

## 20 Settlement Zone

**Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1, 2 and 3&3b Decisions have closed.**

*This table identifies new provisions sought to be added:*

| Appellant<br>Court Number   | Provision/s Sought to be Added into <b>Chapter 20</b>  |
|---|--|
| Kingston Lifestyle Properties Limited<br>ENV-2021-CHC-049                           | <p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Objective and policies into Chapter 20 as follows:</p> <p><u>20.2.12 Objective – Comprehensive master planned mixed use development is provided for within the Commercial Precinct at Kingston to create a visitor accommodation and commercial recreation hub at Kingston that is centred on the existing resources provided by the historic Kingston Flyer railway structures, buildings and infrastructure, the Kingston wharf and the Lake Wakatipu foreshore reserve.</u></p> <p><u>Policy 20.2.12.1 Provide for a mix of small-scale retail, commercial, commercial recreation, community, visitor accommodation and intensive residential (such as terraced housing or apartments) activities within the Commercial Precinct at Kingston at a scale and intensity that is commiserate with the surrounding landscape.</u></p> <p><u>Policy 20.2.12.2 Ensure the height, bulk and location standards for mixed use development within the Commercial Precinct at Kingston provides for a greater intensity of development through the provision of three level buildings at appropriate locations.</u></p> <p><u>Policy 20.2.12.3 Limit the use of the upper levels of existing and new buildings within the Commercial Precinct at Kingston to office, visitor accommodation and residential activities.</u></p> <p><u>Policy 20.2.12.4 Provide for the ongoing operation of the historic Kingston Flyer railway including the steam locomotives, shunting engines and rolling stock within the existing railway corridor without any constraint.</u></p> <p><u>Policy 20.2.12.5 Ensure that the development of the Kingston Flyer railway land, structures and buildings is managed through the provisions for the Commercial Precinct at Kingston.</u></p> <p><u>Policy 20.2.12.6 Ensure that provision is made for subdivision around existing buildings or in accordance with approved land use consents within the Commercial Precinct at Kingston.</u></p> |
| Kingston Lifestyle Properties Limited<br>ENV-2021-CHC-049<br>(Consent order issued) | <p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Rule - Activities in Table 20.4 as follows:</p> <p><u>20.4.X – Use and operation of the Kingston Flyer steam locomotives, shunting engines and rolling stock on the existing railway lines and other railway infrastructure within the Settlement Zone at Kingston – Activity Status P.</u><br/><u>For the avoidance of doubt, this activity is not required to comply with any of the Settlement Zone standards or other District Wide rules or standards.</u></p>   |
| Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued)              | <p>Site-specific relief as part of a requested rezoning:</p> <p>Insert a new Objective and policies into Chapter 20 as follows:</p>  |

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|  | <p><u>20.2.x Objective – Comprehensive master planned mixed use development is enabled within the Settlement Zone at Cardrona to provide for local and visitor convivence and to support the local economy and tourist attractions, in a way that will maintain the character and amenity of the existing village, and protect the Outstanding Natural Landscape within the wider Cardrona valley from inappropriate development.</u></p> <p><u>Policy 20.2.x.1 Provide for a mix of retail, commercial, commercial recreation, community, visitor accommodation and above ground floor level residential activities within the Commercial Precinct of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape.</u></p> <p><u>Policy 20.2.x.2 Provide for a mix of visitor accommodation and low to medium density residential (such as duplex and terrace housing and small-scale apartments) activities within the Visitor Accommodation Sub-zone of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape.</u></p> |
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*Note: the annotations in this chapter reflect the Council's interpretation of the provisions affected by appeals.*

## 20.1 Purpose

The Settlement Zone applies to the settlements of Glenorchy, Kinloch, Kingston, Luggate, Makarora and Cardrona. The Zone provides for spatially well-defined areas of low density residential living. Due to the location of each settlement within rural areas, and as all settlements (except for Luggate) are located amidst Outstanding Natural Landscapes, the location and setting of each settlement are strong contributors to their individual identities.

Historically, settlements have served the function of rural service centres, however over time they have diversified to comprise a range of uses and activities that increasingly provide for the day-to-day needs of both residents and visitors. Settlements can provide opportunities for unique visitor experiences due to their location within distinctive landscape settings, and their relative isolation from the District's major urban centres.

Low density residential activity is provided for throughout the Zone. Visitor Accommodation Sub-Zones and Commercial Precincts on the Planning Maps show locations where visitor accommodation activities, and limited commercial, commercial recreation and community activities, are encouraged to establish. Limited commercial activities are also provided for outside of the Precincts, provided they are small-scale, primarily serve a local convenience purpose, and maintain residential amenity and character.

While development is anticipated within the Zone, some areas are subject to natural hazard risk. Low-lying areas at Glenorchy, Kinloch and Kingston that are susceptible to flooding are shown as 'Historical Flood Zone' on the Planning Maps, with corresponding rules relating to building levels. These rules implement the district-wide policies in Chapter 28 – Natural Hazards.

Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal point of the Cardrona Hotel and Cardrona Valley Road and the intersection of Soho Street and Rivergold Way. Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor accommodation activities. The Cardrona Village Character Guideline 2012 provides broad design guidance to development within the Zone at Cardrona.

| Section 20.1 Zone Purpose and relief sought  | Appellant Court Number   |
|--|--|
| Site-specific relief as part of a requested rezoning:<br><br>Amend 20.1 Zone Purpose as follows: | Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued) |

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|---|--|
| <p>Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal points of the Cardrona Hotel and Cardrona Valley Road <u>and the hotels at the intersection of Soho Street and Rivergold Way and provides for a mix of retail, commercial, commercial recreation, community and visitor accommodation activities.</u> Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor accommodation activities <u>and low to medium intensity residential (such as duplex and terrace housing and small-scale apartments) activities.</u></p>   |  |
| <p>Site-specific relief as part of a requested rezoning:</p> <p>Amend 20.1 Zone Purpose as follows:</p> <p><u>The Commercial Precinct at Kingston is centred on the Kingston Flyer land. The unique amenity and historic values of the Kingston Flyer, which is a significant historic heritage and tourist resource for Kingston and the region, will be maintained and enhanced through the comprehensive development of the precinct for a mix of small-scale retail, commercial, commercial recreation, community, visitor accommodation and more intensive residential (such as terraced housing or apartments) activities. This will sustain the viability of the Kingston Flyer operation into the future.</u></p> | <p>Kingston Lifestyle Properties Limited<br/>ENV-2021-CHC-049<br/>(Consent order issued)</p> |

## 20.2 Objectives and Policies

### 20.2.1 Objective – Well designed, low density residential development is enabled within settlements located amidst the wider Rural Zone.

#### Policies

- 20.2.1.1 Enable low density residential development that retains character and amenity through the use of minimum lot sizes.
- 20.2.1.2 Ensure that development is designed in a manner that is consistent with the capacity of infrastructure servicing it.
- 20.2.1.3 Ensure appropriate on-site wastewater treatment and disposal, having particular regard to:
- the method of sewage treatment and disposal;
  - the location, capacity and design of the proposed on-site wastewater treatment system;
  - the ability for the on-site wastewater system and run-off to be contained within the boundaries of the subject site regardless of seasonal variations and loading;
  - the environmental effects of the proposed on-site wastewater treatment system including minimising adverse effects on ecosystem services and values to Manawhenua; and
  - ensuring the location of vehicle accessways, manoeuvring and stormwater dispersal areas do not adversely affect the functioning of the on-site wastewater system.

### 20.2.2 Objective – High quality amenity values and residential character are maintained in the Settlement Zone.

#### Policies

- 20.2.2.1 Ensure that the height, bulk and location of residential development maintains the low density character, and residential amenity values of the Zone, by maintaining privacy, setbacks and access to sunlight.

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- 20.2.2.2 Provide for net site areas that accommodate low density development with low site coverage by buildings, spacious outdoor areas and sufficient land area for on-site wastewater systems.
- 20.2.2.3 Ensure that development within the Zone is of low scale to complement the existing low scale of development.
- 20.2.2.4 Include development controls that reflect key characteristics of development in Settlements, including through building height limits, encouraging gable roof forms in Glenorchy and Cardrona, and ensuring consideration of the Cardrona Village Character Guideline 2012.

| Policy 20.2.2.4 and relief sought   | Appellant Court Number   |
|---|--|
| Site-specific relief as part of a requested rezoning:<br><br>Amend policy 20.2.2.4 as follows:<br><br>Include development controls that reflect key characteristics of development in Settlements, including through building height limits, encouraging gable roof forms in Glenorchy and Cardrona, <del>and achieving consistency with the Cardrona Village Character Guideline 2012.</del> | Cardrona Village Limited<br>ENV 2021 CHC 050<br>(consent order issued) |

- 20.2.2.5 Limit the impact of glare on residential amenity and views of the night sky by way of standards that limit lighting glare and promote lighting design that mitigates adverse effects.
- 20.2.2.6 Avoid activities that are not consistent with established amenity values or cause inappropriate adverse environmental effects. In the case of Electricity sub-transmission infrastructure or Significant electricity distribution infrastructure, if avoidance is not practicable because of the functional needs of the infrastructure, then remedy or mitigate the relevant adverse effects.

**20.2.3 Objective – Commercial, community and visitor accommodation activities are predominantly provided for within precincts and sub-zones, are limited in scale, provide for local and visitor convenience, and support the local economy.**

| Objective 20.2.3 and relief sought   | Appellant Court Number  |
|--|---|
| Site-specific relief as part of a requested rezoning:<br><br>Amend Objective 20.2.3 as follows:<br><br>Objective – Commercial, community and visitor accommodation activities are predominantly provided for within precincts and sub-zones <u>(with more intensive residential activities also provided for in the Commercial Precinct at Kingston)</u> , are limited in scale <u>(with the exception of the Commercial Precinct at Kingston)</u> , provide for local and visitor convenience, and support the local economy. | Kingston Lifestyle Properties Limited<br>ENV 2021 CHC 049<br>(Consent order issued) |

**Policies**

- 20.2.3.1 Identify Commercial Precincts on the Planning Maps, within which commercial, visitor accommodation and community activities are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.

| Policy 20.2.3.1 and relief sought  | Appellant Court Number  |
|--|---|
| Site-specific relief as part of a requested rezoning:<br><br>Amend policy 20.2.3.1 as follows:<br><br>Identify Commercial Precincts on the Planning Maps, within which commercial, visitor accommodation and community activities, <u>and more intensive residential activities in the</u> | Kingston Lifestyle Properties Limited<br>ENV 2021 CHC 049<br>(Consent order issued) |

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| <p>Commercial Precinct at Kingston, are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.</p> |  |
|---|--|

