

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER OF** Queenstown Lakes Proposed District Plan –  
Queenstown Mapping – Hearing Stream T13.

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**EXECUTIVE SUMMARY OF EVIDENCE - SEAN DENT ON BEHALF OF** *Skyline Enterprises Ltd*  
**(#574)**

Dated: 11<sup>th</sup> September 2017

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**SOUTHERN PLANNING GROUP**

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## INTRODUCTION

- 1.1. I note that I was not at the hearing on 26<sup>th</sup> July 2017 when the Council's experts were subject to questioning on this submission however, I have listened to the recordings from that date and wish to comment on a number of matters that were discussed.
- 1.2. First, helicopter noise. I apologise if I have misinterpreted the Chair's comments made in Hearing Stream T05 regarding the consideration and future assessment of the helicopter noise at Skyline. I note that my evidence on this current Hearing Stream which discussed the applicable helicopter noise<sup>1</sup> at Skyline does not differ to the opinions I expressed in my evidence in Hearing Stream T05<sup>2</sup>. Accordingly, I am confident the panel will give full consideration to my opinions expressed on this matter in Hearing Stream T05 and the matter does not need to be traversed again.
- 1.3. Secondly, the issue of scope has arisen and it had been requested that further information be provided in regards to the extent of the proposed CTRSZ in the submission and that illustrated in the PPG plans in Appendix [A] to my evidence of 9<sup>th</sup> June 2017. I had PPG prepare a set of plans overlaying the original zone boundary and the 'amended' boundaries. These plans are contained within **Appendix [A]**.
- 1.4. Third, there was discussion between the panel and Dr Read regarding the gondola cut through the forest. I can confirm that the current SEL Lease provides for a 'firebreak' to be maintained 22.5m either side of the centreline of the gondola. At present, I understand this width is not achieved over the full length of the corridor. Outline Plan Approval RM160956 will allow clearance greater than this. The clearance has been based on the likelihood of a 34m tall tree falling at 45 degrees to the gondola cable. All trees within this area (referred to as the 70% clearance line) will be removed and an offset of an additional 10m beyond this (referred to as the 100% clearance line) is also proposed for tree specific inspection and clearance as necessary. As an example, this approved corridor of clearance will be in the vicinity of 72m total width although will vary dependent on topography. The full width of proposed gondola clearance was illustrated in the RM160647 proceedings and a view of this corridor is contained at **Appendix [B]** for the panels interest. As Dr Read notes, the trees are continuing to grow with a number now in excess of 50m. It is for this reason that a 75m corridor each side of the gondola has been proposed – for future proofing this safety work.

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<sup>1</sup> Evidence of Sean Dent (S0574-Skyline-T13-Dent S-Evidence) dated 9<sup>th</sup> June 2017, paragraphs 33 -41 and paragraphs 162 to 197

<sup>2</sup> Evidence of Sean Dent (S0574-Totally TL-T05-Dent S-Evidence) dated 02 September 2016, paragraphs 45 - 63

- 1.5. Fourth, it has been alleged that the re-zoning is inconsistent with the RMP and that I have not given full consideration to this document. I confirm that I have considered the RMP provisions as outlined on pages 22 to 28 of my evidence (and in addition the relevant provisions of the Otago CMS at pages 28 – 29). The RMP covers an area of 387.9611Ha<sup>3</sup>. There are a number of Objectives and Policies relating to protection of the Reserves natural values (scenic, natural quiet, passive recreation) but one of the overall Objectives is to provide for recreation and tourism activities including commercial activities that do not adversely affect these values<sup>4</sup>. The plan also recognises the two distinct areas of recreation use in the reserve being the high use facility developments, private commercial operations and primarily visitor use and the more informal, track or terrain based casual recreation based on natural and landscape values<sup>5</sup>.
- 1.6. It is my opinion that given the proposed Zoning retains the clustered effect of the existing commercial facilities and that it will affect 7.28Ha on Bob's Peak and 1.2177Ha in the Lower Terminal Area, the zoning would not be inconsistent with the current differentiation of high use and less formal recreation activities leaving the vast majority (379Ha) of the Reserve for such passive recreation.
- 1.7. I acknowledged an oversight of SEL original submission which sought the proposed sub-zone apply to the lower terminal building site albeit this sits within the notified QTCZ not the Rural Zone. I previously suggested resolving this by applying a Rural Zone to this site. Having listened to the panel's discussion on this matter I am of the opinion that should there be an issue of scope on this matter, the retention of the QTCZ on this site<sup>6</sup> would not be detrimental to SEL's existing and future commercial activities.
- 1.8. I have considered and accepted Dr Read's position<sup>7</sup> (which is supported by Ms Snodgrass) and that of Ms Evans<sup>8</sup> that my proposed 35% building coverage for the Bob's Peak area is too large. I concur with the expert landscape evidence that a reduction to 15% is more appropriate. I also accept the landscape evidence of Dr Read<sup>9</sup> (again supported by Ms Snodgrass) that a building line restriction should apply east of the luge lift generally in

