

QLDC Council
10 October 2019**Report for Agenda Item | Rīpoata moto e Rāraki take : 3****Department: Planning & Development****Title | Taitara Stage 3B Proposed District Plan Rural Visitor Zone Notification****PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

- 1 The purpose of this report is to report back on the further consideration of the provisions of the Proposed District Plan (the PDP) affected by the review of the QLDC Operative District Plan 2009 (the ODP) Rural Visitor Zone.

EXECUTIVE SUMMARY | WHAKARĀPOPOTOTANGA MATUA

- 2 The Extraordinary Meeting of Council on 26 August resolved to defer notifying the Chapter 46 Rural Visitor Zone provisions and associated maps and documents with the balance of Stage 3 of the district plan review. Council requested that officials report back to this meeting with recommendations and updated advice in relation to proposals for the Rural Visitor Zone following additional consultation with relevant parties and further review.
- 3 Following further meetings and exchanges of correspondence, this review of the ODP Rural Visitor Zone has resulted in recommendations for a slightly amended set of outcomes for each existing Rural Visitor Zone which are recommended for notification in the Proposed District Plan (**PDP**) as stage 3B. In summary the following provisions are supported:
 - a. Arcadia – included in the PDP as Rural Visitor Zone;
 - b. Arthurs Point – included in the PDP with various areas zoned Medium Density Residential (with a visitor accommodation subzone) and Rural Zone;
 - c. Blanket Bay – included in the PDP as Rural Visitor Zone and Rural Zone;
 - d. Cardrona – included in the PDP as Settlement Zone (with a commercial precinct) and Rural Zone;
 - e. Cecil Peak – included in the PDP as Rural Visitor Zone and Rural Zone;
 - f. Walter Peak – included in the PDP as Rural Visitor Zone; and
 - g. Windermere – included in the PDP as Rural Zone.
- 4 As a separate matter to the above, following notification of the balance of Stage 3 of the district plan review, it was identified that the Stage 3 public notice omitted to mention that chapter 38 Open Space was being varied as part of the proposals. It is recommended that any public notice for Rural Visitor Zone also note that the Open Space Zone is being varied through of the Stage 3 variations.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

1. **Note** the contents of this report;
2. Having particular regard to the section 32 evaluation report, **approve** pursuant to section 79(1) and clause 5 of the First Schedule of the Resource Management Act 1992 the Stage 3 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:
 - a) Chapter 46 Rural Visitor Zone;
 - b) Associated zones and mapping notations set out on the Stage 3 PDP web mapping application.
3. Having particular regard to the section 32 evaluation reports, **approve** pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 the following variations to the Stage 1, 2 and 3 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:
 - a) Chapter 38 Open Space , Chapter 12 Queenstown Town Centre Waterfront Sub-zone, Chapter 13 Wānaka Town Centre, Chapter 14 Arrowtown Town Centre: changes relating to outdoor dining and the land and water interface.
 - b) Chapter 27 Subdivision and Development: adding subdivision provisions for Chapter 46 Rural Visitor Zone;
 - c) Amending the planning maps to vary the following zones:
 - I. Cardrona – Vary the Rural Zone adjacent to the Cardrona River to replace with Settlement Zone;
 - II. Cecil Peak – Vary the Rural Zone to replace with Rural Visitor Zone; and
 - III. Walter Peak – Vary the margin of Lake Wakatipu at Beach Bay and Lake Wakatipu so as to locate a ‘Water Transport Infrastructure Overlay’ onto the Rural Zone.
4. **Authorise** the Manager Planning Policy to make minor edits and changes to the chapters, maps and section 32 reports to improve clarity and correct errors and to notify Stage 3 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.
5. **Note** the zones and mapping notations notified in Stages 1 and 2 that are not amended by the Stage 3 changes remain part of the Proposed District Plan.

