

12.4 Rural Visitor Zone Rules

12.4.1 Zone Purpose

The purpose of the Rural Visitor Zone is to complement the existing range of visitor accommodation opportunities in the District and provide for increased opportunity for people to experience the rural character, heritage and amenity of the rural area. The Zone provides for a range of accommodation, entertainment, cultural and recreational activities.

The Rural Visitor Zone applies to areas of land which are recognised as having visitor interest, are isolated from town centres and can make a significant contribution to the range of accommodation and activities available within the District.

12.4.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

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| (i) Heritage Protection | - Refer Section 13 |
| (ii) Transport | - Refer Section 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Section 15 |
| (iv) Hazardous Substances | - Refer Section 16 |
| (v) Utilities | - Refer Section 17 |
| (vi) Signs | - Refer Section 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Section 19 |
| (viii) Earthworks | - Refer Section 22 |

12.4.3 Activities

12.4.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

12.4.3.2 Controlled Activities

The following Activities shall be **Controlled Activities** provided they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

- i Structure Plan**
Showing the locations where activities are to be undertaken, landscaping, open space and details of the density of development.
- ii Parking, Loading and Access**
In respect of the location and design of access points and their impact on the safety and efficiency of surrounding road network, and the number of parking spaces to be provided.
- iii Buildings**
 - (a) All Buildings in respect of:
 - i the coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment; and
 - ii the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.
 - (b) Any building other than accessory buildings, to be used for the purposes of a residential activity, visitor accommodation, commercial or recreational activity, in respect of the avoidance or mitigation of danger or damage from

natural hazards, including earthquakes, slope instability, erosion and deposition.

iv Landscaping

Where the Council shall limit the exercise of its control to the location, design or impact on the visual amenity, rural landscapes and species to be used.

v Commercial Recreation Activities

vi Visitor Accommodation

Activities (v) and (vi) above are controlled in respect of the following matters:

- (a) Access
- (b) Flood Risk
- (c) Hours of Operation
- (d) Landscaping
- (e) Screening of Outdoor Storage Areas
- (f) Setback from Roads

12.4.3.3 Discretionary Activities

The following Activities shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying Activity** and they comply with all the relevant **Zone** Standards:

- i Commercial and Retail Activities
- ii Airports

In the Cecil Peak, Cardrona, Blanket Bay, Arthurs Point and Arcadia Station Rural Visitor Zones, the take-off or landing of aircraft other than for emergency landings, and rescues or fire-fighting.

- iii Development and Buildings on Sections 46 and 47 Block I Cardrona Survey District as contained in CT 13D/248.
- iv Visitor Accommodation – Windermere only
Visitor accommodation activity located within the outer control boundary - Wanaka Airport.
- v Residential Activities – Windermere only
Residential units for the purpose of on-site custodial management located within the outer control boundary - Wanaka Airport.
- vi Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

12.4.3.4 Non-Complying Activities

The following shall be **Non-Complying Activities**, provided they are not listed as a **Prohibited Activity**:

- i Farming Activities
- ii Factory Farming
- iii Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.iv Mining Activities
- v Industrial and Service Activities

- vi **Residential activity - Windermere only** except for one residential unit per site for the purpose of onsite custodial management.
- vii Any activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone Standards**, shall be a **Non-Complying Activity**.

12.4.3.5 Prohibited Activities

The following shall be **Prohibited Activities**:

- (i) Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.

12.4.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- (i) All applications for **Controlled Activities**.

12.4.5 Standards – Activities

12.4.5.1 Site Standards

i **Setback from Roads and Neighbours**

No building or structure shall be located closer than 6m to the zone boundary and in addition the following minimum setback distances shall apply:

- (a) Buildings for Residential Accommodation - 10m

- (b) Buildings for Visitors Accommodation - 20m

ii **Glare**

- (a) All fixed lighting shall be directed away from adjacent roads and properties.
- (b) Any building or fence constructed or clad in metal, or material with reflective surfaces, shall be painted or otherwise coated with a non-reflective finish.
- (c) No activity shall result in a greater than 3.0 lux spill (horizontal and vertical) of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.

iii **Servicing**

- (a) All services are to be reticulated underground.
- (b) Effluent disposal shall be reticulated to a Council approved system.

iv **Deleted**

12.4.5.2 Zone Standards

i **Building Height**

The maximum height of buildings and other structures shall be:

