area (AA6)</u> <u>Activity Status NC</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.29 Any other activity not listed in this Table</u> <u>Activity Status NC</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new rule for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.6.30 Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport</u> <u>Activity Status PR</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new general standard for the Corbridge Rural Visitor Zone as follows:</p> <p><u>46.7.1 Building Material and Colours</u> <u>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</u> <u>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</u> <u>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u> <u>All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</u> <u>* Excludes soffits, windows and skylights (but not glass balustrades).</u> <u>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</u> <u>Non-compliance Status RD</u> <u>Discretion is restricted to:</u> <u>a. Landscape</u> <u>b. Visual Amenity Values; and</u> <u>c. External Appearance</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new general standard for the Corbridge Rural Visitor Zone as follows:</p>

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	<p><u>46.7.2 Buildings shall be set back a minimum of 15m from the Zone boundary.</u> <u>Non-compliance Status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.1 The maximum number of Units shall be 150</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.2 The maximum number of Units to be used for Residential Activity shall be 35</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.3 The maximum Ground Floor Area of any Unit shall be 400m²</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.4 The minimum separation distance between Units shall be 8m</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.5 Units shall be set back a minimum of 10m from any vehicle access or service lane</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Fairway Visitor Accommodation (AA1)</u> <u>46.8.6 The maximum height of any building shall be 6.0m</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Low Density Visitor Accommodation Activity Area (AA2)</u> <u>46.8.7 The maximum number of Units shall be 100</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p>

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	<p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Low Density Visitor Accommodation Activity Area (AA2)</u> <u>46.8.8 The maximum Ground Floor Area of any Unit shall be 300m²</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Low Density Visitor Accommodation Activity Area (AA2)</u> <u>46.8.9 The minimum separation distance between Units shall be 8m</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Low Density Visitor Accommodation Activity Area (AA2)</u> <u>46.8.10 Units shall be set back a minimum of 10m from any vehicle access or service lane</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Low Density Visitor Accommodation Activity Area (AA2)</u> <u>46.8.11 The maximum height of any building shall be 6.0m</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Higher Density Visitor Accommodation Activity Area (AA3)</u> <u>46.8.12 The maximum building coverage within the Higher Density Visitor Accommodation Activity Area (AA3) shall be 50%</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Higher Density Visitor Accommodation Activity Area (AA3)</u> <u>46.8.13 Building Size</u> <u>The maximum Ground Floor Area of any building shall be 1,000m²</u> <u>Non-compliance Status RD</u> <u>Discretion is restricted to:</u> <u>a. landscape;</u> <u>b. Visual amenity values; and</u> <u>c. Nature, scale and external appearance;</u> <u>d. Density of development.</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p>

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	<p><u>Higher Density Visitor Accommodation Activity Area (AA3)</u> <u>46.8.14 The maximum height of any building shall be 12.0m</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Hotel/Golf Club Facilities Activity Area (AA4)</u> <u>46.8.15 The maximum building coverage within the Hotel/Golf Club Facilities Activity Area (AA4) shall be 70%</u> <u>Non-compliance Status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Hotel/Golf Club Facilities Activity Area (AA4)</u> <u>46.8.16 Building Size</u> <u>The maximum Ground Floor Area of any building shall be 1,000m²</u> <u>Non-compliance Status RD</u> <u>Discretion is restricted to:</u> <u>d. landscape;</u> <u>e. Visual amenity values; and</u> <u>f. Nature, scale and external appearance;</u> <u>g. Density of development.</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Hotel/Golf Club Facilities Activity Area (AA4)</u> <u>46.8.17 The maximum height of buildings shall be 12.0m</u> <u>Non-compliance Status Exceedance to a total height of 16m: RD</u> <u>Discretion is restricted to:</u> <u>a. landscape</u> <u>b. Visual amenity values</u> <u>c. management of effects related to visibility of building form outside of the Corbridge Rural Visitor Zone including landscape treatment;</u> <u>Exceedance to a total height greater than 16m:</u> <u>Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.18 The maximum number of residential units shall be 100</u> <u>Non-compliance status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.19 When a Residential Unit is occupied by a Household, at least one of the occupants must be part of the staff employed within the Corbridge Rural Visitor Zone;</u> <u>OR When a Residential Unit is not occupied by a Household each bedroom shall be occupied by at least one person who is part of the staff employed within the Corbridge</u></p>

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	<p><u>Rural Visitor Zone.</u> <u>Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.20 The maximum Ground Floor Area of any Residential Unit shall be 160m²</u> <u>Non-compliance status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.21 The maximum building coverage within the Worker Accommodation Activity Area (AA5) shall be 40%</u> <u>Non-compliance status D</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.22 The maximum height of buildings shall be 5.0m</u> <u>Exceedance to a total height of 6.5m: Non-compliance status RD</u> <u>Discretion is restricted to:</u> <u>a. landscape</u> <u>b. Visual amenity values</u> <u>c. management of effects related to visibility of building forms outside of the RVZ, including landscape treatment ;</u> <u>Exceedance to a total height greater than 6.5m: Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.23 The minimum separation distance between units shall be 4m.</u> <u>This standard does not apply to units that share a party wall.</u> <u>Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Worker Accommodation Activity Area (AA5)</u> <u>46.8.24 Residential Units shall be set-back a minimum of 4.5m from any vehicle access or service lane</u> <u>Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Open Space Activity Area (AA6)</u> <u>46.8.25 The maximum Ground Floor Area of any building shall be 25m²</u> <u>Non-compliance status NC</u></p>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	<p>Site-specific relief as part of a requested rezoning:</p>

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	<p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Open Space Activity Area (AA6)</u> <u>46.8.26 The maximum height of any building shall be 5.0m</u> <u>Non-compliance status NC</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Golf Course Activity Area (AA8)</u> <u>46.8.27 The maximum Ground Floor Area of any building shall be 25m2</u> <u>Non-compliance status D</u></p>
<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan for the Corbridge Rural Visitor Zone as follows:</p> <p><u>Golf Course Activity Area (AA8)</u> <u>46.8.28 The maximum height of any building shall be 5.0m</u> <u>Non-compliance status NC</u></p>
<p>The Station at Waitiri Limited ENV-2021-CHC-060</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Objective and policies into Chapter 46 for the Arcadia Rural Visitor Zone Structure Plan as follows:</p> <p><u>46.2.X Adopt a Structure Plan for Arcadia Rural Visitor Zone (refer to provision 46.7) which guides future land use development by defining Activity Areas for residential, commercial, visitor accommodation and open space activities, while at the same time protecting and enhancing key features on the site, which draw people to the area.</u></p> <p><u>46.2.x.1 Within the RES 1A Activity Area:</u> <u>(a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform, to avoid an urban response and to preserve and enhance the existing tree patterns and rural amenity on the site; and</u> <u>(b) To ensure that development shall impart a contiguous character, similar in appearance to a collection of rural “homestead” dwellings under single ownership.</u></p> <p><u>46.2.x.2 Within the RES 1B Activity Area:</u> <u>(a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform, to avoid an urban response and to preserve and enhance the existing tree patterns and rural amenity on the site; and</u> <u>(b) to ensure development/dwellings shall impart a continuous character, particularly when viewed from distance and shall be similar in appearance to a collection of rural “homestead” dwellings under single ownership.</u></p> <p><u>46.2.x.3 Within the RES 2A, B and C Activity Areas:</u> <u>(a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform and grey shrubland and to avoid an urban response; and</u> <u>(b) to ensure development/dwellings shall impart a continuous character, ensuring that the existing matagouri shrublands remains as the major determinant of landscape character and that development of the site remains subservient to the grey shrubland pattern; and</u> <u>(c) To minimize the development footprint, through the creation of common areas in order to maintain the grey shrubland.</u></p> <p><u>46.2.3.4 Within the VA1 Activity Area, to maintain and preserve the architectural</u></p>

