

5 Rural Areas Rural General, Ski Area Sub-Zones

5.1 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Open Space and Recreation	- Part 4.4
Surface of Lakes and Rivers	- Part 4.6
Waste Management	- Part 4.7
Natural Hazards	- Part 4.8
Heritage	- Part 13.1
Hazardous Substances	- Part 16.1

i The Management of the Effects of Rural Activities on the Environment

By their nature, rural activities may have both beneficial and adverse effects. It is desirable to create conditions where beneficial effects (such as productive effects, employment, enhancement of the amenity/visual values, development of pleasant built form and soil retention) are maintained, developed and enhanced. It is also necessary to balance any adverse effects of these activities (such as noise from bird scaring or frost fighting devices) in order to maintain development and productive potential, while also supporting the life-supporting capacity of the air, water, soil, ecosystems and minerals.

ii Sustaining the Life-Supporting Capacity of Soils and Vegetation

The life-supporting capacity of soils in the rural area can be lost or reduced as a result of intensive subdivision and building development or inappropriate land uses that significantly deplete, degrade or cover over the soil.

iii Protecting the Rural Amenity Values

All Rural Zones have particular amenity and environmental values, which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, clean air and, at times, quietness. However, because of the range of activities that necessarily occur in a rural area, there are levels of noise, dust, traffic generation and smell that are an integral part of rural amenity values. Provided that these effects do not constitute a genuine nuisance or a health risk, they must be accepted as anticipated components of rural amenity values.

Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise is established within rural areas where those areas are located in the Queenstown Airport's Outer Control Boundary or Air Noise Boundary.

Where activities in a Rural Zone do cause a genuine nuisance or a health risk it is the role of Council to assist in mitigating any adverse effect that these activities may potentially create.

iv Safeguarding Water Resources

The quality and quantity of water and irrigation scheme infrastructure are essential for the cultural, social and economic well being of the District. However water resources are vulnerable to change because of the diversity of activities occurring in rural areas. Whilst the management of the quality and quantity of water resources is principally the responsibility of the Otago Regional Council, the Council considers it has a role in the integrated management of the effects of land-use activities to ensure the life-supporting capacity of water is safeguarded. The supply of irrigation water to users in the district is carried out by private companies, for example the Arrow Irrigation Company. The Council has a role in the integrated management of effects of land use activities to ensure that the supply of water resources and the irrigation infrastructure is not adversely affected by land use activities.

v Mineral Resources

The mineral resources of the District are important commercially. These resources include gold and other minerals, aggregates, shingle and coal. Minerals are also important historically with a number of mining sites and

settlements having historic value. Mineral extraction, including gravel extraction and earthworks, has the potential to cause significant adverse effects on the environment.

vi The Management of Surface of Waterbodies

Surface of water rules are generally aimed at the protection of the natural, recreational and amenity characteristics of the different waterbodies of the District and the surrounding environment.

Controls over water-based activities are considered to be necessary to ensure that any adverse effects on the wildlife, natural, recreational, visual, amenity values and safety values of the District's lakes and rivers are kept at a minor level.

Commercial boating activities are to be subject to assessment through the resource consent process. Controls have differentiated between private and commercial operations in terms of their environmental effects, because commercial activities have the potential to be more regular, concentrated, numerous and continuous throughout much of the year, compared with private recreation; and because many of the craft used in commercial operations are larger and more capable of greater impacts upon the environment. Frequent and regular use of waterbodies by commercial activities have the potential to conflict with other users or values of the waterbody or adjoining land – intruding into the experience sought by other users of affecting wildlife, amenity or natural conservation values. Public safety may also be compromised by a number of boating operators and/or boats using the same waterbody, where it is confined or has visibility limitations. Fishing guiding has been exempt from this requirement for resource consents for commercial boating activities because it has no more than a minor effect on its environment, it is dispersed across the waterbodies of the District, and does not result in concentrated effects in any one locality.

