

APPENDIX 3 – PROPOSED RULES

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46.6 Rules – Activities in the Corbridge RVZ

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.

The purpose of the Corbridge Structure Plan is to consolidate visitor accommodation and associated activity, including buildings and infrastructure to the least sensitive 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.

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 further 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.

The rules seek to achieve and standards for each activity area enable the following outcomes in each Activity Area:

Fairway Visitor Accommodation Activity Area (AA1) – ~~To provide for individual larger format~~ Provides for visitor accommodation units, of which a ~~minor apportionment limited number of~~ are able to be ~~permanently occupied by residents used for residential activity~~, set within the high amenity peripherals of Golf Course Fairways.

Low Density Visitor Accommodation Activity Area (AA2) – ~~To provide~~ Provides for ~~individual~~ visitor accommodation units set amongst generous ~~levels~~ areas of open space.

Higher Density Visitor Accommodation Activity Area (AA3) – ~~To provide for~~ 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.

Hotel/Golf Facilities Activity Area (AA4) – ~~To provide~~ Provides for ~~comprehensive~~ hotel style visitor accommodation and associated activities, as well as Golf Club house and associated outdoor recreation facilities.

Worker Accommodation Activity Area (AA5) – ~~To provide~~ Provides for the residential accommodation of workers associated with construction and on-going operational requirements of facilities within the zone.

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.

Comment [EG1]: These outcomes have no legal weight sitting in the purpose statement. If they are to be used to help the assessment of discretionary and non-complying activities, they should be objectives or policies.

Comment [EG2]: I'm not sure the rules achieve this – design is a matter of control in relation to landscape when viewed from outside the site, but there doesn't seem to be anything that triggers consideration of this particular outcome.

Comment [A3]: Flexibility enabled by the proposed rules given greater height limits, building footprints etc in AA3 etc. Outcomes are internal focussed so it is not considered necessary to control development specifically to provide a range of offerings by nature of varied designs. It is ultimately a matter for the developer.

Comment [EG4]: I'm not sure what this means? Is there a more helpful word to use than 'comprehensive', or does it work without 'comprehensive'?

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.

Golf Course Activity Area (AA8) – To provide for outdoor recreation activities while retaining open space.

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 Non-Compliance Status column of those tables applies.

	Table 46.6 – Activities	Activity Status
46.6.1	Farming	P
46.6.2	Visitor Accommodation in AA1-AA4	P
46.6.3	Commercial recreational activities <u>in Activity Areas AA3, AA4 & AA8</u>	P
46.6.4	Recreation and recreational activity	P
46.6.5	Residential Activity in Activity Areas <u>AA1 & AA5</u>	P
46.6.6	Homestay Activities in Activity Area AA1	P
<u>46.6.7</u>	<u>Establishment of a Golf Course in Activity Area AA8</u>	<u>P</u>
<u>46.6.8</u>	Planting to maintain shelterbelts that are identified on the Corbridge Structural Plan	<u>P</u>
46.6.9	Residential Activity <u>outside of in Activity Areas Area AA1 & AA5</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>	<u>NC-C</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>Control is reserved to:</u> a. The compatibility of the <u>building design</u> , density and location with landscape and visual amenity values as viewed from outside of the Corbridge RVZ; b. Landscaping and planting; c. Lighting; d. Servicing including water supply, firefighting, stormwater and wastewater;	C

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Comment [EG5]: You are purposefully providing no limits for commercial recreation activities? (notified RVZ limits group size). If golf is the only commercial recreation activity proposed for the site, you could consider having specific permitted rule for that, and making other commercial recreation activities D.

Comment [DC6]: We have acknowledged this point here and provided a Permitted status to Commercial Recreation Activity within AA3, AA4 and AA8 and then applied a Discretionary status to Commercial Recreation Activity in AA6 – any other area is captured by the NC status for activities not otherwise provided for. Given the nature of the proposed Golf activity controlling by group size is not considered workable.

Comment [DC7]: The intent is for this rule to enable the establishment of golf course within the relevant activity area. The use (as a recreational activity, or commercial recreation activity is addressed by other rules). District wide earthworks rules will apply.