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<sup>3</sup> Ben Lomond & Queenstown Hill Reserve Management Plan, page 8

<sup>4</sup> Ben Lomond & Queenstown Hill Reserve Management Plan, Section 7.0 Overall Objectives, Objective 3, page 24

<sup>5</sup> Ben Lomond & Queenstown Hill Reserve Management Plan, Section 11.0 Goal 3 Recreation Opportunities, page 24

<sup>6</sup> Section 1 SO 22971 and Lot 2 DP 345184

<sup>7</sup> Rebuttal Evidence of Dr Read dated 7 July 2017, paragraph 4.7

<sup>8</sup> Rebuttal Evidence of Ms Evans dated 7<sup>th</sup> July 2017, paragraphs 7.15 and 7.18

<sup>9</sup> Rebuttal Evidence of Dr Read dated 7 July 2017, paragraph 4.6

accordance with Attachment 1 to Dr Read's rebuttal evidence. It should however be located east of the new luge lift consented by RM170147 as illustrated in **Appendix [C]**.

- 1.9. In regards to parking, concern was raised with my proposed provisions requiring an Integrated Transport Assessment to address this as part of any consent for future buildings. I note the ODP relies largely on GFA of buildings to calculate car parking. There are to my knowledge no commercial or commercial recreation activities that operate on Bobs Peak without buildings (aside from Resource consent RM110263 which authorises Outside Sports Limited to operate six groups (7 clients + 1 guide per group) of guided mountain bikers through the Ben Lomond Bike Park utilising the Gondola for access which will be a Permitted Activity under the PDP Rural provisions<sup>10</sup>). Accordingly, I consider the use of built form as the trigger for parking assessment to be appropriate as opposed to changing the activity status of commercial and commercial recreation activities from Permitted to address these activities effects on parking.
- 1.10. The approach to using an ITA has also been adopted by the Council in PC50 and applies to commercial recreation and/or commercial tourist activity in buildings with a GFA over 400m<sup>2</sup> in this area<sup>11</sup>. I do not consider an alternative approach is necessary in the CTRSZ given the minimal geographic separation of PC50 to the proposed CTRSZ, and that my proposed provisions will apply to any future building not just any building above a specified GFA.
- 1.11. I have added additional matters of discretion related to the assessment of effects on the transportation network to my proposed provisions to ensure these are more robust. An updated Chapter 21 is attached as **Appendix [D]**.
- 1.12. I am happy to take questions from the panel.