All structures or moorings on waterbodies are considered to require resource consent assessment, because of their ability to impact upon landscape, recreational safety and conservation values associated with a shoreline or shore waters. Use of all moored boats for permanent or long-term residence is of concern in relation to other lake and lakeshore users.

Such concerns relate to visual impacts, effluent disposal and loss of public enjoyment of the adjoining lakeshore and waters, to the extent it is considered that such uses should be excluded.

Refer also to Section 4.6 Surface of Waterbodies for reasons for policies and implementation methods.

5.2 Rural General and Ski Area Sub-Zone - Objectives and Policies

Additional relevant objectives and policies relating to the following matters are found in the corresponding Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Open Space and Recreation	- Part 4.4
Surface of Lakes and Rivers	- Part 4.6
Waste Management	- Part 4.7
Natural Hazards	- Part 4.8
Heritage	- Part 13
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Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*
- 1.9 *Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.*

Implementation Methods

The objective and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) The identification of Rural General, Rural Lifestyle, Rural Residential, Ski Area Sub-Zones objectives, policies and methods in the District Plan.
- (b) The provision of rules relating to subdivision, activities and the erection of buildings in the Rural General Zone.
- (c) To encourage the Regional Council in the preparation of Regional Plans and guidelines.

- (d) Provision of rules to control subdivision and the provision of controls and performance standards to protect the amenity and environmental quality of rural areas.
- (e) Advise and give information to local community groups, landholders and organisations.

(ii) Other Methods

To encourage appropriate organisations and people to:

- (a) Monitor intensive farming and factory farming operations and disseminate information and guidelines regarding acceptable management practice.
- (b) Do further research into identifying trends between the state of the environment and changes in land use patterns or practices.

Explanation and Principal Reasons for Adoption

There is a need to promote the integrated management of the diversity of resources in the rural area, including existing and potential land use activities. A wide range of activities are anticipated and allowed for in the rural areas. Standards are included and may be monitored, to ensure the management regimes undertaken are sustainable.

New commercial Ski Area activities have the potential to adversely affect amenity and landscape values of the District and can represent an inefficient use of infrastructure.

Objective 2 - Life Supporting Capacity of Soils

Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policies:

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*
- 2.3 *Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.*
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*
- 2.5 *Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.*

Implementation Methods

- (i) The identification of Rural General, Rural Lifestyle, Rural Residential, Skifield Sub-Zones and Gibbston Character Zones, objectives, policies and methods in the District Plan-
- (ii) The provision of rules relating to subdivision, activities and the erection of buildings in the Rural General Zone.
- (iii) To encourage the Regional Council in the preparation of Regional Plans and guidelines.
- (iv) Provision of rules to control subdivision and the provision of controls and performance standards to protect the amenity and environmental quality of rural areas.
- (v) Encourage, co-ordinate and support local community groups, land holder groups and organisations through the provision of advice, assistance and information.

Other Methods:

- (a) To encourage appropriate organisations and people to:

- (i) monitor intensive farming and factory farming operations and disseminate information and guidelines regarding acceptable management practices.
- (ii) do further research into identifying trends between state of the environment (e.g. water use, water quality, soil health) and changes in land use patterns or practices.

Explanation and Principal Reasons for Adoption

Life supporting capacity of soils can be lost or reduced as a result of intensive subdivision and building development or inappropriate land uses that significantly deplete or cover over the soil. To protect the life supporting capacity of soils within the District, the Council has limited the size of lots created in the rural areas.

Council considers the best means to maintain vegetation cover is by providing support to local land holder groups, which are undertaking monitoring and assessing land management practices. This may be through supplying information and advice (including monitoring techniques) from professionals, which will facilitate changes to land-based activities or practices to sustain soil resources.