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Comment [DC8]: Yes, I believe that these matters are on the whole dealt with by the structure plan approach. This control provides for a refinement of design as viewed from outside of the site.

Comment [EG9]: Note my earlier comment about the design outcome sought in the purpose statement.

	<ul style="list-style-type: none"> e. Natural Hazards; f. Design and layout of site access, on-site parking, manoeuvring and traffic generation; and 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. 	
46.6.11	<p><u>Licensed premises within Activity Areas AA3 and AA4</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity</u> b. <u>Car parking and traffic generation</u> c. <u>The configuration of activities within the building and site (e.g. outdoor seating, entrances etc)</u> d. <u>Hours of operation</u> 	DC
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	<p>RD</p> <ul style="list-style-type: none"> a. Visual amenity values; b. external Appearance; c. landscape treatment
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	<p>RD</p> <ul style="list-style-type: none"> a. landscape; b. Visual amenity values; c. Nature, scale and external appearance. <p>d.</p>
46.6.14	Landscaping within the Road Side Buffer Activity Area (AA7) other than provided by Rule 46.6.8	<p>RD</p> <p>Discretion is restricted to:</p> <p>Effects on visual amenity, landscape</p>

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Comment [EG10]: I question the inclusion of this rule and the next. The definition of visitor accommodation allows for the provision of associated bar and restaurant facilities etc. I'd rather leave it at that and not have this addition rule, which implies something more substantial and separate from facilities associated with VA.

Comment [A11]: We consider the rule is necessary. The issue with approach proposed above is that it would enable Licensed premises in all the activity areas. Intention is to contain these activities to AA3 and AA4.

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		and open space values from State Highway 6
46.6.15	Commercial recreational activities in Activity Area in AA6	D
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	D
46.6.17	Golf course outside The establishment of the Golf Course outside of Activity Area AA8	D
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	PRD
46.6.19	Any activity not located in accordance with the Corbridge Structure Plan	NC
46.6.20	The construction or relocation of any building within the Open Space Road Buffer Area (AA7)	NC
46.6.21	Residential Activity outside of Activity Areas AA1 & AA5	NC
46.6.22	Industrial Activity	NC
46.6.23	Commercial, retail or service activities not associated with visitor accommodation or commercial recreation or recreational activities	NC
46.6.24	Mining	NC
46.6.25	Informal Airports	NC
46.6.26	Licensed premises outside of Activity Areas AA3 and AA4	NC
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	NC
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)	NC
46.6.29	Any other activity not listed in this Table	NC
46.6.30	Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport	PR

Comment [EG12]: What is the actual activity here? Construction of a golf course, use of a golf course for commercial recreation? It also begs the question, what status does 'golf course' have inside area AA8? This probably links to my comment above about permitted commercial recreation. Perhaps there should be a permitted rule for use of a golf course for commercial recreation in Activity Area AA8? I think construction of a golf course needs to be managed by the earthworks chapter.

Comment [A13]: Refer new rules in updated version. Permitted within AA8, Discretionary outside of AA8.

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46.7 General Standards applicable to all Activity Areas identified on the Corbridge Structure Plan

	Table 46.7 – General Standards	Non Compliance Status
46.7.1	<p>Building Material and Colours</p> <p>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* must be coloured in the range of</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Landscape</p>

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	<p>browns, greens or greys including;</p> <p>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>All other exterior surface** finishes, except for schist, must 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>	<p>b. Visual Amenity Values; and</p> <p>c. External Appearance</p>
46.7.2	<p>Setback of Buildings</p> <p>Buildings shall be set back a minimum of 15m from the Zone boundary.</p>	D

46.8 Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan

Table 46.8: Activity Area Specific Standards		
Fairway Visitor Accommodation (AA1)		Non Compliance Status
46.8.1	The maximum number of visitor accommodation units Units shall be 115-150	NC
46.8.2	The maximum number of residential units Units to be used for Residential Activity shall be 35	NC
46.8.3	The maximum Ground Floor Area of any Unit shall be 400m ²	NC
46.8.4	The minimum separation distance between Units shall be 8m	NC
46.8.5	Units shall be set back a minimum of 10m from any vehicle access or service lane	NC
46.8.6	The maximum height of any building shall be 6.0m	NC
Low Density Visitor Accommodation Activity Area (AA2)		Non Compliance Status
46.8.7	The maximum number of Units shall be 100	NC
46.8.8	The maximum Ground Floor Area of any Unit shall be 300m ²	NC
46.8.9	The minimum separation distance between Units shall be 8m	NC
46.8.10	Units shall be set back a minimum of 10m from any vehicle access or service lane	NC