- 20.2.3.2 Restrict individual retail activities exceeding 200m<sup>2</sup> gross floor area, and individual office activities exceeding 100m<sup>2</sup> gross floor area, that may adversely affect the:
  - a. retention and establishment of a diverse range of activities within the Commercial Precinct;
  - b. role and function of commercial zones that provide for large scale retailing; and
  - c. safe and efficient operation of the transport network.
- 20.2.3.3 Encourage development within Commercial Precincts to facilitate active transport and recreational opportunities, through design that ensures connectivity with reserves and pedestrian and cycling links.
- 20.2.3.4 Control the height, scale, appearance and location of buildings within Commercial Precincts to achieve a built form that:
  - a. complements the established pattern of development;
  - b. positively contributes to the streetscape; and
  - c. minimises adverse effects on neighbouring residential activities.
- 20.2.3.5 Within Commercial Precincts ensure that recycling and waste storage areas are appropriately located and screened to limit adverse visual effects and to assist with maintaining amenity values.
- 20.2.3.6 Limit the establishment and scale of non-residential activities outside of Commercial Precincts to minimise effects on the residential amenity values and traffic safety and to maintain residential character.
- 20.2.3.7 Identify Visitor Accommodation Sub-Zones on the Planning Maps to provide for visitor accommodation activities in identified locations, and restrict the establishment of visitor accommodation activities in locations outside the Visitor Accommodation Sub-Zones to ensure that the Zone maintains a residential character.
- 20.2.3.8 Ensure that the design of buildings for visitor accommodation, commercial and community activities contribute positively to the visual quality of the environment, including through building design, landscaping and response to site context.
- 20.2.3.9 Ensure that visitor accommodation activities and development are appropriately serviced and minimise impacts on roading networks.
- 20.2.3.10 Enable home occupation activities throughout the Zone to provide work-from-home opportunities and reduce travel-dependence for employment, while ensuring that residential amenity is maintained.
- 20.2.3.11 Enable residential visitor accommodation and homestays to establish throughout the Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity.
- 20.2.3.12 Recognise the Kingston Flyer and its activities, and its historic significance to Kingston, while maintaining residential amenity values.
- 20.2.3.13 At Cardrona when residential activity is proposed through Rule 20.5.1.3, restrict the establishment of higher density residential activity to above ground floor level to ensure that the function of the Visitor Accommodation Sub Zone and Commercial Precinct are able to be achieved.

## 20.3 Other Provisions and Rules

### 20.3.1 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 and Rural Character          |
| 25 Earthworks           | 26 Historic Heritage                            | 27 Subdivision and Development            |
| 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         | 38 Open Space and Recreation Zones              | 39 Wāhi Tūpuna                            |
| Planning Maps           |   |   |

### 20.3.2 Interpreting and Applying the Rules

- 20.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant District-wide rules, otherwise resource consent will be required.
- 20.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply.
- 20.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.
- 20.3.2.4 Activities located within the Commercial Precincts and/or Visitor Accommodation Sub-Zones depicted on the Planning Maps must comply with any rule that specifically applies to the Commercial Precinct or Visitor Accommodation Sub-Zone and must also comply with any other rule in this chapter, and the district wide rules, otherwise resource consent will be required.
- 20.3.2.5 Proposals resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the prescribed net area for each unit.
- 20.3.2.6 General references to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Settlement Zone.
- 20.3.2.7 References to Cardrona mean both the Commercial Precinct and the Visitor Accommodation Sub-zone as identified on the District Plan maps. Individual references to the Cardrona Commercial Precinct or the Visitor Accommodation Sub-zone means that particular overlay only.
- 20.3.2.8 The following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

### 20.3.3 Advice Notes - General

20.3.3.1 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.

20.3.3.2 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”) is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

## 20.4 Rules – Activities

|        | Table 20.4 – Activities located in the Settlement Zone                               | Activity Status |
|--------|--|-----------------|
| 20.4.1 | Residential unit (including residential flat not otherwise identified in this table) | P               |
| 20.4.2 | Home occupations   | P               |
| 20.4.3 | Residential visitor accommodation and homestays                                      | P               |
| 20.4.4 | Informal airports for emergency landings, rescues and fire fighting                  | P               |

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|   | Table 20.4 – Activities located in the Settlement Zone   | Activity Status               |                        |   |  |   |
|---|--|-------------------------------|------------------------|---|--|---|
| <b>20.4.5</b>   | <p>Within Commercial Precincts identified on the Planning Maps: Commercial activities, commercial recreation activities and community activities</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. hours of operation;</li> <li>b. location of parking, provision for mobility parking, traffic safety, manoeuvring, access and traffic generation;</li> <li>c. location and screening of recycling and waste;</li> <li>d. servicing; and</li> <li>e. noise.</li> </ol> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr style="background-color: #d3d3d3;"> <th style="width: 60%;">Rule 20.4.5 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:<br/><br/>                     Amend Rule 20.4.5 as follows:<br/><br/> <u>20.4.5 (X) Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities - Activity Status P</u> </td> <td>                     Cardrona Village Limited<br/>                     ENV-2021-CHC-050<br/>                     (consent order issued)                 </td> </tr> </tbody> </table> | Rule 20.4.5 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.4.5 as follows:<br><br><u>20.4.5 (X) Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities - Activity Status P</u> | Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued) | C |
| Rule 20.4.5 and relief sought   | Appellant Court Number   |                               |                        |   |  |   |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.4.5 as follows:<br><br><u>20.4.5 (X) Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities - Activity Status P</u> | Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued)   |                               |                        |   |  |   |
| <b>20.4.6</b>   | <p>Within Commercial Precincts identified on the Planning Maps: Buildings.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. design, scale and appearance of buildings;</li> <li>b. signage platforms;</li> <li>c. lighting;</li> <li>d. landscaping;</li> <li>e. servicing; and</li> <li>f. natural hazards.</li> </ol>   | RD                            |                        |   |  |   |