Objective 3 - Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policies:

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*

- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.4 *To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.*
- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*
- 3.6 *To prohibit all new activity sensitive to aircraft noise on any Rural zoned land within the Outer Control Boundary at Wanaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.*
- 3.7 *To prohibit all new Activity Sensitive to Aircraft Noise on rural zoned land within the Outer Control Boundary at Queenstown Airport to avoid adverse effects arising from aircraft operations on future Activity Sensitive to Aircraft Noise.*
- 3.8 *To require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.*

Implementation Method

- (i) Provision of rules to control subdivision and the provision of controls and performance standards to protect the amenity and environmental quality of the Rural Zones.
- (ii) The NZS 6805:1992 – “Airport Noise Management and Land Use Planning” will be used as the basis for establishing noise boundaries and associated rules in the District Plan in relation to controlling noise from airports in the District while also protecting those airports from the reverse

sensitivity effects associated with activities which are sensitive to aircraft noise.

- (iii) The provision of rules to prohibit new activity sensitive to aircraft noise within the Outer Control Boundary of Wanaka Airport.
- (iv) Rules to prohibit any new Activity Sensitive to Aircraft Noise on land within the Outer Control Boundary of Queenstown Airport.
- (v) Rules to require sound insulation and mechanical ventilation of any Critical Listening Environments within alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on land within the Outer Control Boundary and Air Noise Boundary of Queenstown Airport to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.
- (vi) Queenstown Airport Corporation Limited shall offer to fund retrofitting over time of sound insulation and mechanical ventilation of any Critical Listening Environment within existing buildings containing an Activity Sensitive to Aircraft Noise located within the Air Noise Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn. Retrofitting shall be based on the 2037 Noise Contours and shall be offered at the time the Projected 65 dB Ldn AANC reaches the property.
- (vii) Queenstown Airport Corporation Limited shall offer to part fund retrofitting over time of mechanical ventilation of any Critical Listening Environment within existing buildings containing an Activity Sensitive to Aircraft Noise located between the Air Noise Boundary and the 2037 60 dB Noise Contour. This ventilation is to enable windows and doors to remain closed to achieve the Indoor Design Sound Level if required. Retrofitting shall be offered at the time the Projected 60 dB AANC reaches the property.

Other Methods:

- (i) To encourage appropriate organisations and people to:
 - (a) monitor intensive farming and factory farming operations and disseminate information and guidelines regarding acceptable management practices.

- (b) do further research into identifying trends between the state of the environment (e.g. water use, water quality, soil health) and changes in land use patterns or practices.

Explanation and Principal Reasons for Adoption

The rural environment has particular amenity and environmental values, which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, clean air, and at times, quietness. However, a wide range of activities occur in the rural areas, including traditional livestock farming and the growing of supplementary crops, as well as more intensive new pastoral and horticultural enterprises. These result in levels of noise, dust, traffic generation and smell that are an integral part of rural amenity values, and which will be noticeable to residents in rural areas. Queenstown Airport is also located such that the effects of aircraft operations are experienced within some parts of the rural environment. Provided that these effects do not constitute a genuine nuisance or health risk, the Council considers they should be accepted as anticipated components of rural amenity values; however the potential for conflicts between such amenity values and the expectations of rural residents should be avoided, as far as possible.

Objective 4 - Life Supporting Capacity of Water

To safeguard the life supporting capacity of water through the integrated management of the effects of activities

Policies

4.1 *In conjunction with the Otago Regional Council:*

- *To encourage activities, which use water efficiently, thereby conserving water quality and quantity.*
- *To discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.*

4.2 *To encourage buildings, earthworks and landscaping to be located or carried out a sufficient distance from irrigation infrastructure.*

4.3 *To encourage the piping and filling of existing open channel irrigation races where there is potential for buildings, earthworks or landscaping to interfere with the irrigation infrastructure.*

Implementation Methods

- (i) To have regard to the effects of activities on water quality, quantity and irrigation infrastructure in assessing resource consents.
- (ii) To encourage the Regional Council in the preparation of information, guidelines and planning documents.

Explanation and Principal Reasons for Adoption

The quality and quantity of the water resources and that of irrigation infrastructure are essential to the prosperity and pleasantness of the District in terms of their life supporting capacity, availability for productive and domestic use, and their integral part in the recreation and tourism values.

Objective 5 - Mineral Extraction

Mineral extraction, including prospecting and exploration, carried out in a manner which avoids, remedies or mitigates adverse effects on the environment.