Sean Dent

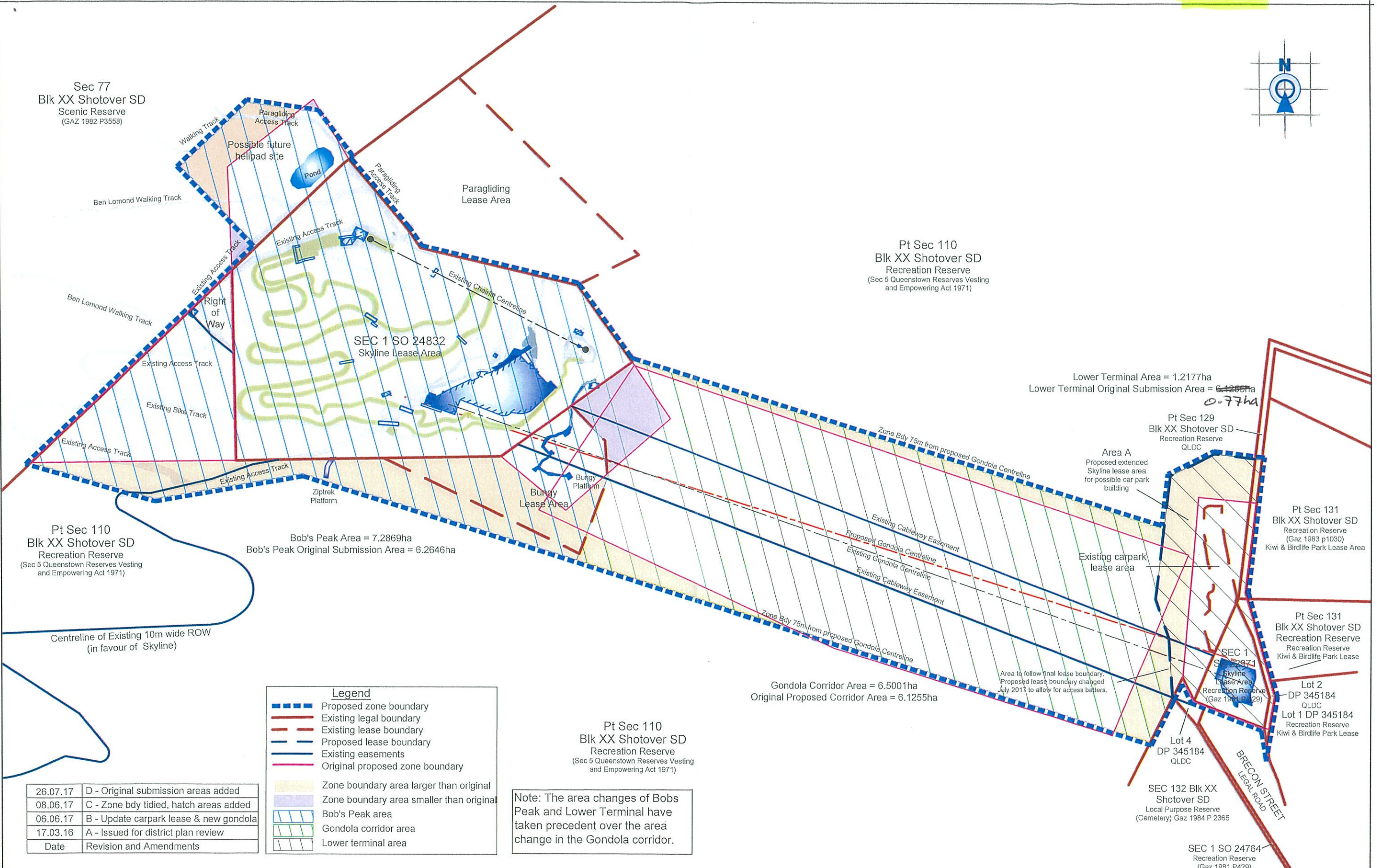
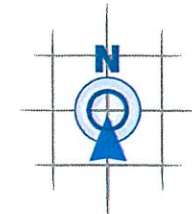
11<sup>th</sup> September 2017

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<sup>10</sup> Notified version of the PDP, Chapter 21 Rural, Rule 21.4.16 and Standard 21.5.21 in Table 5

<sup>11</sup> Operative District Plan, Chapter 10 Town Centre Zone, Rule 10.6.3.2A(i)(c) Restricted Discretionary Activities.

"A"