- (a) Visitor's Accommodation - 12m
- (b) Commercial, Recreation and Residential Activities - 8m
- (c) All Other Buildings and Structures - 7m

ii Atmospheric Emissions

- (a) Within any premises the best practicable means shall be adopted to minimise the emission of smoke.
- (b) Feature open fireplaces are permitted in communal areas in buildings. In all other cases open fireplaces are not permitted, other than Council approved log burners. There shall be no other solid fuel fires.

iii Noise

- (a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within this zone:
 - (i) daytime (0800 to 2000 hrs) 50 dB $L_{Aeq(15\ min)}$
 - (ii) night-time (2000 to 0800 hrs) 40 dB $L_{Aeq(15\ min)}$
 - (iii) night-time (2000 to 0800 hrs) 70 dB L_{AFmax}
- (b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

- (e) The noise limits in (a) shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

iv Nature and Scale of Activities

- (a) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
- (b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

v Fire Fighting

A fire fighting reserve of water shall be maintained at all times. The storage shall meet the Fire Service Code of Practice 1965.

vi Refuse Management

All refuse shall be collected and disposed in a Council approved landfill site. There shall be no landfill sites situated within the Zone.

vii Airport Noise - New buildings or alterations or additions to existing buildings within the outer control boundary - Wanaka Airport

The construction of, alteration, or addition to any building containing an activity sensitive to aircraft noise shall be designed to achieve an internal design sound level of 40 dB L_{dn}, based on the 2036 noise contours, at the same time as meeting the ventilation requirements in Table 1 of Appendix 13. Compliance can either be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level, or by installation of mechanical ventilation to achieve the requirements in Table 1 of Appendix 13.

12.5 Resource Consents - Assessment Matters - Resort Zones and Rural Visitor Zones

12.5.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 12.5.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.5.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled Activity - Parking, Loading and Access

Conditions may be imposed to ensure:

- (a) The level of parking provision is appropriate having regard to standards for similar activities as set out in Rule 14, Transport.
- (b) The design, location and access is safe.

ii Controlled and Discretionary Activities - Buildings - Resort Zones

- (a) For buildings and other structures in the Village area:
 - (i) The extent to which an historic building design theme is to be followed, in keeping with buildings already established within the Village.
 - (ii) The extent to which external above ground building cladding and roofing materials are predominantly local stone, plaster rendered for a stonelike appearance, timber weatherboards, and slate or corrugated iron roofs.
 - (iii) The extent to which predominant colours are to be creams, greys and earth tones and a variety of trim colours may be considered.
- (b) For buildings in the residential areas:
 - (i) The extent to which buildings within residential areas follow a unified design theme based on the gable roofed form.
 - (ii) The extent to which buildings are carefully sited within areas of established trees in order to reduce their visual prominence as seen from surrounding public roads.
 - (iii) The extent to which all external above ground cladding is restricted to local stone, plaster rendered for a stone-like appearance and timber weatherboards.

- (iv) The extent to which all roofing materials are slate and corrugated iron.
 - (v) The extent to which predominant colours within this area are to be grey through to earth tones in harmony with their landscape setting. A variety of trim colours may be considered.
- (c) For facilities within the recreation area:
- (i) External appearance of buildings are to be appropriate to their function and use.
 - (ii) Natural materials and colours are to be used.
- (d) For resort services within the service area:
- (i) External appearance of buildings are to be appropriate to their function and use.
 - (ii) Where practical an historic agricultural building design theme will be followed.
- (e) For other buildings and structures which are to be erected:
- (i) All other buildings and structures are to be screened by landform and/or tree planting so as not to be visibly prominent from surrounding public roads.
 - (ii) Predominant colours are to be greys and earth tones.
- (f) For buildings within the Homesite and Lodge Activity Areas (HS and L Activity Areas) in the Jacks Point Zone:
- (i) The extent to which each building meets the following external cladding criteria:

South elevation:	Not less than 75% local stone
East Elevation:	Not less than 50% local stone
West elevation:	Not less than 50% local stone
 - (ii) The extent to which all external above ground cladding is restricted to local stone, plaster rendered for a stone like appearance, and timber weatherboards.
 - (iii) The use of non-reflective glazing and/or eaves to minimise reflection of light off glass.
 - (iv) The extent to which all colours will be predominantly within the shades of browns, greys and earth tones.
 - (v) The use of local grasses, tussocks, shale (local schist chip) and slate as the predominant roofing materials.
 - (vi) The extent to which all earthworks ensure that the line and form of the landscape is maintained and, in addition, methods for remedial earthworks and planting.
 - (vii) The extent to which any building and/or domestic curtilage area has been designed and/or located in a manner complementary to the topography of the site.
 - (viii) The extent to which the bulk, location and design of any building within a Tablelands Homesite is subservient to the surrounding landscape and does not compromise the visual amenity values of the Zone and surrounding area.
 - (ix) The extent to which wetland areas (including waterways) within and adjacent to the site are to be protected and enhanced.
 - (x) The extent to which exterior lighting can be minimised to avoid adverse effects on amenity values.
 - (xi) The extent to which earthworks and/or landscaping is necessary to ensure that buildings do not have an adverse visual effect on landscape and visual amenity values.

- (xii) The extent to which any proposed access ways is subservient to the natural topography of the site.
 - (xiii) The extent to which the proposed development complies with any relevant Council approved development controls and design guidelines.
- (g) In the Hanley Downs part of the zone within the Peninsula Hill Landscape Protection Area and the O/S part of the Tablelands, where consent is sought for a change in activity, or for additional non-farm buildings, and a farm building has already been consented:
- (i) where resource consent for a farm building has been obtained but that consent has not been implemented, when considering the environment as might be modified by the unimplemented consent, the unimplemented consent shall not be used as justification for the activity sought, except for the purpose of considering any cumulative adverse effects; and
 - (ii) where resource consent for a farm building has been obtained and that consent has been implemented, the existence of that farm building shall not be used as justification for the activity sought and particular regard shall be had to the cumulative effects of allowing that activity.
- iii Controlled Discretionary and Non-Complying Activities - Airports**
- (a) The extent to which noise from aircraft is/will:
 - (i) Compatible with the character of the surrounding area;
 - (ii) Adversely affect the pleasant use and enjoyment of the surrounding environment by residents and visitors;
 - (iii) Adversely affect the quality of the experience of people partaking in recreational and other activities.
 - (b) The cumulative effect of a dispersed number of airports.
 - (c) Convenience to and efficient operation of existing airports.
 - (d) The visual effect of airport activities.
 - (f) The frequency and type of aircraft activities.
 - (f) Assessment of helicopter noise pursuant to NZS 6807: 1994, excluding the levels contained in Table 1 of Section 4.2.2 to the intent that the levels specified in Table 1 do not override the noise limits specified in Rule 12.4.5.2.iii(a).
- iv Structure Plan - Resort Zones**
- (a) The extent to which the siting of the building is inconsistent with the Structure Plan and the impact it would have on the open and rural character.
 - (b) The effect the siting of the building would have on the consistent design theme and visual amenity of the Zone both from within and outside the Zone boundaries.
- v Setback from Roads and Internal Boundaries**
- (a) The extent to which the intrusion towards the internal boundary or road setback is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site.
 - (b) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings. The outlook from adjoining sites, buildings or roads, which is out of character with the local environment.
 - (c) Any adverse effects on adjoining sites of reduced privacy through overlooking or being in close proximity to neighbouring buildings.

- (d) The ability to mitigate any adverse effects of the proposal on adjoining sites.
- (e) Any adverse effects of the proximity or bulk of the building, in terms of the loss of the historic character of the area.

vi Controlled Activity and Discretionary Activity – Commercial Recreation, Visitor Accommodation, Commercial and Retail Activities - Rural Visitor Zone

- (a) The extent to which the activity will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding rural area.
- (b) Any adverse effects of the proposed activity in terms of:
 - (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road.
 - (ii) Loss of privacy.
 - (iii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - (iv) Pedestrian safety in the vicinity.
 - (v) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities.
- (c) The ability to mitigate any adverse effects of additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- (d) The extent to which activity is an integral and necessary part of, or closely associated with, other activities being undertaken on the site.