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	<p><u>uniqueness of the Arcadia homestead, and to ensure that any other structures within this area do not comprise that uniqueness.</u></p> <p><u>46.2.3.5 Within the VA2A - C and VA3A - B Activity Areas:</u></p> <p><u>a. to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform and grey shrubland and to avoid an urban response; and</u></p> <p><u>b. to ensure that development is designed comprehensively in order to impart an contiguous character, ensuring that open space surrounding the Activity Area is not compromised and</u></p> <p><u>that development within this area is sensitive to the surrounding land-uses.</u></p> <p><u>46.2.3.6 Within the COM Activity Area, allow for limited commercial development to occur adjoining the Glenorchy-Paradise Road.</u></p> <p><u>46.2.3.7 Within the OS Activity Area:</u></p> <p><u>(a) to maintain openness and pastoral quality of open space that surrounds the residential, visitor accommodation and commercial Activity Areas.</u></p> <p><u>(b) to maintain views from the Glenorchy-Paradise Road to Diamond Lake and beyond through the OS Activity Area.</u></p> <p><u>46.2.3.8 Within the LR Activity Area, provide for the establishment of structures for the purpose of storage of recreational craft, such as kayaks, and for communal facilities.</u></p>
<p>The Station at Waitiri Limited ENV-2021-CHC-060</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.4.X Activity Status RD</u></p> <p><u>The construction, relocation or exterior alteration of buildings within the COM, VA1, VA2A, VA2B, VA3A, VA3B, RES2A, RES2B and RES2C Activity Areas of the Arcadia Rural Visitor Zone with Discretion is restricted to:</u></p> <p><u>(a) Location of the building(s) within the Activity Area, including setbacks from Diamond Lake;</u></p> <p><u>(b) Visual effect of built form from outside of the zone;</u></p> <p><u>(c) Landform modification, mitigation landscaping and planting;</u></p> <p><u>(d) Lighting;</u></p> <p><u>(e) Servicing including water supply, fire-fighting, stormwater and wastewater;</u></p> <p><u>(f) Natural Hazards; and</u></p> <p><u>(g) Design and location of related carparking.</u></p>
<p>The Station at Waitiri Limited ENV-2021-CHC-060</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.5.x Building Materials and Colours within the VA1 Activity Area Arcadia Rural Visitor Zone</u></p> <p><u>Colours shall reflect the historic homestead qualities of this area.</u></p> <p><u>Walls shall be clad in timber, preferably in weatherboard. Timber may be left to weather or be stained/painted.</u></p> <p><u>Non-compliance status: NC</u></p>
<p>The Station at Waitiri Limited ENV-2021-CHC-060</p>	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.5.x Roofs within the Arcadia Rural Visitor Zone</u></p> <p><u>(a) In RES 1A and 1B, VA 2A, 3A, 3B and COM Activity Areas:</u></p> <p><u>i. Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u></p> <p><u>ii. All roofs shall be dark grey or dark green in colour;</u></p> <p><u>iii. All roofs shall have a minimum pitch of 30 degrees and shall be gable and ridge form;</u></p> <p><u>iv. Flat roofs are permitted, but only as joins between gable elements, and may not exceed 20% of the total roof area.</u></p> <p><u>(b) In RES 2A, B and C Activity Areas:</u></p> <p><u>i. Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u></p>

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	<p><u>ii. All roofs shall be dark grey or dark green in colour;</u></p> <p><u>iii. Where flat roofs occur all “butynol” or similar products used shall be in a black finish.</u></p> <p><u>(c) In VA1 Activity Area:</u></p> <p><u>i. Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u></p> <p><u>ii. All roofs shall be dark grey or dark green in colour;</u></p> <p><u>iii. All roofs shall have a minimum pitch of 30 degrees and shall be gable and ridge form.</u></p> <p><u>Non-compliance status: NC</u></p>
The Station at Waitiri Limited ENV-2021-CHC-060	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.5.x Roading within the Arcadia Rural Visitor Zone</u></p> <p><u>(a) All roading and car parking shall be gravel or chip seal with swale edging.</u></p> <p><u>(b) Kerb and channel is not permitted;</u></p> <p><u>(c) Roading and driveways shall be shared where possible to order to limit the extent of roading required;</u></p> <p><u>(d) Carriageway width shall be kept to a minimum Council standard in order to retain rural amenity.</u></p> <p><u>Non-compliance status: NC</u></p>
The Station at Waitiri Limited ENV-2021-CHC-060	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.5.x Fencing within the Arcadia Rural Visitor Zone (except OS Activity Area):</u></p> <p><u>(a) All boundary fencing, if required, shall be standard post and wire.</u></p> <p><u>(b) Courtyard walls to 1.8 metres in height are permitted but must be to match the VA building(s) materials.</u></p> <p><u>(c) Fencing in timber post and rail is permitted , but shall not exceed 1m in height.</u></p> <p><u>Non-compliance status: NC</u></p>
The Station at Waitiri Limited ENV-2021-CHC-060	<p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule into Chapter 46 as follows:</p> <p><u>46.5.x Open Space (OS Activity Area) Arcadia Rural Visitor Zone</u></p> <p><u>The OS Activity Area of the Arcadia Rural Visitor Zone shall be managed as follows:</u></p> <p><u>(a) Buildings are prohibited;</u></p> <p><u>(b) Fencing, other than post and wire and not exceeding 1.2m above ground level (or higher only in the case of deer fencing) shall be prohibited;</u></p> <p><u>(c) Any planting, with the exception of pastoral grasses for grazing or grass production or native planting to the west of RES2A, 2B and 2C, is prohibited;</u></p> <p><u>(d) Roading, except for:</u></p> <p><u>i. The provision of access from Glenorchy-Paradise Road to the RES 2A Activity Area;</u></p> <p><u>ii. From the western boundary of the zone to the RES1A, 1B and VA2A Activity Areas;</u></p> <p><u>iii. For the provision of a road that will link the western RES and VA Activity Areas with the Eastern RES and VA Activity Areas. This road shall be set back at least 250 metres from the northern boundary of the zone and 250m from the southern boundary of the zone. The road must be placed within a contour in order to minimise visibility from the Glenorchy-Paradise Road and Diamond Lake. All roading within the OS Activity Area shall be gravel or chip seal with swale edging. Kerb and channel is prohibited.</u></p> <p><u>Non-compliance status: PR</u></p>
The Station at Waitiri Limited ENV-2021-CHC-060	<p>Insert a Structure Plan into Chapter 46 for the Arcadia Rural Visitor Zone</p>

46.1 Purpose

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The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District’s landscapes, at a small scale and low intensity, and in a manner that recognises the particular values of those landscapes. By providing for visitor industry activities within the rural environment, primarily in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

The effects of land use and development on the landscape are managed by the limited extent and small scale of the Zoned areas, and directing sensitive and sympathetic development to areas of lower landscape sensitivity identified within each Zone, where the landscape can accommodate change and the adverse effects on landscape values will be cumulatively minor. No Zone comprises areas of only high or moderate-high landscape sensitivity and the Zone is not located on Outstanding Natural Features. Effects on landscape are further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreational activities and recreational activities. Residential activity is not anticipated in the Zone, with exceptions provided for onsite staff accommodation ancillary to commercial recreational activities and visitor accommodation, and for residential activity on building platforms at Arcadia that were consented under a prior rural visitor zoning.