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|  | Table 20.4 – Activities located in the Settlement Zone  | Activity Status               |                        |  |  |    |
|--|---|-------------------------------|------------------------|--|--|----|
| <b>20.4.7</b>  | <p>Within Commercial Precincts and/or Visitor Accommodation Sub-Zones identified on the Planning Maps: Visitor accommodation activities (including ancillary activities and buildings).</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the location, nature and scale of activities;</li> <li>b. location of parking, provision for mobility parking, traffic safety, manoeuvring, access and traffic generation;</li> <li>c. landscaping;</li> <li>d. signage platforms;</li> <li>e. noise;</li> <li>f. servicing;</li> <li>g. hours of operation, including in respect of ancillary activities;</li> <li>h. design, scale and appearance of buildings;</li> <li>i. location and screening of recycling and waste; and</li> <li>j. natural hazards.</li> </ol> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr style="background-color: #d3d3d3;"> <th style="width: 60%;">Rule 20.4.7 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:<br/><br/>                     Amend Rule 20.4.7 as follows:<br/><br/> <u>20.4.7 (X) Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - Activity Status P</u> </td> <td>                     Cardrona Village Limited<br/>                     ENV-2021-CHC-050<br/>                     (consent order issued)                 </td> </tr> </tbody> </table> | Rule 20.4.7 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.4.7 as follows:<br><br><u>20.4.7 (X) Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - Activity Status P</u> | Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued) | RD |
| Rule 20.4.7 and relief sought  | Appellant Court Number  |                               |                        |  |  |    |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.4.7 as follows:<br><br><u>20.4.7 (X) Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - Activity Status P</u> | Cardrona Village Limited<br>ENV-2021-CHC-050<br>(consent order issued)  |                               |                        |  |  |    |
| <b>20.4.8</b>  | <p>Residential flat, where the wastewater treatment and disposal is on-site</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. on-site wastewater treatment, with particular regard to the design and function of the on-site wastewater system and compatibility with on-site car parking, manoeuvring and stormwater disposal management.</li> </ol>   | RD                            |                        |  |  |    |

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|                       | Table 20.4 – Activities located in the Settlement Zone   | Activity Status |
|-----------------------|--|-----------------|
| <p><b>20.4.9</b></p>  | <p>Commercial activities, commercial recreation activities and community activities located outside a Commercial Precinct that do not exceed 100m<sup>2</sup> gross floor area</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the nature of the activity, including whether it functions to service the day-to-day needs of residents and visitors;</li> <li>b. hours of operation;</li> <li>c. signage platforms;</li> <li>d. landscaping;</li> <li>e. location and screening of recycling and waste;</li> <li>f. location of parking, provision for mobility parking, traffic safety, manoeuvring, access and traffic generation;</li> <li>g. noise;</li> <li>h. design, scale and appearance of buildings;</li> <li>i. natural hazards; and</li> <li>j. servicing.</li> </ul>  | <p>RD</p>       |
| <p><b>20.4.10</b></p> | <p>Licensed premises located in either:</p> <ul style="list-style-type: none"> <li>a. Commercial Precincts; or</li> <li>b. Visitor Accommodation Sub-Zones, where the licenced premises is ancillary to a visitor accommodation activity.</li> </ul> <p>Exemption: It is a permitted activity to sell alcohol :</p> <ul style="list-style-type: none"> <li>(i) to any person who is residing (permanently or temporarily) on the premises; and/or</li> <li>(ii) to any person who is present on the premises for the purpose of dining up until 12am.</li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the scale of the activity;</li> <li>b. location of parking, provision for mobility parking, traffic safety, manoeuvring, access and traffic generation;</li> <li>c. effects on amenity, including that of adjoining sites and public reserves;</li> <li>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances);</li> <li>e. noise;</li> <li>f. hours of operation;</li> <li>g. lighting; and</li> <li>h. servicing.</li> </ul> | <p>RD</p>       |

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|                | <b>Table 20.4 – Activities located in the Settlement Zone</b>   | <b>Activity Status</b> |
|----------------|---|------------------------|
| <b>20.4.11</b> | Within a Commercial Precinct: service activities (not including any service activity listed in this table as a prohibited activity)   | D                      |
| <b>20.4.12</b> | Retirement villages   | D                      |
| <b>20.4.13</b> | Community activities not otherwise identified in this table   | D                      |
| <b>20.4.14</b> | Licensed premises not otherwise identified in this table  | NC                     |
| <b>20.4.15</b> | Visitor accommodation not otherwise identified in this table  | NC                     |
| <b>20.4.16</b> | Commercial activities and service activities not otherwise identified in this table   | NC                     |
| <b>20.4.17</b> | Activities which are not listed in this table   | NC                     |
| <b>20.4.18</b> | Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building, except where such activities are undertaken as ancillary to a residential activity or as a permitted home occupation. | PR                     |