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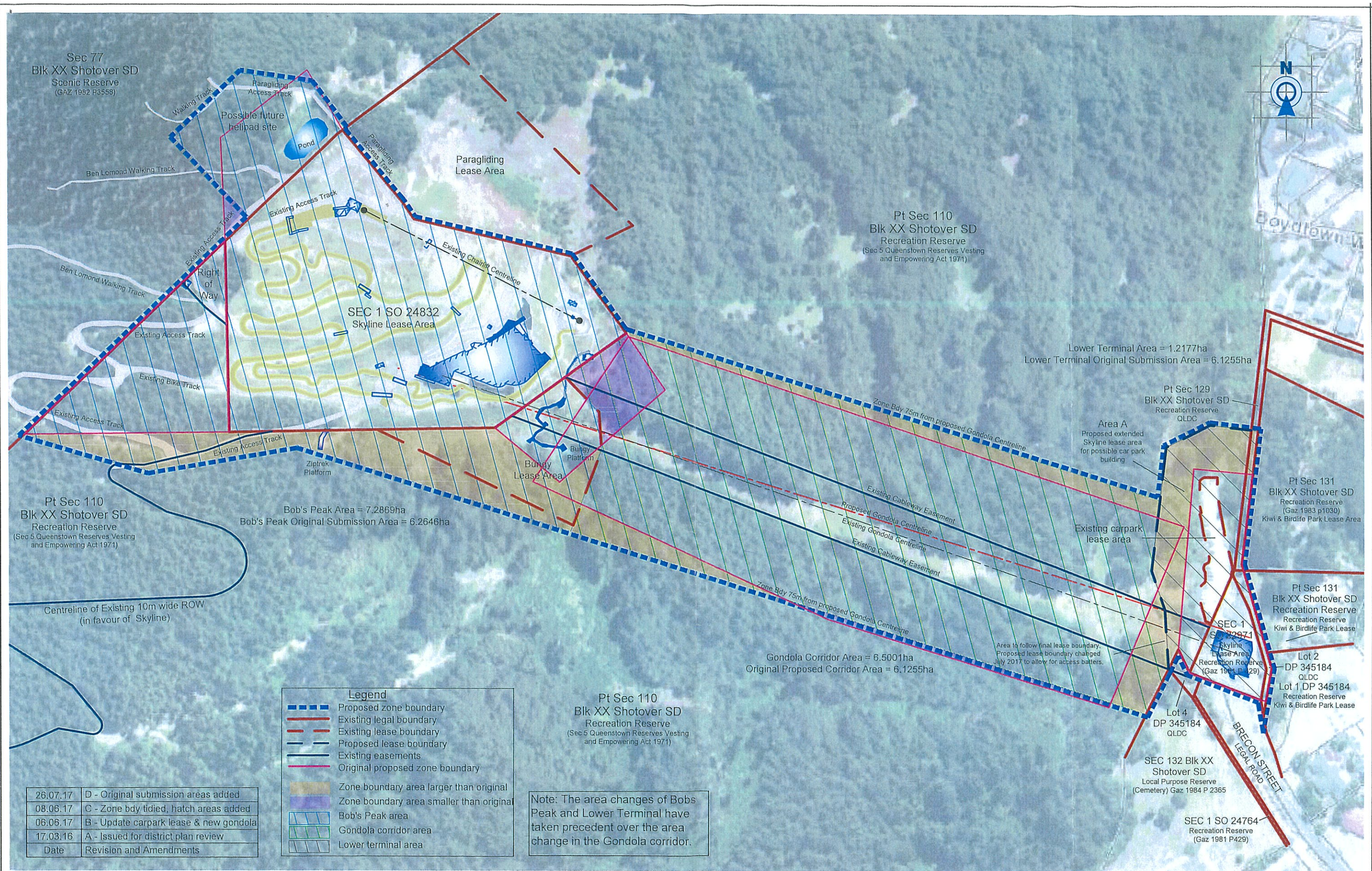
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Purpose/Drawing Title:  
**QLDC PROPOSED DISTRICT PLAN**  
**PROPOSED COMMERCIAL RECREATION**  
**AND TOURISM SUB-ZONE BOUNDARY**

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Skylines Gondola  
Visual Simulation - Photomontages

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Lakeside Trail  
Existing

View G1

DWG  
VS02



Skyline Gondola  
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Lakeside Trail View G1  
 Proposed

DWG  
 VS03





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Kerry Drive  
 Existing  
 View G2

DWG  
 VS04



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Kerry Drive  
 Proposed  
 View G2

DWG  
 VS05



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Rec Ground Existing  
 View G3

DWG  
 VS06



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Rec Ground  
Proposed

View G3

DWG  
VS07

Skyline Gondola  
Visual Simulation - Photomontages



# 21 Rural Zone

## 21.1 Zone Purpose

The purpose of the Rural zone is to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.

A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists the desire for rural living, recreation, and tourism activities.

Ski Area Ssub Zzones and a Commercial Tourism and Recreation Sub Zone are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area and Commercial Tourism and Recreation Ssub Zzones is to enable the continued development of Ski Area Activities and commercial tourism and recreation within the identified sub zones where the effects of suchthe development-development and use would be cumulatively minor.

In addition, the Rural Industrial Sub Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities.

A substantial proportion of the Outstanding Natural Landscapes of the district comprises private land managed in traditional pastoral farming systems. Rural land values tend to be driven by the high landscape and amenity values in the district. The long term sustainability of pastoral farming will depend upon farmers being able to achieve economic returns from utilising the natural and physical resources of their properties. For this reason, it is important to acknowledge the potential for a range of alternative uses of farm properties that utilise the qualities that make them so valuable.

The Gibbston Valley is recognised as a Special Character Area for viticulture production and the management of this area is provided for in Chapter 23.

Pursuant to Section 86(b)(3) of the RMA, the following rules that protect or relate to water have immediate legal effect:

- 21.4.24 and all rules in Table 9: Activities on the surface of lakes and rivers.
- 21.5.4: Setback of buildings from water bodies.
- 21.5.7: Dairy farming grazing within the bed or margin of a water body.
- 21.4.30 (b) and 21.4.32: Suction dredge mining.

## 21.2 Objectives and Policies

21.2.1 Objective - Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

### Policies

- 21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.
- 21.2.1.2 Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values.
- 21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual

## RURAL ZONE 21

amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.

- 21.2.1.4 Minimise the dust, visual, noise and odour effects of activities by requiring facilities to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.
- 21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.
- 21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.
- 21.2.1.7 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.
- 21.2.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.