- (e) The extent to which the commercial activity could practically be undertaken within an urban area.
- (f) Any adverse effects of any buildings for the activities and its associated earthworks, access, parking and landscaping.
- (g) The extent to which visitor accommodation will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding rural area.
- (h) Any potential adverse effects of the activity on the quality of ground and/or surface waters.
- (i) The extent to which any recreational activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity.

vii Natural Hazards

Conditions may be imposed having regard to the following:

- (a) The likelihood of the proposed activity, including an addition to any residential unit, being threatened by any natural hazard.
- (b) The quantity of assets that will be vulnerable to any natural hazard as a result of the establishment of the proposed activity.
- (c) The degree to which on or off-site construction or remedial works will mitigate the degree to which the site will be threatened by a natural hazard.
- (d) The extent to which the construction of the building will result in increased slope instability, erosion or deposition for other sites in the vicinity.
- (e) The degree to which the construction of the building will mitigate against any damage or danger as a result of the occurrence of a natural hazard.
- (f) The ability of buildings to be relocated and the possible destination for the relocated building.

viii **Controlled Activity - Building External Appearance- Rural Visitor Zone**

- (a) External, above ground cladding and roofing materials are to be predominantly local stone, plaster rendered for a stonelike appearance, timber weatherboards and slate or corrugated iron roofs.
- (b) Predominant colours within the Zone are to be creams, greens, greys, browns and earth tones.
- (c) Buildings are to follow a unified design theme based on a pitched roof of 20°
- (d) The topography of the site, its vegetative cover and the opportunity to minimise the visual impacts of any buildings or structures.
- (e) The degree to which any buildings and other structures are visible from public roads and other sites adjoining the Zone, and proposals to integrate such buildings and structures into their landscape settings to ensure all new buildings are in character with existing historic buildings.

ix **Landscaping - Controlled Activity, Rural Visitor Zone**

- (a) The level of landscaping required to ensure the development does not visually detract from the environment.
- (b) Whether landscaping is required in the context of the location, or whether there is adequate existing vegetation to ensure any development will blend in with the surrounding environment, having regard to the external appearance of buildings.

x **Vegetation (Jacks Point Zone)**

- (a) The height to which the proposed tree or shrub will grow, and its characteristics.

- (b) The potential for the tree or shrub to adversely affect indigenous and/or endemic vegetation.
- (c) The number of exotic trees or shrubs to be planted and their relative spacing.
- (d) Whether such planting would result in an unnatural appearance in this general locality and whether such planting (taking into account the effect at maturity) will blend with the predominant vegetative pattern.
- (e) Public amenity values and view shafts.

xi **Earthworks - Controlled Activity (Jacks Point Zone)**

- (a) The extent to which sediment/erosion control techniques will mitigate effects upon stormwater and overland flows.
- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (c) The time period within which the earthworks will be completed.
- (d) The slope of the site.
- (e) The location of the earthworks.
- (f) The extent to which the earthworks and methods take into account the sensitivity of the landscape.
- (g) The proposed rehabilitation of the site.
- (h) The extent to which the natural ground levels will be altered.
- (i) The purpose of the earthworks.
- (j) Whether the proposed earthworks represent the best available alternative.
- (k) The extent to which the earthworks are necessary to give effect to the intent of the Zone.

xii Earthworks

1. Environmental Protection Measures

- (a) The extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites.
- (b) Whether the earthworks will take into account the sensitivity of the landscape.

(c) The potential for cumulative effects on the natural form of existing landscapes.

(d) The proposed rehabilitation of the site.

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value:

- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.
- (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

xiii Golf Course Development - Discretionary Activity (Jacks Point Zone)

- (a) Whether the proposed golf course assists in achieving the community's aspirations for the Jacks Point Zone.
- (b) The potential for the proposed golf course to compromise other recreational and community activities within the Jacks Point Zone; and
- (c) Whether an additional golf course is likely to assist in providing for the economic, social and cultural wellbeing of the wider community.

xiv Controlled Activity - Outline Development Plan (Jacks Point Zone)

- (a) For Residential (R) Activity Area Outline Development Plans:
 - (i) The extent to which the proposed Outline Development Plan achieves the policies of the zone.
 - (ii) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
 - (iii) The ability to provide adequate opportunities for garden and tree planting around buildings.
- (vi) Pedestrian safety.
- (v) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within each Residential (R) Activity Area.