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## 20.5 Rules - Standards

|   | Table 20.5 - Standards for activities in the Settlement Zone  | Non-compliance status         |                        |   |   |   |
|---|---|-------------------------------|------------------------|---|---|---|
| 20.5.1  | <p><b>Residential density (excluding Makarora)</b></p> <p>20.5.1.1 For sites with a net site area of 800m<sup>2</sup> or less, a maximum of one residential unit per site.</p> <p>20.5.1.2 For sites with a net site area greater than 800m<sup>2</sup>, no more than one residential unit per 800m<sup>2</sup> net site area.</p> <p>20.5.1.3 Provided that Standards 20.5.1.1 and 20.5.1.2 shall not apply at Cardrona, where residential activity is located at first level or above and is located within the same building as a visitor accommodation or commercial activity.</p> <table border="1" data-bbox="300 757 1118 1294"> <thead> <tr> <th>Rule 20.5.1 and relief sought</th> <th>Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td> Site-specific relief as part of a requested rezoning:<br/> Amend Rule 20.5.1 as follows:<br/> Residential density (excluding Makarora)<br/> 20.5.1.1 For sites with a net site area of 800m<sup>2</sup> or less, a maximum of one residential unit per site.<br/> 20.5.1.2 For sites with a net site area greater than 800m<sup>2</sup>, no more than one residential unit per 800m<sup>2</sup> net site area.<br/> <u>Except that this standard shall not apply to residential activities within the Commercial Precinct at Kingston. There shall be no minimum site sizes in the Commercial Precinct at Kingston. Subdivision will be provided around existing buildings or development and / or in accordance with an approved land use consent.</u> </td> <td> Kingston Lifestyle Properties Limited<br/> ENV-2021-CHC-049<br/> (Consent order issued) </td> </tr> </tbody> </table> | Rule 20.5.1 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br>Amend Rule 20.5.1 as follows:<br>Residential density (excluding Makarora)<br>20.5.1.1 For sites with a net site area of 800m <sup>2</sup> or less, a maximum of one residential unit per site.<br>20.5.1.2 For sites with a net site area greater than 800m <sup>2</sup> , no more than one residential unit per 800m <sup>2</sup> net site area.<br><u>Except that this standard shall not apply to residential activities within the Commercial Precinct at Kingston. There shall be no minimum site sizes in the Commercial Precinct at Kingston. Subdivision will be provided around existing buildings or development and / or in accordance with an approved land use consent.</u> | Kingston Lifestyle Properties Limited<br>ENV-2021-CHC-049<br>(Consent order issued) | D |
| Rule 20.5.1 and relief sought   | Appellant Court Number  |                               |                        |   |   |   |
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| 20.5.2  | At Cardrona, any residential activity falling within the exemption standard in 20.5.1.3 shall be restricted to first floor level or above.  | NC                            |                        |   |   |   |
| 20.5.3  | <p><b>Residential density – Makarora only</b></p> <p>20.5.3.1 For sites with a net site area of 1000m<sup>2</sup> or less, a maximum of one residential unit per site.</p> <p>20.5.3.2 For sites with a net site area greater than 1000m<sup>2</sup>, no more than one residential unit per 1000m<sup>2</sup> net site area.</p>  | D                             |                        |   |   |   |
| 20.5.4  | <p><b>Retail and office activities within a Commercial Precinct</b></p> <p>20.5.4.1 Individual retail activities within a Commercial Precinct shall not exceed 200m<sup>2</sup> gross floor area.</p>   | NC                            |                        |   |   |   |

# SETTLEMENT ZONE 20

|  | <b>Table 20.5 - Standards for activities in the Settlement Zone</b>   | <b>Non-compliance status</b>  |                        |  |  |   |
|--|---|-------------------------------|------------------------|--|--|---|
|  | <p>20.5.4.2 Individual office activities within a Commercial Precinct shall not exceed 100m<sup>2</sup> gross floor area.</p> <p>Note: Any associated office, storage, staffroom and bathroom facilities used by the activity shall not be included in the calculation of gross floor area.</p>   |                               |                        |  |  |   |
| <b>20.5.5</b>  | <p><b>Maximum building coverage on any site (excluding buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones)</b></p> <p>Building coverage shall not exceed 40% on any site.</p>  | D                             |                        |  |  |   |
| <b>20.5.6</b>  | <p><b>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only</b></p> <p>20.5.6.1 Within the Commercial Precinct at Cardrona: 80%.</p> <p>20.5.6.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</p> <p>20.5.6.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="background-color: #d9ead3;">Rule 20.5.5 and relief sought</th> <th style="background-color: #d9ead3;">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td>                     Site-specific relief as part of a requested rezoning:<br/><br/>                     Amend Rule 20.5.5 as follows:<br/><br/>                     Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only<br/>                     20.5.5.1 Within the Commercial Precinct <u>and Visitor Accommodation Sub-zone</u> at Cardrona: 80%.<br/> <del>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</del><br/>                     20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site.                 </td> <td>                     Cardrona Village Limited<br/>                     ENV 2021 CHC 050<br/>                     (consent order issued)                 </td> </tr> </tbody> </table> | Rule 20.5.5 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.5 as follows:<br><br>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only<br>20.5.5.1 Within the Commercial Precinct <u>and Visitor Accommodation Sub-zone</u> at Cardrona: 80%.<br><del>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</del><br>20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site. | Cardrona Village Limited<br>ENV 2021 CHC 050<br>(consent order issued) | D |
| Rule 20.5.5 and relief sought  | Appellant Court Number  |                               |                        |  |  |   |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.5 as follows:<br><br>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only<br>20.5.5.1 Within the Commercial Precinct <u>and Visitor Accommodation Sub-zone</u> at Cardrona: 80%.<br><del>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</del><br>20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site. | Cardrona Village Limited<br>ENV 2021 CHC 050<br>(consent order issued)  |                               |                        |  |  |   |
| <b>20.5.7</b>  | <b>Home Occupation</b>  | D                             |                        |  |  |   |