### 21.2.2 **Objective - Sustain the life supporting capacity of soils.**

#### **Policies**

- 21.2.2.1 Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.
- 21.2.2.2 Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.
- 21.2.2.3 Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.

### 21.2.3 **Objective - Safeguard the life supporting capacity of water through the integrated management of the effects of activities.**

#### **Policies**

- 21.2.3.1 In conjunction with the Otago Regional Council, regional plans and strategies:
  - Encourage activities that use water efficiently, thereby conserving water quality and quantity;
  - Discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.

### 21.2.4 **Objective - Manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone.**

#### **Policies**

- 21.2.4.1 Recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.
- 21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.
- 21.2.5 **Objective - Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, landscape and indigenous biodiversity values.**

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## Policies

- 21.2.5.1 Recognise the importance and economic value of locally sourced high-quality gravel, rock and other minerals for road making and construction activities.
- 21.2.5.2 Recognise prospecting and small scale recreational gold mining as activities with limited environmental impact.
- 21.2.5.3 Ensure that during and following the conclusion of mineral extractive activities, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.
- 21.2.5.4 Ensure potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.
- 21.2.6 **Objective - Encourage the future growth, development and consolidation of existing Ski Areas within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.**

## Policies

- 21.2.6.1 Identify Ski Field Sub Zones and encourage Ski Area Activities to locate and consolidate within the sub zones.
- 21.2.6.2 Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.
- 21.2.6.3 Provide for the continuation of existing vehicle testing facilities within the Waiorau Snow Farm Ski Area Sub Zone on the basis the landscape and indigenous biodiversity values are not further degraded.
- 21.2.7 **Objective - Separate activities sensitive to aircraft noise from existing airports through:**
- **Wanaka: Retention of an area containing activities that are not sensitive to aircraft noise, within an airport's Outer Control Boundary, to act as a buffer between airports and activities sensitive to aircraft noise (ASAN).**
  - **Queenstown: Retention of 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

- 21.2.7.1 Prohibit all new Activity Sensitive to Aircraft Noise (ASAN) on rural zoned land within the Outer Control Boundary (OCB) at Queenstown Airport and Wanaka Airport to avoid adverse effects arising from aircraft operations on future Activity Sensitive to Aircraft Noise (ASAN).
- 21.2.7.2 Identify and maintain areas containing activities that are not sensitive to aircraft noise, within an airport's outer control boundary, to act as a buffer between the airport and activities sensitive to aircraft noise.
- 21.2.7.3 Retain open space within the outer control boundary of airports in order to provide a buffer, particularly for safety and noise purposes, between the airport and other activities.
- 21.2.7.4 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



## RURAL ZONE 21

Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

- 21.2.8 **Objective - Avoid subdivision and development in areas that are identified as being unsuitable for development.**

### Policies

- 21.2.8.1 Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.
- 21.2.8.2 Prevent subdivision and development within the building restriction areas identified on the District Plan maps, in particular:
- a. In the Glenorchy area, protect the heritage value of the visually sensitive Bible Face landform from building and development and to maintain the rural backdrop that the Bible Face provides to the Glenorchy Township.
  - b. In Ferry Hill, within the building line restriction identified on the planning maps.

- 21.2.9 **Objective - Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.**

### Policies

- 21.2.9.1 Commercial activities in the Rural Zone should have a genuine link with the rural land resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.
- 21.2.9.2 Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character, amenity values and landscape values.
- 21.2.9.3 Encourage forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, and ensure forestry does not degrade the landscape character or visual amenity values of the Rural Landscape.
- 21.2.9.4 Ensure forestry harvesting avoids adverse effects with regards to siltation and erosion and sites are rehabilitated to minimise runoff, erosion and effects on landscape values.
- 21.2.9.5 Limit forestry to species that do not have any potential to spread and naturalise.
- 21.2.9.6 Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.
- 21.2.10 **Objective - Recognise the potential for diversification of farms that utilises the natural or physical resources of farms and supports the sustainability of farming activities.**
- 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of farms in the district.
- 21.2.10.2 Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural values.
- 21.2.10.3 Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.
- 21.2.11 **Objective - Manage the location, scale and intensity of informal airports.**

## RURAL ZONE 21

### Policies

- 21.2.11.1 Recognise that informal airports are an appropriate activity within the rural environment, provided the informal airport is located, operated and managed so as to minimise adverse effects on the surrounding rural amenity.
- 21.2.11.2 Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.
- 21.2.12 **Objective - Protect, maintain or enhance the surface of lakes and rivers and their margins.**