Policies:

5.1 *To ensure potential adverse effects of large-scale recreational extractive activities (including mineral exploration) on the rural environment are avoided, remedied or mitigated.*

5.2 *To ensure that during and after mining, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.*

5.3 *To recognise prospecting and small-scale recreational gold mining as activities with limited environmental impact.*

5.4 *To recognise the importance of high quality gravel for roading within the District.*

Implementation Methods

- (i) Provision of rules to control extractive operations, mineral exploration and larger-scale recreational mining and the provision of assessment matters to protect the environment and amenity of rural areas.
- (ii) Liaison with the Otago Regional Council regarding mineral extraction in and adjoining the beds of lakes and rivers.

Explanation and Principal Reasons for Adoption

The Council considers that controls are necessary with respect to the extractive activities, including larger-scale recreational mining, because the scale of the operations, the sensitivity of the area, and the management of the operations may vary considerably. Consequently the effects on amenity values such as privacy, rural outlook, spaciousness and quietness or the effects on remoteness, recreational or conservation values may vary considerably. For these issues to be adequately addressed Council considers individual proposals need to be assessed on their merits. This will also enable the Council to set conditions on the management of the operation that are appropriate to the scale of the operation and sensitivity of the area.

With regard to prospecting, the Council considers the scale and nature of this low impact activity are adequately limited by the definition of this activity in the District Plan, which will limit any significant adverse effects to the environment. With respect to small-scale recreational mining by way of hand-held, non-motorised equipment and suction dredging, the Council considers that sufficient performance standards can be specified for these activities by way of rules in the Plan, which will limit any significant adverse effects to the environment.

The Council anticipates valuable mineral resources of the District will be able to be utilised providing the scale of any operation and its effects are appropriate to an area. The Council also expects land will be progressively rehabilitated in a way that is appropriate to the surrounding environment.

Objective 6 -Ski Area Sub-Zone

To encourage the future growth, development and consolidation of existing Ski Areas, in a manner which mitigates adverse effects on the environment.

Policies:

- 6.1 *To identify specialist sub-zoning for Ski Area activities.*
- 6.2 *To anticipate growth, development and consolidation of skifields within Ski Area Sub-Zones.*

Implementation Methods

- (i) Identification of Ski Area Sub-Zones within the Rural General Zone.
- (ii) Provision of rules relating to Ski Area activities within and outside of Ski Area Sub-Zones.

Explanation and Principal Reasons for Adoption

The Council believes it is prudent to consolidate the effects of existing Ski Area activities within Ski Area Sub-Zones.

Objective 7 - Buffer Land for Airports

Retention of a greenfields area or at Queenstown Airport an area for Airport related activities or where appropriate an area for activities not sensitive to aircraft noise within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities.

Policies

- 7.1 *To retain a greenfields area within the Outer Control Boundary of airports in order to provide a buffer, particularly for safety and noise measures, between the airport and other activities.*

- 7.2 *To prohibit the location of any new activity sensitive to aircraft noise on land within the Outer Control Boundary around Wanaka Airport.*
- 7.3 *To prohibit the location of any new Activity Sensitive to Aircraft Noise on land within the Outer Control Boundary for Queenstown Airport.*
- 7.4 *To require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environments within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.*

Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including:

i District Plan

- (a) Zoning undeveloped areas within the Outer Control Boundary of airports as Rural where this is practicable.
- (b) Provision of zone rules prohibiting any new Activity Sensitive to Aircraft Noise within the Outer Control Boundary of Queenstown Airport in the Rural Zone.
- (c) Provision of zone rules to ensure that the airport and neighbouring land use activities do not adversely affect each other.
- (d) Identification of an Outer Control Boundary.
- (e) Provision of zone rules prohibiting activities sensitive to aircraft noise within the Outer Control Boundary shown on the planning maps around the Wanaka Airport.
- (f) Identification of an Air Noise Boundary on the District Plan Maps for Queenstown Airport.