## SETTLEMENT ZONE 20

|                      | Table 20.5 - Standards for activities in the Settlement Zone  | Non-compliance status |
|----------------------|---|-----------------------|
|                      | <p>20.5.7.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>20.5.7.2 The maximum number of two-way vehicle trips shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles: 1 per day; and</li> <li>b. All other vehicles: 10 per day.</li> </ul> <p>20.5.7.3 Maximum net floor area for the home occupation activity of 60m<sup>2</sup>.</p> <p>20.5.7.4 All home occupation activities and storage of materials shall be indoors.</p>  |                       |
| <p><b>20.5.8</b></p> | <p><b>Minimum boundary setbacks</b></p> <p>20.5.8.1 Road boundary: 4.5m; except:</p> <ul style="list-style-type: none"> <li>a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.</li> <li>b. At Cardrona, where the minimum setback of any building from roads shall be 3m and within the Commercial Precinct buildings may be located up to a road boundary.</li> </ul> <p>20.5.8.2 All other boundaries: Buildings shall be setback a minimum of 2m.</p> <p>Exceptions to boundary setbacks:</p> <ul style="list-style-type: none"> <li>a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;</li> <li>b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m<sup>2</sup> provided the building within the boundary setback area has no windows or openings;</li> <li>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and</li> </ul> | <p>D</p>              |

# SETTLEMENT ZONE 20

|   | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status         |                        |   |  |  |   |  |
|---|--|-------------------------------|------------------------|---|--|--|---|--|
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# SETTLEMENT ZONE 20

| Table 20.5 - Standards for activities in the Settlement Zone  |  | Non-compliance status         |                        |  |  |   |   |   |
|---|--|-------------------------------|------------------------|--|--|---|---|---|
|   | <p>provided the building within the boundary setback area has no windows or openings;</p> <p>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and</p> <p>d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.</p>  |                               |                        |  |  |   |   |   |
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| Rule 20.5.8 and relief sought   | Appellant Court Number   |                               |                        |  |  |   |   |   |
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| 20.5.10   | <p><b>Gable roof form and pitch – Glenorchy and Cardrona only</b></p> <p>All buildings shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.</p>  | D                             |                        |  |  |   |   |   |



# SETTLEMENT ZONE 20

|  | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status          |                        |  |   |    |
|--|--|--------------------------------|------------------------|--|---|----|
|  | <p>Exemptions: verandas, lean-to's and other minor roof projections from the primary roof form.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; background-color: #d9ead3;">Rule 20.5.9 and relief sought</th> <th style="width: 50%; background-color: #d9ead3;">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td>                     Site-specific relief as part of a requested rezoning:<br/><br/>                     Amend Rule 20.5.9 as follows:<br/><br/>                     Gable roof form and pitch – Glenorchy and Cardrona only<br/>                     All buildings <u>at Glenorchy</u> shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.<br/> <u>All buildings within the Commercial Precinct and the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings.</u> </td> <td> <del>Cardrona Village Limited</del><br/> <b>ENV 2021-CHC-050</b><br/>                     (consent order issued)                 </td> </tr> </tbody> </table> | Rule 20.5.9 and relief sought  | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.9 as follows:<br><br>Gable roof form and pitch – Glenorchy and Cardrona only<br>All buildings <u>at Glenorchy</u> shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.<br><u>All buildings within the Commercial Precinct and the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings.</u> | <del>Cardrona Village Limited</del><br><b>ENV 2021-CHC-050</b><br>(consent order issued)              |    |
| Rule 20.5.9 and relief sought  | Appellant Court Number   |                                |                        |  |   |    |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.9 as follows:<br><br>Gable roof form and pitch – Glenorchy and Cardrona only<br>All buildings <u>at Glenorchy</u> shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.<br><u>All buildings within the Commercial Precinct and the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings.</u> | <del>Cardrona Village Limited</del><br><b>ENV 2021-CHC-050</b><br>(consent order issued)   |                                |                        |  |   |    |
| <b>20.5.11</b>   | <p><b>Heavy vehicle storage</b></p> <p>No more than one heavy vehicle shall be stored or parked overnight on any site except within Commercial Precincts and Visitor Accommodation Sub-zones.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; background-color: #d9ead3;">Rule 20.5.10 and relief sought</th> <th style="width: 50%; background-color: #d9ead3;">Appellant Court Number</th> </tr> </thead> <tbody> <tr> <td>                     Site-specific relief as part of a requested rezoning:<br/><br/>                     Amend Rule 20.5.10 as follows:<br/><br/>                     Heavy vehicle storage...<br/> <u>Except that this standard shall not apply to steam locomotives, shunting engines and rolling stock stored or parked overnight on any site within the Commercial Precinct at Kingston.</u> </td> <td> <del>Kingston Lifestyle Properties Limited</del><br/> <b>ENV 2021-CHC-049</b><br/>                     (Consent order issued)                 </td> </tr> </tbody> </table>  | Rule 20.5.10 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.10 as follows:<br><br>Heavy vehicle storage...<br><u>Except that this standard shall not apply to steam locomotives, shunting engines and rolling stock stored or parked overnight on any site within the Commercial Precinct at Kingston.</u>  | <del>Kingston Lifestyle Properties Limited</del><br><b>ENV 2021-CHC-049</b><br>(Consent order issued) | NC |
| Rule 20.5.10 and relief sought   | Appellant Court Number   |                                |                        |  |   |    |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.10 as follows:<br><br>Heavy vehicle storage...<br><u>Except that this standard shall not apply to steam locomotives, shunting engines and rolling stock stored or parked overnight on any site within the Commercial Precinct at Kingston.</u>  | <del>Kingston Lifestyle Properties Limited</del><br><b>ENV 2021-CHC-049</b><br>(Consent order issued)  |                                |                        |  |   |    |
| <b>20.5.12</b>   | <p><b>Glare</b></p> <p>20.5.12.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>20.5.12.2 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>  | NC                             |                        |  |   |    |