### Policies

- 21.2.12.1 Have regard to statutory obligations, the spiritual beliefs, cultural traditions and practices of Tangata Whenua where activities are undertaken on the surface of lakes and rivers and their margins.
- 21.2.12.2 Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.
- 21.2.12.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat.
- 21.2.12.4 Recognise the whitewater values of the District's rivers and, in particular, the values of the Kawarau and Shotover Rivers as two of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers.
- 21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.
- 21.2.12.6 Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.
- 21.2.12.7 Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided or mitigated.
- 21.2.12.8 Encourage the development and use of marinas in a way that avoids or, where necessary, remedies and mitigates adverse effects on the environment.
- 21.2.12.9 Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.
- 21.2.12.10 Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels where the safety of passengers and other users of the water body cannot be assured.
- 21.2.13 **Objective - Enable rural industrial activities within the Rural Industrial Sub Zones, that support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.**

### Policies

- 21.2.13.1 Provide for rural industrial activities and buildings within established nodes of industrial development while protecting, maintaining and enhancing landscape and amenity values.

# RURAL ZONE 21

21.2.13.2 Provide for limited retail and administrative activities within the Rural Industrial Sub Zone on the basis it is directly associated with and ancillary to the Rural Industrial Activity on the site.

21.2.14 **Objective - Enable the future growth, development and use of the Commercial Tourism and Recreation Sub-Zone, subject to while maintaining the landscape and amenity values of the surrounding ONL. avoiding, remedying or mitigating adverse effects on the environment.**

## Policies

21.2.14.1 Identify the Commercial Tourism and Recreation Sub-Zone on the Districts Planning Map and enable its development and use for commercial and commercial recreation activities that support the growth of both domestic and international tourism.

21.2.14.2 Control the visual impact of buildings, passenger lift systems chairlifts, earthworks and infrastructure associated with commercial and commercial recreation activities;

21.2.14.3 Ensure that buildings, passenger lift systems chairlifts and infrastructure associated with commercial and commercial recreation activities are not highly prominent on the skyline and remain subservient to the view of Walter Peak when viewed from the north east (Malaghans Road / Gorge Road).

21.2.14.4 Provide for and maintain Gondola access between Brecon St and Bob's Peak including necessary removal maintenance and protection from of exotic conifers subject to landscape rehabilitation in the event of conifer removal.

21.2.14.5 Ensure the removal of exotic conifer trees in areas other than the Gondola corridor mitigate the post-harvest adverse effects on landscape and visual amenity through landscape rehabilitation.

21.2.14.6 Comprehensively assess the effects of development within the Commercial Tourism and Recreation Sub-Zone on the transportation network to ensure provision of sufficient parking, pedestrian access and the continued safety and efficiency of the transport network.

21.2.14.7 Public access to the Bob's Peak Area of the Commercial Tourism and Recreation Sub-Zone will be facilitated by greater building height in the Lower Terminal Area to accommodate gondola and parking infrastructure. provide for a greater maximum building height within the Commercial Tourism and Recreation Sub-Zone on Section 1 SO 22971 and its immediate surrounds to facilitate public access to the remainder of the Sub-Zone provided the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.

## 21.3 Other Provisions and Rules

### 21.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)

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30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

### 21.3.2 Regional Council Provisions

21.3.2.1 In addition to any rules for mining, the Otago Regional Plan: Water, also has rules related to suction dredge mining.

### 21.3.3 Clarification

21.3.3.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

21.3.3.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

21.3.3.3 Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant resource consent, consent notice or covenant registered on the site's computer freehold register.

21.3.3.4 The Council reserves the right to ensure development and building activities are undertaken in accordance with the conditions of resource consent through monitoring.

21.3.3.5 Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent conditions.

21.3.3.6 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.

21.3.3.7 The existence of a farm building either permitted or approved by resource consent under Table 4 – Farm Buildings shall not be considered the permitted baseline for residential or other non-farming activity development within the Rural Zone.

21.3.3.8 The Ski Area, **Commercial Tourism and Recreation**, and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary.

21.3.3.9 Ground floor area means any areas covered by the building or parts of the buildings and includes overhanging or cantilevered parts but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks less than 1m above ground level.

21.3.3.10 Building platforms identified on a site's computer freehold register shall have been registered as part of a resource consent approval by the Council.

21.3.3.11 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary

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NC	Non Complying	PR	Prohibited
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## 21.4 Rules - Activities

All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 1 to 10.