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26/09/2019

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26/09/2019

CONTEXT | HOROPAKI

The District Plan Review

- 1 Section 79(1) of the Resource Management Act 1991 (RMA) requires that a review of the provisions of a district plan be commenced within 10 years of being made operative. Completing the district plan review is necessary as most of the Operative District Plan (the ODP) was made operative in 2009 and much of it was more than 10 years old when this review formally commenced in April 2014.
- 2 The Proposed District Plan (PDP) is the result of a review of the ODP under section 79(2) of the RMA. It is being developed and reviewed in stages as an activity based plan intended to be a streamlined document that is easier to understand, provides for greater certainty and better planning outcomes.

The Proposed District Plan - Stages 1, 2 and 3

- 3 Stage 1 of the review commenced with 32 key chapters including the strategic direction and landscape, residential, rural and commercial zones, designations and corresponding maps. Stage 2 of the review introduced a further six key chapters including Open Space and Recreation, Wakatipu Basin, Earthworks, Transport, Signs and Visitor Accommodation.
- 4 Decisions on Stages 1 and 2 were issued on 7 May 2018 and March 2019 after submissions were heard by independent hearings panels of commissioners and Councillor representatives, who made recommendations to Council in respect of each submission received. These recommendations were contained a series of detailed recommendation reports which, after a decision to adopt them, have become the Council's decisions.
- 5 Appeals to Council's decisions on Stage 1 contain approximately 1065 separate appeal points across the 101 appeals. Appeals to Stage 2 contain approximately 930 appeal points across the 83 appeals. The appeals affect large parts of the plan although several chapters of the plan are beyond challenge and as a result can be "treated as operative", meaning that only the PDP zone provisions apply in these zones. The appeals are at various stages and some are awaiting mediations while others are being resolved by agreement; some are subject to formal hearings in Court, and others are awaiting decisions.
- 6 Stage 3 of the review commenced with notification on 19 September and submissions will close on 18 November. The proposed notification of Stage 3B (the Rural Visitor Zone and variations to Chapter 38 Open Space) if approved, will see the provisions notified on 31 October. The closing date for submissions on the 2nd of December 2019 will allow for a combined hearing for the whole of Stage 3 in May 2020.

Partial and Staged Review

- 7 A number of changes have been made to the Operative District Plan (ODP) which have not been duplicated in the Proposed District Plan¹. Council instead agreed on 29 September 2016, to separate the new plan conceptually and by geographic area into two volumes, which at the end of the staged review process will contain:
- **Volume A**, the geographic areas that have been notified into the PDP, and District Wide chapters to cover these areas, including the strategic chapters and PDP definitions; and
 - **Volume B**, the ODP as it relates to geographic areas that are excluded from the partial review, and the operative district wide chapters to cover these areas, including ODP definitions.
- 8 The intent of this conceptual two-volume approach is to manage areas of land within the District that were subject to plan changes since the Proposed District Plan was notified in August 2015. As the PDP provisions become operative the equivalent provisions in Volume B will cease to apply for that land². With the notification of Stage 3, approximately 99.8% of the district has a Proposed District Plan zone and set of zone provisions applying to it.

Mapping

- 9 Consistent with the 2019 National Planning Standards for mapping and electronic access, a change of approach to notification of district plan changes is proposed for Stage 3 with all the proposals being mapped on a dedicated Web Mapping Application viewer. This viewer shows the zoning and mapping annotations together with up to date aerial photography, and parcel information. It is available on the Council's website and can be accessed from offices and libraries for free through the link below³.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 10 The following analysis and advice provides a brief outline of the proposals and the consideration of issues relating to each matter. The Attachments to this report contain a detailed evaluation report (known as a Section 32 Report) examining the statutory tests, appropriateness efficiency and effectiveness of the provisions and the consideration of options for each of this topic. The Attachments also contain the actual PDP provisions being recommended for notification together with any consequential variations associated with each topic.

¹ Plan Change 52 Mount Cardrona Station, Plan Change 51 Peninsula Bay North; Plan Change 50 - Queenstown Town Centre Zone Extension; Plan Change 46 Ballantyne Road Industrial and Residential Extension; Plan Change 45 – Northlake; Plan Change 44 – Hanley Downs

² Volume B chapters (including district-wide operative chapters) will however remain in the district plan where they apply to provisions not being reviewed.