# SETTLEMENT ZONE 20

|   | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status          |                        |   |  |    |
|---|--|--------------------------------|------------------------|---|--|----|
| <b>20.5.13</b>  | <p><b>Maximum building height</b></p> <p>20.5.13.1 Kingston and Kinloch: 7m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.13.2 Glenorchy: 5.5m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.13.3 Makarora: 5.5m.</p> <p>20.5.13.4 Luggate: 7m, or 5m within a distance of 20m of the south side of the Building Restriction Area located to the west of Atkins Road.</p> <p>20.5.13.5 Cardrona: 12m and not more than 3 storeys.</p>  | NC                             |                        |   |  |    |
| <b>20.5.14</b>  | <p><b>Maximum building height – buildings located within Commercial Precincts (excluding Cardrona)</b></p> <p>20.5.14.1 Within Commercial Precincts identified on the Planning Maps (excluding Cardrona), buildings may extend up to 1.5m above the height specified for each settlement specified in Rule 20.5.12.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 60%;">Rule 20.5.13 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:<br/><br/>Amend Rule 20.5.13 to include reference to the Commercial Precinct at Kingston</td> <td style="text-align: center;"><del>Kingston Lifestyle Properties Limited</del><br/>ENV-2021-CHC-049<br/>(Consent order issued)</td> </tr> </tbody> </table> | Rule 20.5.13 and relief sought | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.13 to include reference to the Commercial Precinct at Kingston | <del>Kingston Lifestyle Properties Limited</del><br>ENV-2021-CHC-049<br>(Consent order issued) | NC |
| Rule 20.5.13 and relief sought  | Appellant Court Number   |                                |                        |   |  |    |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.13 to include reference to the Commercial Precinct at Kingston | <del>Kingston Lifestyle Properties Limited</del><br>ENV-2021-CHC-049<br>(Consent order issued)   |                                |                        |   |  |    |
| <b>20.5.15</b>  | <p><b>Recession plane:</b></p> <p>20.5.15.1 Northern boundary: 2.5m and 55 degrees.</p> <p>20.5.15.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>20.5.15.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p>  | D                              |                        |   |  |    |

# SETTLEMENT ZONE 20

|                | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status  |
|----------------|--|--|
|                | <p>a. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height; and</p> <p>b. Recession planes do not apply to site boundaries adjoining a road or reserve.</p> <p>Notes: where earthworks are undertaken to raise a building above the flood risk identified on the Planning Maps pursuant to Rule 20.5.19, the recession planes may be applied from the identified flood risk level.</p> |  |
| <b>20.5.16</b> | <p><b>Setback of buildings from waterbodies</b></p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.</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 character;</p> <p>d. Open space and the interaction of the development with the water body;</p> <p>e. Environmental protection measures (including landscaping and stormwater management);</p> <p>f. Natural hazards; and</p> <p>g. Effects on cultural values of Manawhenua.</p> |
| <b>20.5.17</b> | <p><b>Residential visitor accommodation</b></p> <p>20.5.17.1 Must not exceed a cumulative total of 90 nights' occupation by paying guests on a site per 12 month period.</p>   | <p>RD</p> <p>Discretion is restricted to:</p> <p>a. The location, nature and scale of the activities;</p>  |

## SETTLEMENT ZONE 20

|                | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status   |
|----------------|--|---|
|                | <p>20.5.17.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.17.3 Must comply with the minimum parking requirements for mobility parking for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>20.5.17.4 The Council must be notified in writing prior to the commencement of a residential visitor accommodation activity.</p> <p>20.5.17.5 Up to date records of the residential visitor accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>20.5.17.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.16.1 to 20.5.16.6.</p> | <p>b. The location and screening of parking and access, and provision for mobility parking;</p> <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The compliance of the residential unit with the Building Code as at the date of the building consent;</p> <p>e. Health and safety provisions in relation to guests;</p> <p>f. Guest management and complaints procedures;</p> <p>g. The keeping of records for Council inspection; and</p> <p>h. Monitoring requirements, including imposition of an annual monitoring charge.</p> |
| <b>20.5.18</b> | <b>Homestays</b>   | <b>RD</b>   |
|                | <p>20.5.18.1 Must not exceed 5 paying guests on a site per night.</p> <p>20.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.18.3 The Council must be notified in writing prior to the commencement of the Homestay activity.</p> <p>20.5.18.4 Up to date records of the homestay activity must be kept, including a record of the number of guests staying per</p>  | <p>Discretion is restricted to:</p> <p>a. The location, nature and scale of activities;</p> <p>b. The location and screening of parking, provision for mobility parking and access;</p>   |