Section 46.1 Zone Purpose and relief sought	Appellant Court Number
Reinstate notified provisions for Rural Visitor Zones to be in remote locations within Outstanding Natural Landscapes	Marc Scaife ENV-2021-CHC-022 (consent order issued)
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend 46.1 Zone Purpose as follows:</p> <p>The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District’s landscapes, at a small scale and low intensity, and in a manner that recognises the particular values of those landscapes. By providing for visitor industry activities within the rural environment, including in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.</p> <p>The effects of land use and development on landscape are managed <u>by controlling the nature, scale and intensity of development</u> the limited extent and small scale of the Zoned areas, and directing sensitive and sympathetic development to areas of lower landscape sensitivity identified within each Zone, where the landscape can accommodate change and the adverse effects on landscape values will be managed. No Zone comprises areas of only high or moderate-high landscape sensitivity. The Zone is not located on Outstanding Natural Features. Effects on landscape are further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.</p> <p>The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreational activities and recreational activities. <u>Onsite staff accommodation is also specifically provided for.</u> Residential activity is not widely provided for anticipated in the Zone. Limited provision for residential activity is made, with exceptions provided for onsite staff accommodation ancillary to commercial recreational activities and visitor accommodation, and for residential activity on building platforms at Arcadia that were consented under a prior rural visitor zoning and up to 35 residential units with Corbridge.</p>	Corbridge Estates Limited Partnership ENV-2021-CHC-038
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend 46.1 Zone Purpose as follows:</p>	The Station at Waitiri Limited ENV-2021-CHC-060

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The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District's landscapes, at a small scale and low intensity, and in a manner that recognises the particular values of those landscapes. By providing for visitor industry activities within the rural environment, including in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

The effects of land use and development on landscape are managed by the limited extent and small scale of the Zoned areas, and directing sensitive and sympathetic development to areas of lower landscape sensitivity identified within each Zone, where the landscape can accommodate change and the adverse effects on landscape values will be cumulatively minor. No Zone comprises areas of only high or moderate-high landscape sensitivity. The Zone is not located on Outstanding Natural Features. Effects on landscape are

further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreational activities and recreational activities. Residential activity is not anticipated in the Zone, with exceptions provided for onsite staff accommodation ancillary to commercial recreational activities and visitor accommodation, and for residential activity on building platforms at Arcadia that were consented under a prior rural visitor zoning as detailed below.

The Arcadia Rural Visitor Zone is the only Rural Visitor Zone with an approved Structure Plan. The purpose of this Structure Plan is to guide future land use development by defining future development areas and open space, while at the same time protecting and enhancing key features on the site, which draw people to the area. The approved Arcadia Structure Plan is contained provision 46.7 of the Plan. Specific objectives, policies and rules to the Arcadia Rural Visitor Zone relevant to the structure Plan are contained in this section of the plan.

46.2 Objectives and Policies

46.2.1 Objective – The Rural Visitor Zone provides for visitor accommodation, commercial recreational activities and ancillary commercial activities to occur at a small scale and low intensity in rural locations in a manner that:

- a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;**
- b. maintains landscape character, and maintains or enhances visual amenity values in areas not within Outstanding Natural Features or Outstanding Natural Landscapes;**
- c. avoids adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b.;**
- d. maintains amenity values of the surrounding environment;**
- e. does not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects;**
- f. activities anticipated within each Zoned area can be adequately serviced with wastewater treatment and disposal, potable and firefighting water supply, and safe vehicle access or alternative water or air-based transport; and**

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g. avoids significant or intolerable risks from natural hazards to people and the community.

Objective 46.2.1 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend Objective 46.2.1 as follows:</p> <p>Objective – Visitor accommodation, commercial recreational activities and ancillary commercial activities are provided for through a Rural Visitor Zone location only in areas of landscape sensitivity occur at a small scale and low intensity in rural locations where:</p> <ul style="list-style-type: none"> a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes is achieved can be protected; b. in areas not within Outstanding Natural Features or Outstanding Natural Rural Character Landscapes, the maintenance of landscape character, and the maintenance or enhancement of visual amenity values, is achieved; c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided; d. amenity values of the surrounding environment are maintained; e. they do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects; f. activities anticipated within each Zoned area can be adequately serviced with wastewater treatment and disposal, potable and firefighting water supply, and safe vehicle access or alternative water-based transport; and g. significant or intolerable risks from natural hazards to people and the community are avoided. 	<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>

Policies

- 46.2.1.1 Ensure that the location of the Zone is such that the activities anticipated within it are able to meet the requirements of Objective 46.2.1
- 46.2.1.2 Enable visitor accommodation and commercial recreational activities within the Zone, including ancillary onsite staff accommodation, where the landscape values of the District’s Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.

Policy 46.2.1.1 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend policy 46.2.1.1 as follows:</p> <p>Provide for innovative and appropriately located and designed Enable visitor accommodation and commercial recreational activities within the Zone, including ancillary onsite staff accommodation and limited residential activity, where the landscape values of the District’s Outstanding Natrual Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within it maintained and the visual amenity values are maintained or enhanced.</p>	<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>

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46.2.1.3 Ensure the location, nature, scale and intensity of visitor accommodation, commercial recreational activities, and associated aspects such as traffic generation, access and parking, informal airports, noise and lighting:

- a. maintain amenity values beyond the Zone; and
- b. do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects.

Policy 46.2.1.2 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend policy 46.2.1.2 as follows:</p> <p>Ensure the location, nature, scale and intensity of visitor accommodation, commercial recreational activities, <u>ancillary onsite staff accommodation, residential activity</u> and associated aspects such as traffic generation, access and parking, informal airports, noise and lighting maintain amenity values beyond the Zone and do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects.</p>	<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>

46.2.1.4 Ensure the nature and scale of the combined activities in the Maungawera Rural Visitor Zone maintain amenity values beyond the Zone by specifically managing group size of commercial recreational activities and the capacity of visitor accommodation.

46.2.1.5 Avoid residential activity within the Zone, except for enabling:

- a. onsite staff accommodation ancillary to visitor accommodation and commercial recreational activities, where this accommodation is consistent with the small scale and low intensity of the development within the Zone; and
- b. residential activity on identified building platforms in the Arcadia Rural Visitor Zone (as approved by resource consent under a previous rural visitor zoning prior to 31 October 2019).

Policy 46.2.1.4 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Delete policy 46.2.1.4 as follows:</p> <p>Avoid residential activity within the Zone, except for enabling:</p> <p>a. onsite staff accommodation ancillary to visitor accommodation and commercial recreational activities, where this accommodation is consistent with the small scale and low intensity of the development within the Zone; and</p> <p>b. residential activity on identified building platforms in the Arcadia Rural Visitor Zone (as approved by resource consent under a previous rural visitor zoning prior to 31 October 2019).</p>	<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend policy 46.2.1.4 as follows:</p> <p>46.2.1.4 Avoid residential activity within the Zone, except for enabling:</p> <p>a. onsite staff accommodation ancillary to visitor accommodation and commercial recreational activities, where this accommodation is consistent with the small scale and low intensity of the development within the Zone; and</p>	<p>The Station at Waitiri Limited ENV-2021-CHC-060</p>

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b. residential activity on identified building platforms in the Arcadia Rural Visitor Zone (as approved by resource consent under a previous rural visitor zoning prior to 31 October 2019) within the RES Activity Areas at Arcadia Rural Visitor Zone.	
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46.2.1.6 For commercial recreational activities that exceed the standards limiting their scale and intensity, ensure the activity will protect the landscape values of the District’s Outstanding Natural Features and Outstanding Natural Landscapes, and for other rural areas, ensure the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.