Table 1 – Activities

Table 2 – Standards for all Activities

Table 3 – Structures and Buildings

Table 4 – Farm Buildings

Table 5 – Commercial Activities

Table 6 – Informal Airports

Table 7 – Ski Area Sub Zone

Table 8 – Rural Industrial Sub Zone

Table 9 – Surface of Lakes and Rivers

Table 10 – Closeburn Station

### Table 11 – Commercial Tourism and Recreation Sub-Zone

Rule	Table 1 – Activities Rural Zone	Activity
21.4.1	Any activity not listed in tables 1 to 10.	NC
	<b>Farming Activities</b>	
21.4.2	Farming Activity that complies with the standards in Table 2.	P
21.4.3	Construction or addition to farm buildings that comply with the standards in Table 4.	P
21.4.4	Factory Farming that complies with the standards in Table 2.	P
	<b>Residential Activities, Subdivision and Development</b>	
21.4.5	The use of land or buildings for residential activity except as provided for in any other rule.	D
21.4.6	One residential unit within any building platform approved by resource consent.	P
21.4.7	The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register, subject to compliance with the standards in Table 3.	P
21.4.8	The exterior alteration of any lawfully established building located outside of a building platform, subject to compliance with the standards in Table 3.	P

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Rule	Table 1 – Activities Rural Zone	Activity
21.4.9	The identification of a building platform not less than 70m <sup>2</sup> and not greater than 1000m <sup>2</sup> .	D
21.4.10	The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	D
21.4.11	Domestic Livestock.	P
21.4.12	Residential Flat (activity only, the specific rules for the construction of any buildings apply).	P
	<b>Commercial Activities</b>	
21.4.13	Home Occupation that complies with the standards in Table 5.	P
21.4.14	<p>Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site and that comply with the standards in Table 5.</p> <p>Except roadside stalls that meet the following shall be a permitted activity:</p> <ol style="list-style-type: none"> <li>a. the ground floor area is less than 5m<sup>2</sup>;</li> <li>b. are not higher than 2.0m from ground level;</li> <li>c. the minimum sight distance from the stall/access shall be 200m;</li> <li>d. the minimum distance of the stall/access from an intersection shall be 100m; and, the stall shall not be located on the legal road reserve.</li> </ol> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• The location of the activity and buildings.</li> <li>• Vehicle crossing location, car parking.</li> <li>• Rural amenity and landscape character.</li> </ul>	C
21.4.15	Commercial activities ancillary to and located on the same site as recreational activities.	D
21.4.16	Commercial recreation activities that comply with the standards in Table 5.	P
21.4.17	Cafes and restaurants located in a winery complex within a vineyard.	D
21.4.18	Ski Area Activities within the Ski Area Sub Zone.	P
21.4.19	Ski Area Activities not located within a Ski Area Sub Zone, with the exception of heli-skiing and non-commercial skiing.	NC
21.4.20	Visitor Accommodation.	D
21.4.21	Forestry Activities in Rural Landscapes.	D
21.4.22	Retail activities within the Rural Industrial Sub Zone that involve the sale of goods produced, processed or manufactured on site or ancillary to Rural Industrial activities that comply with Table 8.	P

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Rule	Table 1 – Activities Rural Zone	Activity
21.4.23	Administrative offices ancillary to and located on the same site as Rural Industrial activities being undertaken within the Rural Industrial Sub Zone that comply with Table 8.	P
	<b>Other Activities</b>	
21.4.24	Activities on the surface of lakes and rivers that comply with Table 9.	P
21.4.25	Informal Airports that comply with Table 6.	P
21.4.26	Any building within a Building Restriction Area identified on the Planning Maps.	NC
21.4.27	Recreation and/or Recreational Activity.	P
	<b>Activities within the Outer Control Boundary at Queenstown Airport and Wanaka Airport</b>	
21.4.28	New Building Platforms and Activities within the Outer Control Boundary - Wanaka Airport  On any site located within the Outer Control Boundary, any new activity sensitive to aircraft noise or new building platform to be used for an activity sensitive to aircraft noise (except an activity sensitive to aircraft noise located on a building platform approved before 20 October 2010).	PR
21.4.29	Activities within the Outer Control Boundary - Queenstown Airport  On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan Maps, any new Activity Sensitive to Aircraft Noise.	PR
	<b>Mining Activities</b>	
21.4.30	The following mining and extraction activities are permitted:  a. Mineral prospecting.  b. Mining by means of hand-held, non-motorised equipment and suction dredging, where the total motive power of any dredge does not exceed 10 horsepower (7.5 kilowatt); and  c. The mining of aggregate for farming activities provided the total volume does not exceed 1000m <sup>3</sup> in any one year.  d. The activity will not be undertaken on an Outstanding Natural Feature.	P