- (g) Rules to require mechanical ventilation of any Critical Listening Environments within alterations and additions to existing buildings that contain any Activity Sensitive to Aircraft Noise on land within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.
- (h) Rules to require sound insulation and mechanical ventilation of any Critical Listening Environment within alterations and additions to existing buildings that contain any Activity Sensitive to Aircraft Noise on land within the Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.
- (i) Queenstown Airport Corporation Limited shall offer to fund retrofitting over time of sound insulation and mechanical ventilation of any Critical Listening Environment within in existing buildings containing an Activity Sensitive to Aircraft Noise located within the Air Noise Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn. Retrofitting shall be based on the 2037 Noise Contours and shall be offered at the time the Projected 65 dB Ldn AANC reaches the property.
- (j) Queenstown Airport Corporation Limited shall offer to part fund retrofitting over time of mechanical ventilation of any Critical Listening Environment within existing buildings containing an Activity Sensitive to Aircraft Noise located between the Air Noise Boundary and the 2037 60 dB Noise Contour. This ventilation is to enable windows and doors to remain closed to achieve the Indoor Design Sound Level if required. Retrofitting shall be offered at the time the Projected 60 dB AANC reaches the property.

All retrofitting shall be conducted in accordance with the conditions attached to Designation 2.

ii Other Methods:

- (a) Notification through Land Information Memoranda of the prohibition of new Activities Sensitive to Aircraft Noise and the requirement to provide sound insulation and/or mechanical ventilation (where

necessary to meet an Indoor Sound Design level of 40 dB Ldn) for additions or alterations to existing buildings containing an Activity Sensitive to Aircraft Noise within the Air Noise Boundary or the Outer Control Boundary.

Explanation and Principal Reasons for Adoption

The Council recognises that airports servicing the District are necessary but measures are required to ensure that an airport and surrounding land uses are compatible. Safety measures and the mitigation of noise are particularly relevant. Where there are no current residential or other noise sensitive developments neighbouring an airport, it is advantageous to protect any existing Rural Zones surrounding airports as this can act as a buffer between an airport and neighbouring activities. Where this cannot be done, for example areas where there is already residential development adjacent to the airport, the Council has adopted a policy of either requiring acoustic insulation for additions or alterations to existing activities to mitigate against noise, or to prohibit new noise sensitive activities in order to mitigate noise and ensure safety from airport operations.

Objective 8 – Building Line Restriction Area

To prevent development of the sensitive upper area of the Kirimoko Block (Building Line Restriction area) in Wanaka.

Policies

- 8.1 *To protect the elevated, more visually sensitive upper area of the Kirimoko Block by limiting development to lower areas within the natural amphitheatre zoned Low Density Residential.*
- 8.2 *To maintain the open character of the building restriction area by promoting the planting of small native plants and shrubs.*
- 8.3 *To ensure the protection of the prominent ridgeline from development by restricting development to the Low Density Residential zoned area.*

Objective 9 – Building Line Restriction Area – Bible Face

To protect the heritage value of the Bible Face landform by preventing building and development upon the Bible Face in Glenorchy.

Policies

- 9.1 To protect the visually sensitive Bible Face from development
- 9.2 To maintain the rural backdrop that the Bible Face provides to the Glenorchy township

5.2.1 Environmental Results Anticipated

The following environmental results are anticipated in the Rural General zones:

- (i) The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development.
- (ii) Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features.
- (iii) Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the district.
- (iv) Enhancement of natural character of the visual amenity landscapes.
- (v) A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.
- (vi) Retention and enhancement of the life-supporting capacity of the soil and vegetation.
- (vii) The continued development and use of land in the rural area.
- (viii) Avoid potential land uses and land management practices, which create unacceptable or significant conflict with neighbouring land based activities, including adjoining urban areas.

- (ix) Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone.
- (x) Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance.
- (xi) Retention of a range of recreation opportunities.
- (xii) Utilisation of mineral resources within the District, providing that the scale of each operation and its effects, both short and long-term, are appropriate to its environment.