Comment [DC14]: I think it is clearer to go with definition of units, rather than residential visitor accommodation units. There will be 150 units and by nature of the following rule, only 35 of those will be capable of accommodating residential activity. If they are not, the intent is they can provide for visitor accommodation 365 days per year, which based on Council's current application of rules does not meet the intent of residential visitor accommodation.

46.8.11	The maximum height of any building shall be 6.0m	NC
	Higher Density Visitor Accommodation Activity Area (AA3)	Non Compliance Status
46.8.12	The maximum building coverage within the Higher Density Visitor Accommodation Activity Area (AA3) shall be 50%	NC
46.8.13	<p>Building Size</p> <p>The maximum Ground Floor Area of any building shall be 1,000m²</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. landscape; b. Visual amenity values; and c. Nature, scale and external appearance; d. Density of development.
46.8.14	The maximum height of any building shall be 12.0m	NC
	Hotel/Golf Club Facilities Activity Area (AA4)	Non Compliance Status
46.8.15	The maximum building coverage within the Hotel/Golf Club Facilities Activity Area (AA4) shall be 70%	NC
46.8.16	<p>Building Size</p> <p>The maximum Ground Floor Area of any building shall be 1,000m²</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> d. landscape; e. Visual amenity values; and f. Nature, scale and external appearance; g. Density of development.
46.8.17	The maximum height of buildings shall be 12.0m	<p>Exceedance to a total height of 16m: RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. landscape b. Visual amenity values c. management of effects related to visibility of building form outside of the

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		Corbridge Rural Visitor Zone including landscape treatment;
		Exceedance to a total height greater than 16m: NC
	Worker Accommodation Activity Area (AA5)	Non Compliance Status
46.8.18	The maximum number of residential units shall be 100	D
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; 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 Rural Visitor Zone.	NC
46.8.20	The maximum Ground Floor Area of any Residential Unit shall be 160m ²	D
46.8.21	The maximum building coverage within the Worker Accommodation Activity Area (AA5) shall be 40%	D
46.8.22	The maximum height of buildings shall be 5.0m	Exceedance to a total height of 6.5m: RD Discretion is restricted to: a. landscape b. Visual amenity values c. management of effects related to visibility of building forms outside of the RVZ, including landscape treatment ; Exceedance to a total height greater than 6.5m: NC

Comment [EG15]: Is there policy support for the differences in non-compliance status – RD v D v NC? (for all the standards, not just this one)

Comment [SE16]: Yes. The standards relating to density, bulk, location and design of buildings are supported by Policy 46.2.1.1, Objective 46.2.2, Policy 46.2.2.1 and Policy 46.2.2.2. With regard to workers accommodation and residential activities the standards are supported by Policy 46.2.1.7 (as amended in my revised objectives and policies appended to my EIC)

Comment [A17]: Have relied on plan definition of Household. Want to enable household units, but also ensure that non-household occupations are allowed consistent with the worker accommodation intent of the activity area.

46.8.23	The minimum separation distance between units shall be 4m. This standard does not apply to units that share a party wall.	NC
46.8.24	Residential Units shall be set-back a minimum of 4.5m from any vehicle access or service lane	NC
Open Space Activity Area (AA6)		Non Compliance Status
46.8.25	The maximum Ground Floor Area of any building shall be 25m ²	NC
46.8.26	The maximum height of any building shall be 5.0m	NC
Golf Course Activity Area (AA8)		Non Compliance Status
46.8.27	The maximum Ground Floor Area of any building shall be 25m ²	D
46.8.28	The maximum height of any building shall be 5.0m	NC

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone	Minimum Lot Area
Rural Visitor Zone	No Minimum with exception of Activity Area AA5 as identified by the Corbridge Structure plan which should have a minimum lot size of 3.0ha