46.2.2 Objective – Buildings and development that have a visitor industry related use are provided for at a small scale and low density within the Rural Visitor Zone in areas of lower landscape sensitivity where:

- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;**
- b. in rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the landscape character is maintained and the visual amenity values maintained or enhanced;**
- c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided; and**
- d. amenity values of the surrounding environment are maintained.**

Objective 46.2.2 and relief sought	Appellant Court Number
Site-specific relief as part of a requested rezoning: Amend Objective 46.2.2 as follows: Objective – Buildings and development that have a visitor industry related use are provided for at a scale consistent with their purpose small scale and low density within the Rural Visitor Zone in areas of lower landscape sensitivity where: a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; b. in rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the landscape character is maintained and the visual amenity values maintained or enhanced; c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided; and d. amenity values of the surrounding environment are maintained.	Corbridge Estates Limited Partnership ENV-2021-CHC-038

Policies

46.2.2.1 Enable and consolidate buildings outside of areas that are identified on the District Plan web mapping application as a High Landscape Sensitivity Area or Moderate-High Landscape Sensitivity Area.

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46.2.2.2 Restrict buildings within areas identified on the District Plan web mapping application as Moderate-High Landscape Sensitivity unless they are located and designed, and adverse effects are mitigated, to ensure:

a. landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected, and;

b. for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.

Policy 46.2.2.1 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend policy 46.2.2.1 as follows:</p> <p>Strictly manage the location of buildings and development within the Zone by:</p> <p>a. providing for and consolidating buildings within the Zone in areas that are not identified on the District Plan web mapping application as a High Landscape Sensitivity Area or Moderate-High Landscape Sensitivity Area;</p> <p>b. restricting buildings within areas identified on the District Plan web mapping application as Moderate-High Landscape Sensitivity unless they are located and designed, and adverse effects are mitigated, to ensure landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced;</p> <p>c. avoiding buildings within areas identified on the District Plan web mapping application as High Landscape Sensitivity Areas; and</p> <p>d. requiring consistency with other restrictions identified on the District Plan web mapping application.</p> <p><u>e. As an alternative to the above, manage the location of buildings and development within specific parts of the Zone by way of a site specific structure plan.</u></p>	<p>Corbridge Estates Limited Partnership ENV-2021-CHC-038</p>

46.2.2.3 Avoid buildings within areas identified on the District Plan web mapping application as High Landscape Sensitivity Areas.

46.2.2.4 Manage the effects of buildings and development on landscape values, landscape character and visual amenity values by:

a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements; and

b. in the immediate vicinity of the Homestead Area at Walter Peak, and the historic homestead at Arcadia, provide for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development.

46.2.2.5 Provide for buildings that exceed the bulk and scale standards, only when adverse effects, including cumulative effects, are minimised, including through:

a. In Outstanding Natural Landscapes, siting buildings so they are reasonably difficult to see from beyond the boundary of the Zone;

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- b. Outside Outstanding Natural Landscapes and Outstanding Natural Features, siting buildings so they are not highly visible from public places, and do not form the foreground of Outstanding Natural Landscapes or Outstanding Natural Features;
 - c. The design and location of buildings and opportunities for mitigating bulk, form and density;
 - d. Management of the associated aspects of the building(s) such as earthworks, car parking, fencing, and landscaping.
- 46.2.2.6 Within those areas identified on the District Plan web mapping application as High Landscape Sensitivity or Moderate-High Landscape Sensitivity, maintain open landscape character where it is open at present.
- 46.2.2.7 Encourage enhancement of nature conservation values as part of the use and development of the Zone.
- 46.2.2.8 Manage the location and direction of lights to ensure they do not cause glare or reduce the quality of views of the night sky beyond the boundaries of the Zone, or reduce the sense of remoteness where this is an important part of the landscape character of the Zone.
- 46.2.2.9 Within the Walter Peak Water Transport Infrastructure overlay, provide for a jetty or wharf, weather protection features and ancillary infrastructure at Beach Bay while:
- a. maintaining as far as practicable natural character and landscape values of Beach Bay while recognising the functional need for water transport infrastructure to locate on the margin of and on Lake Wakatipu;
 - b. minimising the loss of public access to the lake margin; and
 - c. encouraging enhancement of nature conservation and natural character values.
- 46.2.2.10 Ensure development can be adequately serviced through:
- a. the method, capacity and design of wastewater treatment and disposal;
 - b. adequate and potable provision of water;
 - c. adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation; and
 - d. provision of safe vehicle access or alternative water-based transport and associated infrastructure.
- 46.2.2.11 Ensure the ongoing management and maintenance of existing hazard mitigation measures, including management systems and evacuation plans, where new or relocated buildings within the Hazard Management Area identified on the District Plan web mapping application in the Walter Peak Rural Visitor Zone rely on those measures.
- 46.2.2.12 Avoid development for living purposes (including visitor accommodation) in the Natural Hazard Building Restriction Areas identified on the District Plan web mapping application in the Walter Peak Rural Visitor Zone.

46.3 Other Provisions and Rules

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46.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	39 Wāhi Tūpuna	District Plan web mapping application

46.3.2 Interpreting and Applying the Rules

- 46.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 46 and any relevant district wide rules).
- 46.3.2.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 46.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 46.3.2.4 The surface of lakes and rivers are zoned Rural, except for the area identified on the District Plan web mapping application as Walter Peak Water Transport Infrastructure overlay for the purposes of Rule 46.4.11.
- 46.3.2.5 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

46.3.3 Advice Notes - General

- 46.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.
- 46.3.3.2 Particular attention is drawn to the definition of Visitor Accommodation which includes related ancillary services and facilities and onsite staff accommodation.

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46.4 Rules – Activities

Rules 46.4 and relief sought	Appellant Court Number
Site-specific relief as part of a requested rezoning: Amend Table 46.4 Rules - Activities as follows: <u>46.4.x Commercial activities in the Morven Ferry Rural Visitor Zone RD</u> <u>46.4.xx Residential activities in the Morven Ferry Rural Visitor Zone D</u> 46.4.14 Residential activity except as provided for in Rules 46.4.2, 46.4.3, and 46.4.6 and <u>46.4.xx</u> . NC 46.4.15 Commercial, retail or service activities except as provided for in Rules 46.4.2, and 46.4.3 and <u>46.4.x</u> . NC	Barnhill Corporate Trustee Limited ENV-2021-CHC-017

	Table 46.4 – Activities	Activity Status				
46.4.1	Farming	P				
46.4.2	Visitor accommodation	P				
46.4.3	Commercial recreational activities and ancillary onsite staff accommodation	P				
46.4.4	Recreation and recreational activity	P				
46.4.5	Informal airports	P				
46.4.6	<p style="color: red;">One residential unit within a building platform identified on Lots 1 to 11 LT 530138 in the Arcadia Rural Visitor Zone.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Rule 46.4.6 and relief sought</th> <th>Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td> Site-specific relief as part of a requested rezoning: Amend Rule 46.4.6 as follows: One residential unit within a building platform identified on Lots 1 to 11 LT 530138 in the Within the Arcadia Rural Visitor Zone: (a) <u>a total of 11 residential dwellings within the RES 1A and 1B Activity Areas of the Arcadia Rural Visitor Zone;</u> and (b) <u>a total of 12 residential dwellings within the RES 2A, 2B and 2C Activity Areas of the Arcadia Rural Visitor Zone.</u> </td> <td> The Station at Waitiri Limited ENV-2021-CHC-060 </td> </tr> </tbody> </table>	Rule 46.4.6 and relief sought	Appellant Court Number	Site-specific relief as part of a requested rezoning: Amend Rule 46.4.6 as follows: One residential unit within a building platform identified on Lots 1 to 11 LT 530138 in the Within the Arcadia Rural Visitor Zone: (a) <u>a total of 11 residential dwellings within the RES 1A and 1B Activity Areas of the Arcadia Rural Visitor Zone;</u> and (b) <u>a total of 12 residential dwellings within the RES 2A, 2B and 2C Activity Areas of the Arcadia Rural Visitor Zone.</u>	The Station at Waitiri Limited ENV-2021-CHC-060	P
Rule 46.4.6 and relief sought	Appellant Court Number					
Site-specific relief as part of a requested rezoning: Amend Rule 46.4.6 as follows: One residential unit within a building platform identified on Lots 1 to 11 LT 530138 in the Within the Arcadia Rural Visitor Zone: (a) <u>a total of 11 residential dwellings within the RES 1A and 1B Activity Areas of the Arcadia Rural Visitor Zone;</u> and (b) <u>a total of 12 residential dwellings within the RES 2A, 2B and 2C Activity Areas of the Arcadia Rural Visitor Zone.</u>	The Station at Waitiri Limited ENV-2021-CHC-060					
46.4.7	Construction or exterior alteration of buildings 46.4.7.1: The construction or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.13 and 46.4.18).	C				