³ www.qldc.govt.nz/pdpstage3-notifiedversion

Chapter 46 Rural Visitor Zone

- 11 The Rural Visitor Zone is intended to provide for visitor industry activities in remote locations within the Outstanding Natural Landscapes at a limited scale and intensity where each particular zone can accommodate the adverse effects of land use and development. By providing for visitor industry activities, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.
- 12 The review of the Rural Visitor Zone has identified the following key resource management issues:
 - Visitor industry activities within the Outstanding Natural Landscapes and effects of those activities on landscape values;
 - The appropriateness of various activities within the existing Rural Visitor zone;
 - Structure planning within the existing Rural Visitor zone provisions;
 - Urban growth at Arthurs Point;
 - Effects on historic values;
 - Community identity at Cardrona; and
 - Land use options at Windermere (adjoining Wanaka Airport).
- 13 The review found that the ODP Rural Visitor zone provisions are highly permissive in allowing residential development and visitor accommodation as a controlled activity and 12m high visitor accommodation buildings, and a level of control over development which is out of step with the carefully managed approach to development in the rural environment being promoted by Council in the PDP.
- 14 Protecting outstanding natural landscapes and features (ONL's and ONF's) from the adverse effects of inappropriate subdivision, use and development is a matter of national importance under the RMA. Strong protections of ONL's and ONF's is also the clear direction of the Otago Regional Policy Statement and the strategic directions of the PDP. Advice from officers and experts is that the current rules cannot be supported on this basis, however representatives of owners of land in some of the Rural Visitor Zones have expressed that they are opposed to any significant curtailment to what people can do on their land through the ODP Rural Visitor Zone.

What changes are proposed?

- 15 The key changes to the provisions that are recommended are (see Attachment A for details):
 - a. Objectives and policies aimed at enabling visitor-related activities provided landscape values are maintained or enhanced;
 - b. The identification of areas of moderate to high landscape sensitivity on the Planning Maps, and rules restricting built development within these areas;

- c. Rules that enable visitor accommodation, commercial recreation and farming activity subject to standards and provide for 30 flights per week as a permitted activity;
 - d. Rules that discourage activities other than those specifically provided for, including making residential activity a non-complying activity and limiting commercial recreation activities to 30 persons before consent is required⁴;
 - e. The inclusion of standards relating to setbacks, building coverage, height, external building appearance and glare; and
 - f. Areas of the existing Rural Visitor Zones that are not likely to be suitable for development will be zoned Rural, or if they are retained as Rural Visitor Zone will have a building restriction area (BRA) overlay placed over them. Buildings and development can still occur in these BRA's, subject to resource consent, however there will be a higher focus on the landscape effects of development in these locations.
 - g. No requirements to provide or implement structure plans are proposed and the current requirement in the ODP Rural Visitor Zone is being removed.
- 16 The key changes to the locations affected by the Rural Visitor Zone recommended in this report (discussed in more detail in the section on Amendments to the Rural Visitor Zone proposals) are:
- a. Greater controls over the scale and location of buildings at Arcadia, Walter Peak, Cecil Peak and Blanket Bay (see Attachments A4.1-A4.4 for details of the proposed planning maps for this area). The Rural Visitor Zone will be retained in these areas, however the proposed changes will reduce some of what current landowners consider to be their development rights and it is expected that those land owners will submit on the proposed changes. This will allow the appointed Hearings Panel to carefully consider each area and ensure that the controls are appropriate for each location.
 - b. Re-zoning the 'Windermere' land adjacent to Wānaka Airport to Rural (see Attachment A4.5 for details). This land hasn't been developed yet and with this re-zone, the Rural Zone rules would apply to this area. Zoning land within the noise control boundary of Wanaka Airport as a Rural Visitor Zone is considered to be contradictory to the overall intent of the Rural Visitor Zone and to the approach to activities sensitive to air noise throughout the PDP.
 - c. Re-zoning Arthurs Point to Medium Density Residential with a Visitor Accommodation subzone (see Attachment A4.6 for details). This change reflects that this area is part of urban Queenstown. Areas that are not developed and are located on the slopes of Mt Dewar, or part of the Shotover River slopes would be zoned Rural or Medium Density Residential with a building restriction area.