- (vi) The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open Space (OS) and Golf (G) Activity Areas.
- (vii) The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.
- (viii) The extent to which 'green engineering' solutions can be applied to stormwater runoff.
- (ix) The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.
- (x) The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.
- (xi) The extent to which the subdivision and development design is consistent with the topography of the particular Residential (R) Activity Area.
- (xii) The methods used to manage the boundary between the Activity Area and the surrounding Open Space (OS) and/or Golf (G) Activity Area.
- (xiii) The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.
- (xiv) The extent to which the subdivision layout provides for areas of open space for use by the local community, particularly families and children.
- (xv) The extent to which the Design Guidelines proposed to apply to buildings will achieve the policies of the Zone.
- (xvi) The extent to which the Design Guidelines proposed to apply to buildings will achieve an integrated character and/or design theme for the area subject to the Outline Development Plan.

- (b) For Village (V) Activity Area Outline Development Plans:

- (i) The extent to which the proposed Outline Development Plan achieves the policies of the zone.
 - (ii) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
 - (iii) The ability to provide adequate opportunities for garden and tree planting around buildings.
 - (iv) Pedestrian safety.
 - (v) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within the Village (V) Activity Area.
 - (vi) The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open space (OS) and Golf (G) Activity Areas.
 - (vii) The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.
 - (viii) The extent to which 'green engineering' solutions can be applied to stormwater runoff.
 - (ix) The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.
 - (x) The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.
 - (xi) The extent to which the subdivision and development design is consistent with the topography of the particular Village (V) Activity Area.
 - (xii) The methods used to manage the boundary between the Village (V) Activity Area and the surrounding Open Space (OS) and/or Golf (G) Activity Area.
 - (xiii) The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.
 - (xiv) The extent to which the subdivision layout provides for areas of open space for use by the local and wider community.
 - (xv) The extent to which the Design Guidelines proposed to apply to buildings will achieve the policies of the Zone.
 - (xvi) The extent to which the Design Guidelines proposed to apply to buildings will achieve an integrated character and/or design theme for the area subject to the Outline Development Plan.
- xv Nature and Scale of Activities (Jacks Point Zone)**
- (a) The extent to which the proposed activity will result in levels of traffic generation of pedestrian activity, which is incompatible with the nature and scale of surrounding area and the intent of the Zone.
 - (b) Any potential adverse effects of increased levels of vehicle and pedestrian activity in terms of noise, vibration disturbance, and loss of privacy, which is inconsistent with the surrounding environment.
 - (c) The extent to which the proposed activity is integral and necessary and/or desirable within the Zone.
 - (d) The extent to which the character of the site remains consistent with the surrounding environment.
- xvi Discretionary Activity - Mining (Jacks Point Zone)**

- (a) The extent to which mining activities will adversely affect:
 - (i) amenity values
 - (ii) recreational values
 - (iii) nature conservation values
 - (iv) landscape and visual amenity values
 - (v) historical, cultural or known archaeological artefacts or sites
 - (vi) life supporting capacity of soils, water and air.
 - (vii) public access to and along the lake, river or waterway.
- (b) The extent to which screening is provided to ensure that the potential adverse visual effects of the activity are no more than minor.
- (c) The ability of the proposal to rehabilitate the site during and after mining.
- (d) The ability of the company to:
 - (i) provide a contingency plan for early mine closure
 - (ii) adequately monitor operations and the effects of the receiving environment.
- (e) The necessity of the company to provide a bond to Council reviewed annually, for the purpose of rehabilitating operation areas in the event of non-compliance with terms and conditions of any consent, premature closure or abandonment of the mine.

xvii Health and Education Services (Jacks Point Zone)

- (a) Whether the provision of health and education services within the Zone compromise the provision of health and education services in other areas of Wakatipu basin.
- (b) The extent to which health and education services within the Zone assist in the sustainable development of the Jacks Point Zone as a community; and
- (c) The extent to which health and education services within the Zone do not exacerbate potential adverse effects on the environment such as excessive traffic generation and noise pollution.

xviii Outdoor Swimming Pools (Jacks Point Zone)

- (a) The extent to which earthworks and landscaping are necessary to mitigate the potential adverse effects of any proposed swimming pool;
- (b) The extent to which the colour of the pool and fencing is subservient to and does not detract from the surrounding landscape values; and
- (c) The extent to which the pool and any associated features are consistent with any Council approved development controls and design guidelines that apply to the area.

xix Building Height

- (a) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

xx Site Coverage

- (a) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will

facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.