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	<p>46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application.</p> <p>46.4.7.3: In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures used for living purposes (including visitor accommodation) within an area identified on the District Plan web mapping application as a Hazard Management Area (other than identified in Rules 46.4.8, 46.4.9 and 46.4.11 to 46.4.13).</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. The compatibility of the building density, scale, design and location with landscape, cultural and heritage, and visual amenity values; b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; e. Natural Hazards; and f. Design and layout of site access, on-site parking, manoeuvring and traffic generation. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 60%;">Rule 46.4.7 and relief sought</th> <th style="width: 40%;">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td> Site-specific relief as part of a requested rezoning: Amend Rule 46.4.7 as follows: Construction of buildings 46.4.7.1: The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.12). 46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application. <u>46.4.7.x: In the Arcadia Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the RES1A and 1B Activity Areas.</u> </td> <td style="vertical-align: top;"> The Station at Waitiri Limited ENV-2021-CHC-060 </td> </tr> </tbody> </table>	Rule 46.4.7 and relief sought	Appellant Court Number	Site-specific relief as part of a requested rezoning: Amend Rule 46.4.7 as follows: Construction of buildings 46.4.7.1: The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.12). 46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application. <u>46.4.7.x: In the Arcadia Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the RES1A and 1B Activity Areas.</u>	The Station at Waitiri Limited ENV-2021-CHC-060	
Rule 46.4.7 and relief sought	Appellant Court Number					
Site-specific relief as part of a requested rezoning: Amend Rule 46.4.7 as follows: Construction of buildings 46.4.7.1: The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.12). 46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application. <u>46.4.7.x: In the Arcadia Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the RES1A and 1B Activity Areas.</u>	The Station at Waitiri Limited ENV-2021-CHC-060					
46.4.8	<p>Farm building</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The relationship of the proposed farm building to farming activity; b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; and e. Natural Hazards. 	RD				

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46.4.9	<p>At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application , a jetty or wharf, weather protection features and ancillary infrastructure</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Effects on natural character; b. Effects on landscape values and amenity values; c. Lighting; d. Effects on public access to and along the lake margin; and e. External appearance, colour and materials. 	RD
46.4.10	<p>In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures within an area identified on the District Plan web mapping application as a Natural Hazard Building Restriction Area (NHBRA) (other than identified in Rules 46.4.12, 46.4.13 and 46.4.18)</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The compatibility of the building density, scale, design and location with b. landscape, cultural and heritage, and visual amenity values; c. Landform modification, landscaping and planting; d. Lighting; e. Servicing including water supply, fire-fighting, stormwater and f. wastewater; g. Natural Hazards; and h. Design and layout of site access, on-site parking, manoeuvring and i. traffic generation. 	RD
46.4.11	<p>At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application , any building other than those identified in Rule 46.4.9</p>	D
46.4.12	<p>Construction or exterior alteration of buildings</p> <p>46.4.12.1: The construction or exterior alteration of buildings within an area identified on the District Plan web mapping application as a Moderate-High Landscape Sensitivity Area.</p> <p>46.4.12.2: In the Gibbston Valley Rural Visitor Zone, in addition to 46.4.12.1, the construction, relocation or exterior alteration of buildings not within the Developable Areas identified on the District Plan web mapping application, and not within the area covered by Rule 46.4.13.</p>	D
46.4.13	<p>The construction or exterior alteration of buildings within an area identified on the District Plan web mapping application as a High Landscape Sensitivity Area</p>	NC
46.4.14	<p>Industrial activity</p>	NC

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46.4.15	Residential activity except as provided for in Rules 46.4.2, 46.4.3 and 46.4.6		NC
	Rule 46.4.14 and relief sought	Appellant Court Number	
	Site-specific relief as part of a requested rezoning: Amend Rule 46.4.14 as follows: Residential activity except as provided for in Rules 46.4.2, 46.4.3, and 46.4.6 , 46.4.7 and 46.4.x (in respect of RES 2A, 2B and 2C Activity Areas).	The Station at Waitiri Limited ENV-2021-CHC-060	
46.4.16	Commercial activities, retail or service activities except as provided for in Rules 46.4.2 and 46.4.3		NC
	Rule 46.4.15 and relief sought	Appellant Court Number	
	Site-specific relief as part of a requested rezoning: Amend Rule 46.4.15 as follows: Commercial activities, retail or service activities except as provided for in Rules 46.4.2 and 46.4.3 and 46.4.x (in respect of the COM Activity Area of the Arcadia Rural Visitor Zone only).	The Station at Waitiri Limited ENV-2021-CHC-060	
46.4.17	Mining		NC
46.4.18	In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures used for living purposes (including visitor accommodation) within an area identified on the District Plan web mapping application as a Natural Hazard Building Restriction Area (NHBRA).		NC
46.4.19	Any other activity not listed in Table 46.4		NC

46.5 Rules - Standards

	Table 46.5 – Standards	Non-compliance status
46.5.1	Building Height	NC
	46.5.1.1: The maximum height of buildings shall be 6m.	
	46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping	NC