⁴ It is noted that this level of provision is a point of some contention given that this zone is intended to provide for tourism activities. By way of contrast, the PDP Rural Zone requires consent for commercial recreation activities involving more than 12 persons (although this is subject to appeal).

- d. Re-zoning Cardrona to the Settlement Zone (aka Townships Zone) (see Attachment A4.7 for details). A mapped Commercial Precinct will also be applied to land that fronts Cardrona Valley Road, and a mapped Visitor Industrial Zone will be applied to ensure these areas remain useable for industrial purposes.

Deficient Public Notice – Chapter 38 Open Space

- 17 Following notification of Stage 3 of the district plan review, it was identified that the public notice omitted to mention that the Chapter 38 Open Space text was being varied as part of the proposals.
- 18 The variations to the Open Space provisions have been notified as part of Stage 3 and made available for submission and noted in the fact sheet and snapshot materials that have been made available. However, due to a clerical error the public notice lists all the chapters affected by the Stage 3 proposals **except** for Chapter 38.
- 19 A deficient public notice is problematic in terms of Council's process needing to meet the legal requirements of the 1st schedule of the RMA and for the process to be clear and fair to interested and affected parties.
- 20 It is recommended that any public notice for the Rural Visitor Zone also note that the Open Space Zone is being varied through of the Stage 3 variations. This will ensure that anyone interested in or affected by the variation to the Open Space Zone, have appropriate notification through the Public Notice.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 21 This matter is of high significance, as determined by reference to the [Council's Significance and Engagement Policy](#) because these matters are of importance to the Queenstown Lakes District and its environment, culture and people.
- 22 The persons who are affected by or interested in this matter are residents and ratepayers of the Queenstown Lakes district community, iwi, landowners, a number of tourism businesses, resource management practitioners and developers.

Pre Notification Consultation

- 23 Consultation letters were sent to affected landowners in June 2019. An online survey was made available to gauge community views on Cardrona. Council planning officers held discussions with landowners and interested persons between June and August 2019 and their feedback was considered as part of the package of provisions tabled at the 26 August Council meeting.
- 24 The Rural Visitor Zone was not approved by Council at the 26 August Council meeting. Since that time Council officers have had discussion with the landowners (and their agents) with an interest in the Walter Peak, Windermere, Cardrona and Arthurs Point Rural Visitor Zone areas. Subsequent to those discussions, the following proposals and

amendments to the 26 August version are supported by Council planning officers and are incorporated in the proposals attached for notification:

25 Amendments to the Rural Visitor Zone proposals:

- a. Clarifying that the purpose of the zone is to enable commercial recreation activities, as well as visitor accommodation;
- b. Clarifying that onsite staff accommodation includes staff associated with onsite commercial recreation activities and not only onsite visitor accommodation;
- c. Amending the activity status for Farm Buildings from discretionary to restricted discretionary;
- d. Removal of the rule requiring a building colour or reflectance value. This is because all buildings in the zone require a resource consent in any case and the appropriateness of the colour and materials can be addressed through that requirement.
- e. Amending the permitted limit for commercial recreational activities from 12 to 30 persons in any one group (after which a restricted discretionary activity resource consent is needed). This is to more readily accommodate commercial recreation in these specific locations.