# SETTLEMENT ZONE 20

|   | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status  |                        |   |  |    |
|---|--|--|------------------------|---|--|----|
|   | <p style="text-align: center;">night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.17.1 to 20.5.17.4.</p>  | <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The keeping of records of homestay use, and availability of records for Council inspection; and</p> <p>e. Monitoring requirements, including imposition of an annual monitoring charge.</p> |                        |   |  |    |
| <b>20.5.19</b>  | <p><b>Building Restriction Area</b></p> <p>20.5.19.1 No building shall be located within a building restriction area as identified on the Planning Maps, and</p> <p>20.5.19.2 No earthworks shall be undertaken within the Building Restriction Area at Luggate, located to the west of Atkins Road.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr style="background-color: #d3d3d3;"> <th style="width: 60%;">Rule 20.5.18 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:<br/><br/>           Amend Rule 20.5.18 as follows:<br/><br/>           20.5.18 Building Restriction Area<br/>           No building shall be located within a building restriction area as identified on the Planning Maps.<br/>           Non-compliance status: NC<br/> <u>Building within the Building Restriction Area shown on planning maps located to the north of Luggate Creek within Lot 1 DP 543396</u><br/> <u>Non-compliance status: RD</u><br/> <u>Discretion is restricted to:</u><br/> <u>a. Natural hazards and their associated risks as identified on the hazard maps including, but not limited to:</u><br/> <u>i. Liquefaction;</u><br/> <u>ii. Alluvial Fan; and</u><br/> <u>iii. Flooding.</u><br/> <u>b. The nature and degree of risk the hazard(s) pose to people and property.</u> </td> <td style="vertical-align: top;">           Lake McKay Limited Partnership<br/>           ENV-2021-CHC-036         </td> </tr> </tbody> </table> | Rule 20.5.18 and relief sought   | Appellant Court Number | Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.18 as follows:<br><br>20.5.18 Building Restriction Area<br>No building shall be located within a building restriction area as identified on the Planning Maps.<br>Non-compliance status: NC<br><u>Building within the Building Restriction Area shown on planning maps located to the north of Luggate Creek within Lot 1 DP 543396</u><br><u>Non-compliance status: RD</u><br><u>Discretion is restricted to:</u><br><u>a. Natural hazards and their associated risks as identified on the hazard maps including, but not limited to:</u><br><u>i. Liquefaction;</u><br><u>ii. Alluvial Fan; and</u><br><u>iii. Flooding.</u><br><u>b. The nature and degree of risk the hazard(s) pose to people and property.</u> | Lake McKay Limited Partnership<br>ENV-2021-CHC-036 | NC |
| Rule 20.5.18 and relief sought  | Appellant Court Number   |  |                        |   |  |    |
| Site-specific relief as part of a requested rezoning:<br><br>Amend Rule 20.5.18 as follows:<br><br>20.5.18 Building Restriction Area<br>No building shall be located within a building restriction area as identified on the Planning Maps.<br>Non-compliance status: NC<br><u>Building within the Building Restriction Area shown on planning maps located to the north of Luggate Creek within Lot 1 DP 543396</u><br><u>Non-compliance status: RD</u><br><u>Discretion is restricted to:</u><br><u>a. Natural hazards and their associated risks as identified on the hazard maps including, but not limited to:</u><br><u>i. Liquefaction;</u><br><u>ii. Alluvial Fan; and</u><br><u>iii. Flooding.</u><br><u>b. The nature and degree of risk the hazard(s) pose to people and property.</u> | Lake McKay Limited Partnership<br>ENV-2021-CHC-036   |  |                        |   |  |    |

# SETTLEMENT ZONE 20

|  | Table 20.5 - Standards for activities in the Settlement Zone   | Non-compliance status  |  |  |  |  |
|--|--|--|--|--|--|--|
|  | <table border="1"> <tr> <td>c. Whether the proposal will alter the risk to any other site.</td> <td></td> </tr> <tr> <td>d. The extent to which such risk can be avoided or sufficiently mitigated.</td> <td></td> </tr> </table>  | c. Whether the proposal will alter the risk to any other site. |  | d. The extent to which such risk can be avoided or sufficiently mitigated. |  |  |
| c. Whether the proposal will alter the risk to any other site.             |  |  |  |  |  |  |
| d. The extent to which such risk can be avoided or sufficiently mitigated. |  |  |  |  |  |  |
| 20.5.20  | <p><b>Flood Risk</b></p> <p>Buildings with a gross floor area greater than 20m<sup>2</sup> shall have a ground floor level not less than RL 312.8 masl (412.8 Otago Datum) at Kinloch, Glenorchy and Kingston.</p>   | NC   |  |  |  |  |
| 20.5.21  | <p><b>Cardrona Village Character Guideline – buildings and visitor accommodation at Cardrona</b></p> <p>20.5.21.1 Applications for resource consent for the following activities shall include a statement confirming that the Cardrona Village Character Guidelines 2012 has been taken into account in the location and design of any activities or buildings and identifying any particular aspects of the proposal that have resulted from that consideration</p> <p>a. All buildings within the Commercial Precincts identified on the Planning Maps at Cardrona; and</p> <p>b. All visitor accommodation (including ancillary activities and buildings within the Commercial Precincts and/or Visitor Accommodation Sub-Zones identified on the Planning Maps at Cardrona.</p> | NC   |  |  |  |  |

## 20.6 Non-Notification of Applications

**20.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified.**

**20.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified:**

- a. Buildings located within a Commercial Precinct (Rule 20.4.6)
- b. Visitor accommodation located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7)
- c. Residential visitor accommodation (Rule 20.5.16)
- d. Homestays (Rule 20.5.17)

|                                |                           |
|--------------------------------|---------------------------|
| Section 20.6 and relief sought | Appellant<br>Court Number |
|--------------------------------|---------------------------|

# SETTLEMENT ZONE 20

|  |  |
|--|--|
| <p>Site-specific relief as part of a requested rezoning:</p> <p>Amend Rule 20.6.2 as follows:</p> <p>The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified:</p> <p>b. Visitor accommodation located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7) <u>and residential units located within the Commercial Precinct at Kingston (Rule 20.4.1).</u></p>  | <p><del>Kingston Lifestyle Properties Limited</del><br/> <del>ENV-2021-CHC-049</del><br/> (Consent order issued)</p> |
| <p>Site-specific relief as part of a requested rezoning:</p> <p>Amend Rule 20.6.2 as follows:</p> <p>The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified:</p> <p>a. Buildings located within a Commercial Precinct (Rule 20.4.6) <u>and the Visitor Accommodation Sub-Zone at Cardrona</u></p> <p>b. Visitor accommodation <u>and residential units</u> located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7)</p> | <p><del>Cardrona Village Limited</del><br/> <del>ENV-2021-CHC-050</del><br/> (consent order issued)</p>              |