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	Table 46.5 – Standards	Non-compliance status								
	<p style="color: red;">application the maximum height of buildings shall be 4m.</p> <p>46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m.</p> <table border="1" data-bbox="304 577 1066 1951"> <thead> <tr> <th data-bbox="304 577 855 645">Rule 46.5.1 and relief sought</th> <th data-bbox="855 577 1066 645">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="304 645 855 909"> Site-specific relief as part of a requested rezoning: Amend Table 46.5 Standards as follows to include new standard 46.5.1.4 as follows: 46.5.1 Building Height <u>46.5.1.4: Within the Morven Ferry Rural Visitor Zone the maximum height of buildings shall be 8m. NC</u> </td> <td data-bbox="855 645 1066 909"> Barnhill Corporate Trustee Limited ENV-2021-CHC-017 </td> </tr> <tr> <td data-bbox="304 909 855 1162"> Site-specific relief as part of a requested rezoning: Amend Rule 46.5.1 to provide 8m building height at part of 1905 Makarora-Lake Hāwea Road, to provide alternative height controls of 8 metres on less sensitive land close to the base of the hill and 5.5 metres on the more sensitive land close to the lake. </td> <td data-bbox="855 909 1066 1162"> Glen Dene Limited & Others ENV-2021-CHC-057 </td> </tr> <tr> <td data-bbox="304 1162 855 1951"> Site-specific relief as part of a requested rezoning: Amend Rule 46.5.1 as follows: Building Height 46.5.1.1: The maximum height of buildings shall be 6m <u>except as provided below</u> 46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping application the maximum height of buildings shall be 4m. 46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m. <u>46.5.1.x: Within the Arcadia Rural Visitor Zone the maximum height of buildings shall be:</u> <u>(a) RES1A and 2A and VA 2B – 8m;</u> <u>(b) RES1B and VA3B – 8m;</u> <u>(c) RES2A and COM – 6.5m;</u> <u>(d) RES2B – 7.25m;</u> <u>(e) VA1 – 8m, except up to 100m² of new development 12m;</u> <u>(f) VA2A and 3A – 8m;</u> <u>(g) Lakeside Recreation – 4.5m.</u> <u>Non-compliance status NC</u> </td> <td data-bbox="855 1162 1066 1951"> The Station at Waitiri Limited ENV-2021-CHC-060 </td> </tr> </tbody> </table>	Rule 46.5.1 and relief sought	Appellant Court Number	Site-specific relief as part of a requested rezoning: Amend Table 46.5 Standards as follows to include new standard 46.5.1.4 as follows: 46.5.1 Building Height <u>46.5.1.4: Within the Morven Ferry Rural Visitor Zone the maximum height of buildings shall be 8m. NC</u>	Barnhill Corporate Trustee Limited ENV-2021-CHC-017	Site-specific relief as part of a requested rezoning: Amend Rule 46.5.1 to provide 8m building height at part of 1905 Makarora-Lake Hāwea Road, to provide alternative height controls of 8 metres on less sensitive land close to the base of the hill and 5.5 metres on the more sensitive land close to the lake.	Glen Dene Limited & Others ENV-2021-CHC-057	Site-specific relief as part of a requested rezoning: Amend Rule 46.5.1 as follows: Building Height 46.5.1.1: The maximum height of buildings shall be 6m <u>except as provided below</u> 46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping application the maximum height of buildings shall be 4m. 46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m. <u>46.5.1.x: Within the Arcadia Rural Visitor Zone the maximum height of buildings shall be:</u> <u>(a) RES1A and 2A and VA 2B – 8m;</u> <u>(b) RES1B and VA3B – 8m;</u> <u>(c) RES2A and COM – 6.5m;</u> <u>(d) RES2B – 7.25m;</u> <u>(e) VA1 – 8m, except up to 100m² of new development 12m;</u> <u>(f) VA2A and 3A – 8m;</u> <u>(g) Lakeside Recreation – 4.5m.</u> <u>Non-compliance status NC</u>	The Station at Waitiri Limited ENV-2021-CHC-060	<p style="text-align: center;">NC</p>
Rule 46.5.1 and relief sought	Appellant Court Number									
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Site-specific relief as part of a requested rezoning: Amend Rule 46.5.1 as follows: Building Height 46.5.1.1: The maximum height of buildings shall be 6m <u>except as provided below</u> 46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping application the maximum height of buildings shall be 4m. 46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m. <u>46.5.1.x: Within the Arcadia Rural Visitor Zone the maximum height of buildings shall be:</u> <u>(a) RES1A and 2A and VA 2B – 8m;</u> <u>(b) RES1B and VA3B – 8m;</u> <u>(c) RES2A and COM – 6.5m;</u> <u>(d) RES2B – 7.25m;</u> <u>(e) VA1 – 8m, except up to 100m² of new development 12m;</u> <u>(f) VA2A and 3A – 8m;</u> <u>(g) Lakeside Recreation – 4.5m.</u> <u>Non-compliance status NC</u>	The Station at Waitiri Limited ENV-2021-CHC-060									

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	Table 46.5 – Standards	Non-compliance status
46.5.2	<p>Building Size</p> <p>The maximum ground floor area of any building shall be 500m².</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; Nature, scale and external appearance; Density and scale of development; Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; and Design and layout of site access, on-site parking, manoeuvring and traffic generation.
46.5.3	<p>Total Maximum Ground Floor Area in the Zone:</p> <p>46.5.3.1 In the Gibbston Valley Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 500m².</p> <p>46.5.3.2 In the Matakauri Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1650m².</p> <p>46.5.3.3 In the Maungawera Rural Visitor Zone, the combined total maximum ground floor area of all buildings shall be:</p>	<p>Rules 46.5.3.1 and 46.5.3.2: RD</p> <p>Rule 46.5.3.3: NC</p> <p>For Rules 46.5.3.1 and 46.5.3.2 discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; Nature, scale and external appearance; Density and scale of development; Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of

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- a. 500m² in Area A
- b. 1,800m² in Area B
- c. 1,400m² in Area C
- d. 500m² in Area D
- e. 500m² in Area E
- f. 300m² in Area F
- g. 1000m² in Area G

as identified on the District Plan web mapping application.

- activities undertaken in the building;
- f. Natural Hazards; and
- g. Design and layout of site access, on-site parking, manoeuvring and traffic generation.

Rule 46.5.3 and relief sought	Appellant Court Number
<p>Site-specific relief as part of a requested rezoning:</p> <p>Amend Table 46.5 Standards as follows:</p> <p>46.5.3 Total Maximum Ground Floor Area in the Zone:</p> <p>46.5.3.1 In the Gibbston Valley Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 500m².</p> <p>46.5.3.2 In the Matakauri Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1650m².</p> <p>46.5.3.3 In the Maungawera Rural Visitor Zone, the combined total maximum ground floor area of all buildings shall be:</p> <ul style="list-style-type: none"> a. 500m² in Area A b. 1,800m² in Area B c. 1,400m² in Area C d. 500m² in Area D e. 500m² in Area E f. 300m² in Area F g. 1000m² in Area G <p>as identified on the District Plan web mapping application.</p> <p><u>46.5.3.4 In the Morven Ferry Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1500m².</u></p> <p>Rules 46.5.3.1, and 46.5.3.2 and 46.5.3.4: RD For Rules 46.5.3., and 46.5.3.2 and 46.5.3.4 discretion is limited to:</p> <ul style="list-style-type: none"> a. Landscape; b. Visual amenity values; c. Nature, scale and external appearance; d. Density and scale of development; e. Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; f. Natural Hazards; and g. Design and layout of site access, on-site parking, manoeuvring and traffic generation. 	<p>Barnhill Corporate Trustee Limited ENV-2021-CHC-017</p>