26 Walter Peak:

- a. A new policy (46.2.2.4) and rule 46.4.7, outside the Moderate – High Landscape Sensitivity area, which enables buildings up to 8 meters height (all buildings require resource consent as a controlled activity) and makes provision for buildings up to 12 metres height, subject to meeting environmental conditions. This is to encourage buildings to locate where the effects would be contained and to take advantage of development opportunities where adverse effects of buildings and development can be contained.
- b. A new policy (46.2.2.5) and rule 46.4.8 that provide through a restricted discretionary activity resource consent the construction of a new wharf or jetty and associated infrastructure at Beach Bay within an area identified on the plan maps. This is to recognise the long standing use and reliance of Walter Peak on water transport. Other zones like Jacks Point also have provision for jetties / wharfs. The planning maps have been amended to include an area identified as a Water Transport Infrastructure Overlay.
- c. Other amendments to the planning maps are the replacement of the building restriction area at Von Hill with the 'Moderate – High Landscape Sensitivity' overlay. Buildings within this area would require a restricted discretionary activity resource consents. This is to acknowledge the large area of the Walter Peak zone affected by the building restrictions. The matters of discretion still enable a thorough consideration of the effects of buildings.

- d. Any group size for commercial recreational activities is permitted. This is to acknowledge that there are long standing uses at Walter Peak and that there are not any neighbours in close proximity.

27 Arthurs Point:

- a. Amending the plan map so that the properties at 155 Arthurs Point Road and the property to the east are zoned Medium Density Residential with a visitor accommodation subzone. The 26 August 2019 version had most of this site as changing from operative rural visitor zone to Rural Zone. This is to reflect subdivision and consents granted under the operative Rural Visitor regime would render the rural zoning to be not the most appropriate option.

28 Cardrona:

- a. Discussions were held with the planning representative for Brooklynne Holdings limited who own the land opposite the Cardrona Hotel and have various approvals for visitor related developments. Feedback on the draft provisions were provided and these are included in the Council's section 32 evaluation.
- b. No specific changes have been made, with the exception that the Cardrona River will be zoned in accordance with a survey undertaken by the landowner as part of an agreement with Land Information New Zealand to correctly survey the location of the Cardrona River. This will result in Brooklynne Holdings Ltd land, being reduced to acknowledge the true location of the river. The change also results in a reduction of Rural Visitor Zoned land. However, Brooklynne Holdings acknowledge that this rectifies an existing sub-optimal situation where the Cardrona River is located on private land and zoned Rural Visitor zone, while a smaller portion of land is inaccurately shown as river and zoned Rural in the PDP.

29 Windermere:

- a. Representatives of QAC have confirmed that they would prefer to retain the ODP Rural Visitor Zone provisions which allow for visitor and residential accommodation on the site and note that consent had been granted under the operative Rural Visitor Zone provisions in the past for the construction of eleven aircraft hangars and associated development.
- b. Officers note that the aircraft hangar consent has expired, and that using the site for airport purposes is wholly different to the intent of the Rural Visitor Zone, which is a specific response to the demand for tourism accommodation and associated development in rural environments where the adverse effects of a significant urban development could easily be detrimental and could well be considered unacceptable without specific support in the district plan. Advice that zoning land within the Wanaka Airport outer control boundary for rural visitor related uses remains the same; that this is problematic and inconsistent with the approach for managing activities sensitive to air noise that has been settled on through the Environment Court for Queenstown Airport. It is acknowledged that the future use of this land during the life of this plan could well be very different

to what would be expected to occur in either the Rural Visitor Zone or the Rural Zone, however there is currently insufficient information available to consider the merits of such a significant set of changes for this area at the present time.

- c. Notification of these proposals will allow the QAC to submit detailed information about their preferred use and district plan framework for this property, for this to be supported or opposed by interested submitters, and for commissioners to consider this matter in detail.

Consultation after notification

- 30 A Communications and Engagement Plan has been prepared for the Stage 3B PDP Notification that specifies a range of online, print and face to face engagement initiatives. A public notice will be placed in local newspapers on 31 October and a copy of the public notice and Snapshot document which summarises the proposed changes will be sent to ratepayers, post office boxes, and My Place participants and district plan submitter database. The closing date for submissions on the 2nd of December 2019 will allow for a combined hearing for Stage 3 and 3B in May 2020.
- 31 Council will be providing an enquiries service staffed by rostered duty planners for the entire 20 working day notification period and people can email a PDP Enquiries email address with any questions. Fact sheets will be available online along with FAQ material, explanatory videos, community notice boards.