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Table 46.5 – Standards		Non-compliance status				
	<table border="1"> <tr> <td>Amend Rule 46.5.3 Total Maximum Ground Floor Area so that buildings within Developable Areas have controlled activity status</td> <td>Gibston Valley Station Limited ENV-2021-CHC-033 (consent order issued)</td> </tr> <tr> <td>Site-specific relief as part of a requested rezoning: Amend Rule 46.5.3 as follows: Total Maximum Ground Floor Area in the Zone: <u>46.5.3.x The ground floor area of all buildings within the Arcadia Rural Visitor Zone shall not exceed:</u> <u>(a) VA1 - 500m2 (excluding the existing homestead);</u> <u>(b) VA2A – 1,000m2;</u> <u>(c) VA2B – 1,500m2;</u> <u>(d) VA3A - 1,500m2;</u> <u>(e) VA3B – 1,000m2;</u> <u>(f) COM – 350m2;</u> <u>(g) Lakeside Recreation – 80m2.</u> Non-compliance status Rule 46.5.3.3 <u>and</u> 46.5.3.4: NC</td> <td>The Station at Waitiri Limited ENV-2021-CHC-060</td> </tr> </table>	Amend Rule 46.5.3 Total Maximum Ground Floor Area so that buildings within Developable Areas have controlled activity status	Gibston Valley Station Limited ENV-2021-CHC-033 (consent order issued)	Site-specific relief as part of a requested rezoning: Amend Rule 46.5.3 as follows: Total Maximum Ground Floor Area in the Zone: <u>46.5.3.x The ground floor area of all buildings within the Arcadia Rural Visitor Zone shall not exceed:</u> <u>(a) VA1 - 500m2 (excluding the existing homestead);</u> <u>(b) VA2A – 1,000m2;</u> <u>(c) VA2B – 1,500m2;</u> <u>(d) VA3A - 1,500m2;</u> <u>(e) VA3B – 1,000m2;</u> <u>(f) COM – 350m2;</u> <u>(g) Lakeside Recreation – 80m2.</u> Non-compliance status Rule 46.5.3.3 <u>and</u> 46.5.3.4: NC	The Station at Waitiri Limited ENV-2021-CHC-060	
Amend Rule 46.5.3 Total Maximum Ground Floor Area so that buildings within Developable Areas have controlled activity status	Gibston Valley Station Limited ENV-2021-CHC-033 (consent order issued)					
Site-specific relief as part of a requested rezoning: Amend Rule 46.5.3 as follows: Total Maximum Ground Floor Area in the Zone: <u>46.5.3.x The ground floor area of all buildings within the Arcadia Rural Visitor Zone shall not exceed:</u> <u>(a) VA1 - 500m2 (excluding the existing homestead);</u> <u>(b) VA2A – 1,000m2;</u> <u>(c) VA2B – 1,500m2;</u> <u>(d) VA3A - 1,500m2;</u> <u>(e) VA3B – 1,000m2;</u> <u>(f) COM – 350m2;</u> <u>(g) Lakeside Recreation – 80m2.</u> Non-compliance status Rule 46.5.3.3 <u>and</u> 46.5.3.4: NC	The Station at Waitiri Limited ENV-2021-CHC-060					
46.5.4	<p>Glare</p> <p>46.5.4.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies.</p> <p>46.5.4.2: No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.</p> <p>46.5.4.3: Rule 46.5.4.2 shall not apply to exterior lighting within the Walter Peak Water Transport Infrastructure overlay.</p>	NC				
46.5.5	<p>Setback of buildings from waterbodies</p> <p>46.5.5.1: The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>46.5.5.2: Rule 46.5.5.1 shall not apply to those structures or buildings identified in Rule 46.4.9 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Indigenous biodiversity values;</p> <p>b. Visual amenity values;</p> <p>c. Landscape;</p>				

RURAL VISITOR ZONE 46

	Table 46.5 – Standards	Non-compliance status				
		<ul style="list-style-type: none"> d. Open space and the interaction of the development with the water body; e. Environmental protection measures (including landscaping and stormwater management); f. Natural hazards; and g. Effects on cultural values of manawhenua. 				
46.5.6	<p>Setback of Buildings</p> <p>46.5.6.1: Buildings shall be set back a minimum of 10 metres from the Zone boundary.</p> <p>46.5.6.2: Rule 46.5.6.1 shall not apply to those structures or buildings identified in Rule 46.4.9 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p style="text-align: center;">RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Nature and scale; b. Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; and c. Functional need for buildings to be located within the setback. 				
46.5.7	<p>Commercial Recreational Activity</p> <p>46.5.7.1: Commercial recreational activity that is undertaken outdoors shall not involve more than 30 persons in any one group.</p> <p>46.5.7.2: Rule 46.5.7.1 shall not apply in the Walter Peak Rural Visitor Zone or in the Maungawera Rural Visitor Zone.</p> <p>46.5.7.3: In the Maungawera Rural Visitor Zone, commercial recreational activity that is undertaken outdoors shall not involve more than 135 persons within the Zone at any one time.</p>	<p>Rule 46.5.7.1: RD</p> <p>Rule 46.5.7.3:</p> <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">136 – 200 persons</td> <td>RD</td> </tr> <tr> <td>>200 persons</td> <td>NC</td> </tr> </table> <p>For Rules 46.5.7.1 and 46.5.7.3 discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location, nature, scale and intensity, including cumulative adverse effects and reverse sensitivity effects; b. Hours of operation; c. The extent and location of signage; d. Transport and access; and 	136 – 200 persons	RD	>200 persons	NC
136 – 200 persons	RD					
>200 persons	NC					

RURAL VISITOR ZONE 46

	Table 46.5 – Standards	Non-compliance status				
		e. Noise.				
46.5.8	<p>Informal Airports</p> <p>Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities, Informal Airports shall not exceed 15 flights per week.</p> <p>Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).</p>	D				
46.5.9	<p>Building Material and Colours</p> <p>In the Arcadia Rural Visitor Zone, the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* shall be coloured in the range of browns, greens or greys including:</p> <p>46.5.9.1 Pre-painted steel and all roofs shall have a light reflectance value not greater than 20%; and</p> <p>46.5.9.2 All other exterior surface** finishes, except for schist, shall have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p> <table border="1" data-bbox="301 1563 1062 1980"> <thead> <tr> <th data-bbox="301 1563 853 1630">Rule 46.5.9 and relief sought</th> <th data-bbox="853 1563 1062 1630">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="301 1630 853 1980"> Site-specific relief as part of a requested rezoning: Amend Rule 46.5.9 as follows: Building Material and Colours (<u>except for VA1 Activity Area of the Arcadia Rural Visitor Zone</u>) In the Arcadia Rural Visitor Zone, the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following: </td> <td data-bbox="853 1630 1062 1980"> The Station at Waitiri Limited ENV-2021-CHC-060 </td> </tr> </tbody> </table>	Rule 46.5.9 and relief sought	Appellant Court Number	Site-specific relief as part of a requested rezoning: Amend Rule 46.5.9 as follows: Building Material and Colours (<u>except for VA1 Activity Area of the Arcadia Rural Visitor Zone</u>) In the Arcadia Rural Visitor Zone, the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:	The Station at Waitiri Limited ENV-2021-CHC-060	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; and External appearance.
Rule 46.5.9 and relief sought	Appellant Court Number					
Site-specific relief as part of a requested rezoning: Amend Rule 46.5.9 as follows: Building Material and Colours (<u>except for VA1 Activity Area of the Arcadia Rural Visitor Zone</u>) In the Arcadia Rural Visitor Zone, the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:	The Station at Waitiri Limited ENV-2021-CHC-060					

RURAL VISITOR ZONE 46

	Table 46.5 – Standards	Non-compliance status
	<div style="border: 1px solid black; padding: 5px;"> <p>All exterior surfaces* shall be coloured in the range of browns, greens or greys including:</p> <p>46.5.9.1 Pre-painted steel and all roofs shall have a light reflectance value not greater than 20%; and</p> <p>46.5.9.2 All other exterior surface** finishes, except for schist, shall have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p> </div>	
<p>46.5.10</p>	<p>Building separation and planting plan - Matakauri Rural Visitor Zone</p> <p>46.5.10.1 All buildings in the Matakauri Rural Visitor Zone shall be separated by a minimum of 10m from other buildings within that Zone.</p> <p>46.5.10.2 The separation space required by Rule 46.5.10.1 shall be planted and maintained with indigenous plant species in accordance with the planting plan required by Rule 46.5.10.3.</p> <p>46.5.10.3 A planting plan detailing species type, numbers, location, planting schedule and maintenance for the separation space required by Rule 46.5.10.1, for the purpose of mitigating the visual effects of the building(s) and to integrate the building(s) into the surrounding environment, shall be prepared and provided to the Council as part of the documentation supporting a resource consent application for any building.</p>	<p style="text-align: center;">RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Nature and scale; b. Functional need for the building(s) to be located within the separation setback; c. Landscape and visual amenity effects; and d. Indigenous planting plan.
<p>46.5.11</p>	<p>Access– Gibbston Valley Rural Visitor Zone</p> <p>In the Gibbston Valley Rural Visitor Zone, commercial recreational activities and commercial use of buildings, including for visitor</p>	<p style="text-align: center;">NC</p>