> MĀORI CONSULTATION | IWI RŪNANGA

- 32 Consultation with Iwi authorities, required pursuant to Schedule 1, clause 4A of the RMA, was undertaken between 9 July and 28 July 2019, whereby sets of draft provisions were provided to iwi representatives for consideration and comment. The iwi authorities did not request any changes to the draft provisions and did not provide specific comment.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 33 These matters relate to the Community & Wellbeing risk category., and Environmental risk category. It is associated with RISK00056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.
- 34 The approval of the recommended option will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by providing for the future planning and development needs of the district which will support the mitigation of the risk.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 35 The review of the district plan is budgeted for in the LTP the current Annual Plan and there are no new budget or cost implications resulting from these decisions.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

36 The following Council policies, strategies and bylaws were considered:

- Alignment with and consideration of the principles of the Vision Beyond 2050: <https://www.qldc.govt.nz/vision-beyond-2050/>
- Communications Policy, April 2018: <https://www.qldc.govt.nz/assets/Uploads/QLDC-Communications-Policy.pdf>
- Tables and Chairs in Public Space 2006, Lakes Property Services <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Policies/Council-Property-Policies/Tables-and-Chairs-Policy.pdf>
- Parks and Open Space Strategy 2017 <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Strategies-and-Publications/QLDC-Parks-Strategy-FINAL.pdf>
- The QLDC Disability Policy: <https://www.qldc.govt.nz/assets/Uploads/FINAL-Disability-Policy-May-2018.pdf>

37 The recommended option is consistent with the principles set out in the named policy/policies.

38 This matter is included in the Ten Year Plan

- QLDC Ten Year Plan 2018-2028 Volume 1 pages 55-56 and Volume 2 page 105.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

39 Development of the PDP Stage 3 has occurred in accordance with the requirements of the RMA 1991. Particular clauses of relevance include Sections 5-11, 31 and 32, 79 and Schedule 1.

40 The Local Government Act has also informed the review.

41 The process for notifying the PDP Stage 3 is stipulated by and will follow the procedures of the RMA.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

42 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and

- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

- A
- A1. Chapter 46 Rural Visitor Zone (proposed provisions and variations)
 - A2. Variation to Chapter 20 Settlement Zone – Cardrona Settlement Zone
 - A3. Section 32 Evaluation
 - Appendix 2A. Queenstown Lakes District Council Rural Visitor Zone Review Landscape Assessment June 2019
 - Appendix 2B. Queenstown Lakes District Council Rural Visitor Zone Review Landscape Assessment June 2019
 - Appendix 3. Copy of Resource Consent decision RM110010 for a Structure Plan at Arcadia
 - Appendix 4. Relevant objectives and policies of the Partially Operative Regional Policy Statement for Otago, 2019 and 1998 volumes.
 - Appendix 5. Cardrona Village Character Guidelines 2012.
 - Appendix 6: Resource consent RM180844 APP 155 Limited.
 - Appendix 7: feedback from planning agent for Brooklynne Holdings Ltd.
 - A4. Proposed Stage 3 Zoning maps from the Rural Visitor Zone Review
 - A4.1 PDP Stage 3 Proposed Zoning: Walter’s Peak
 - A4.2 PDP Stage 3 Proposed Zoning: Cecil Peak
 - A4.3 PDP Stage 3 Proposed Zoning: Blanket Bay
 - A4.4 PDP Stage 3 Proposed Zoning: Arcadia
 - A4.5 PDP Stage 3 Proposed Zoning: Windermere
 - A4.6 PDP Stage 3 Proposed Zoning: Arthurs Point
 - A4.7 PDP Stage 3 Proposed Zoning: Cardrona
- B
- B1. Variation to Chapter 38 Open Space and Recreation, 36 Noise, 29 Transport to PDP GIS Web Mapping App and Planning Maps 35 and 36
 - B2. Section 32 Evaluation – Chapter 38 Open Space and Recreation Zone