RURAL VISITOR ZONE 46

	Table 46.5 – Standards	Non-compliance status				
	<p>accommodation or commercial recreational activities, shall not commence until either:</p> <ol style="list-style-type: none"> 1) the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1; or 2) Access to the Gibbston Valley Rural Visitor Zone is provided through the Gibbston Valley Resort Zone via the ‘access point from SH6’ located by PL8 as shown on the structure plan at 45.7. <table border="1" data-bbox="304 680 1064 1070"> <thead> <tr> <th data-bbox="304 680 852 745">Rule 46.5.11 and relief sought</th> <th data-bbox="852 680 1064 745">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="304 745 852 1070"> <p>Delete Rule 46.5.11 as foillows:</p> <p>Resta Road intersection – Gibbston Valley Rural Visitor Zone</p> <p>In the Gibbston Valley Rural Visitor Zone, commercial recreational activities and commercial use of buildings, including for visitor accommodation or commercial recreational activities, shall not commence until the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1. NC</p> </td> <td data-bbox="852 745 1064 1070"> <p>Gibbston Valley Station Limited ENV-2021-CHC-033 (consent order issued)</p> </td> </tr> </tbody> </table>	Rule 46.5.11 and relief sought	Appellant Court Number	<p>Delete Rule 46.5.11 as foillows:</p> <p>Resta Road intersection – Gibbston Valley Rural Visitor Zone</p> <p>In the Gibbston Valley Rural Visitor Zone, commercial recreational activities and commercial use of buildings, including for visitor accommodation or commercial recreational activities, shall not commence until the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1. NC</p>	<p>Gibbston Valley Station Limited ENV-2021-CHC-033 (consent order issued)</p>	
Rule 46.5.11 and relief sought	Appellant Court Number					
<p>Delete Rule 46.5.11 as foillows:</p> <p>Resta Road intersection – Gibbston Valley Rural Visitor Zone</p> <p>In the Gibbston Valley Rural Visitor Zone, commercial recreational activities and commercial use of buildings, including for visitor accommodation or commercial recreational activities, shall not commence until the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1. NC</p>	<p>Gibbston Valley Station Limited ENV-2021-CHC-033 (consent order issued)</p>					
<p>46.5.12</p>	<p>Visitor accommodation capacity in the Maungawera Rural Visitor Zone</p> <p>In the Maungawera Rural Visitor Zone, the configuration of visitor accommodation units shall be such that the maximum number of overnight guests that can be accommodated within the Zone is 50.</p>	<p>51 – 75 guests per night: RD</p> <p>>75 guests per night: NC</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Location, nature, scale and intensity, including cumulative adverse effects and reverse sensitivity effects; b. Hours of operation; c. The extent and location of signage; d. Transport and access; and e. Noise 				

RURAL VISITOR ZONE 46

	Table 46.5 – Standards	Non-compliance status
46.5.13	Northern boundary shelterbelt - Maungawera Rural Visitor Zone In the Maungawera Rural Visitor Zone, no visitor accommodation or commercial recreational activities shall be undertaken, no informal airport shall operate, and no buildings shall be constructed, relocated or have exterior alterations, unless a shelterbelt is maintained along the northern boundary of the Zone.	NC

46.6 Non-Notification of Applications

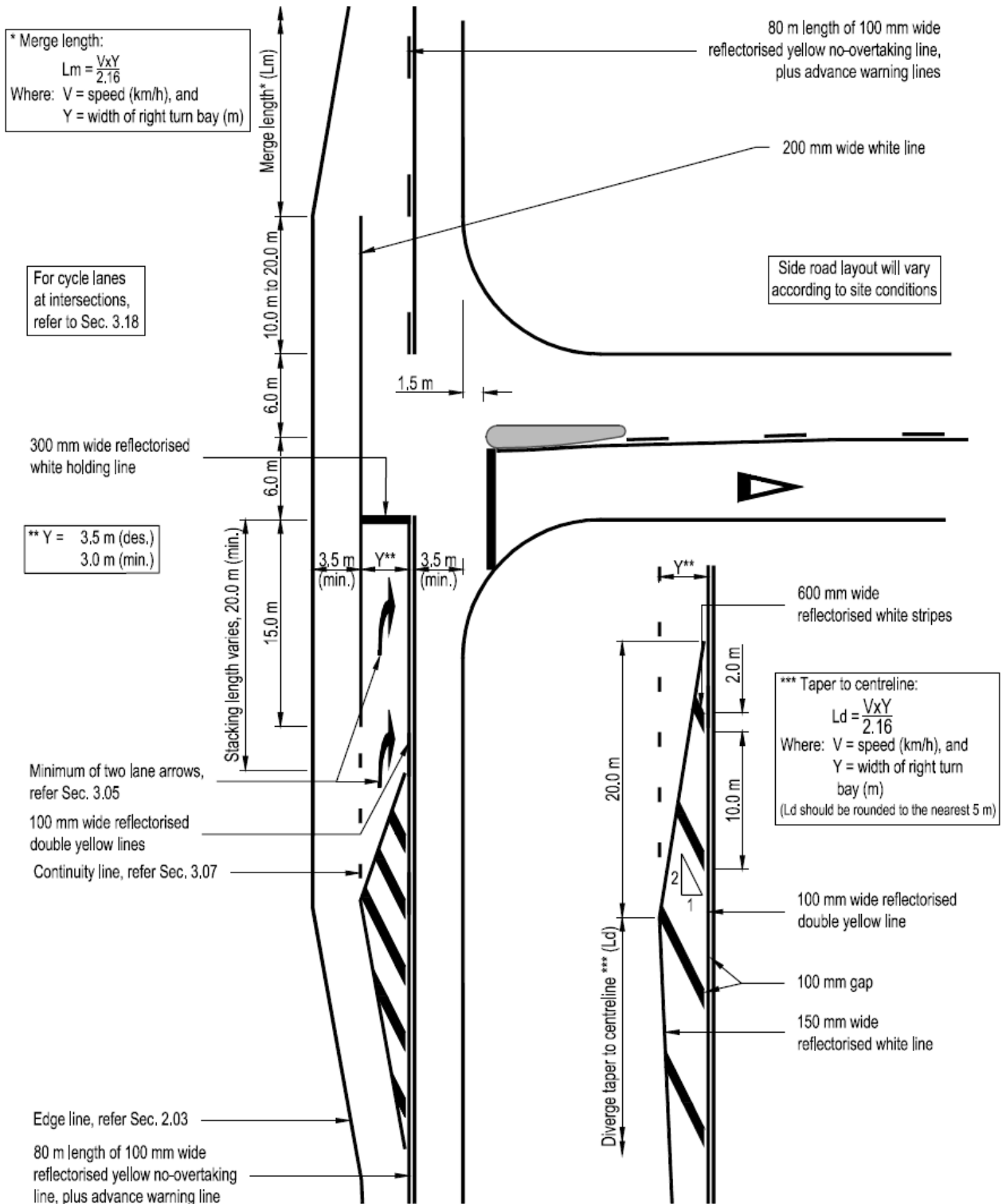
Any application for resource consent for controlled or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- a. **Rule 46.4.9 Water Transport Infrastructure at Walter Peak.**
- b. **Rule 46.5.5 setback of buildings from waterbodies.**
- c. **Rule 46.5.6 setback of buildings from the Zone boundary.**
- d. **Rule 46.5.7 commercial recreational activities.**

RURAL VISITOR ZONE 46

Rule 46.6 and relief sought	Appellant Court Number
Amend Rule 46.6 so that restricted discretionary activities are not precluded from notification	Marc Scaife ENV-2021-CHC-022 (pursued at site-specific level only)

Figure 46.1



MARKINGS FOR RIGHT TURN BAYS IN RURAL AREAS
FIGURE 3.25