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Rule	Table 1 – Activities Rural Zone	Activity
21.4.31	<p>Mineral exploration that does not involve more than 20m<sup>3</sup> in volume in any one hectare</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• The adverse effects on landscape, nature conservation values and water quality.</li> </ul> <p>Rehabilitation of the site is completed that ensures:</p> <ul style="list-style-type: none"> <li>• the long term stability of the site.</li> <li>• that the landforms or vegetation on finished areas are visually integrated into the landscape.</li> <li>• water quality is maintained.</li> <li>• that the land is returned to its original productive capacity.</li> </ul>	C
21.4.32	Any mining activity other than provided for in rules 21.4.30 and 21.4.31.	D
	<b>Industrial Activities</b>	
21.4.33	Rural Industrial Activities within a Rural Industrial Sub-Zone that comply with Table 8.	P
21.4.34	Buildings for Rural Industrial Activities that comply with Table 8.	P
21.4.35	Industrial Activities directly associated with wineries and underground cellars within a vineyard.	D
21.4.36	Other Industrial Activities.	NC

## 21.5 Rules - Standards

	Table 2 - General Standards.	Non-compliance
	<p>The following standards apply to any of the activities described in Tables 1 to 10 in addition to the specific table (Tables 3-10) unless otherwise stated.</p>	
21.5.1	<p><b>Setback from Internal Boundaries</b></p> <p>The minimum setback of any building from internal boundaries shall be 15m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Rural Amenity and landscape character.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> </ul> <p>Except this rule shall not apply within the Rural Industrial Sub Zone. Refer to Table 8.</p>	RD



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	<b>Table 2 - General Standards.</b> The following standards apply to any of the activities described in Tables 1 to 10 in addition to the specific table (Tables 3-10) unless otherwise stated.	<b>Non-compliance</b>
21.5.2	<b>Setback from Roads</b> The minimum setback of any building from a road boundary shall be 20m, except, the minimum of any building setback from State Highway 6 between Lake Hayes and Frankton shall be 50m. The minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m. Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• Rural Amenity and landscape character.</li> <li>• Open space.</li> <li>• The adverse effects on the proposed activity from noise, glare and vibration from the established road.</li> </ul>	RD
21.5.3	<b>Setback from Neighbours of Buildings Housing Animals</b> The minimum setback from internal boundaries for any building housing animals shall be 30m. Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• Odour.</li> <li>• Noise.</li> <li>• Dust.</li> <li>• Vehicle movements.</li> </ul>	RD
21.5.4	<b>Setback of buildings from Water bodies</b> The minimum setback of any building from the bed of a wetland, river or lake shall be 20m. Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• Indigenous biodiversity values.</li> <li>• Visual amenity values.</li> <li>• Landscape and natural character.</li> <li>• Open space.</li> <li>• Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building.</li> </ul>	RD
21.5.5	<b>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</b> All effluent holding tanks, effluent treatment and effluent storage ponds, shall be located at least 300 metres from any formed road or adjoining property. Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• Odour.</li> </ul>	RD

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	<b>Table 2 - General Standards.</b> The following standards apply to any of the activities described in Tables 1 to 10 in addition to the specific table (Tables 3-10) unless otherwise stated.	<b>Non-compliance</b>
	<ul style="list-style-type: none"> <li>• Visual prominence.</li> <li>• Landscape character.</li> <li>• Effects on surrounding properties.</li> </ul>	
21.5.6	<b>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</b>  All milking sheds or buildings used to house or feed milking stock shall be located at least 300 metres from any adjoining property or formed road.	D
21.5.7	<b>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</b>  Stock shall be prohibited from standing in the bed of, or on the margin of a water body.  For the purposes of this rule: <ul style="list-style-type: none"> <li>• Margin means land within 3.0 metres from the edge of the bed.</li> <li>• Water body has the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river.</li> </ul>	PR
21.5.8	<b>Factory Farming (excluding the boarding of animals)</b>  Factory farming within 2 kilometres of a Residential, Rural Residential, Rural Lifestyle, Township, Rural Visitor, Town Centre, Local Shopping Centre or Resort Zone.	D
21.5.9	<b>Factory Farming</b>  Factory farming of pigs where: <ul style="list-style-type: none"> <li>21.5.9.1 the number of housed pigs exceeds 50 sows or 500 pigs of mixed ages; and/or</li> <li>21.5.9.2 any housed pigs are closer than 500m to a property boundary; and/or</li> <li>21.5.9.3 the number of outdoor pigs exceeds 100 pigs and their progeny up to weaner stage; and/or</li> <li>21.5.9.4 outdoor sows are not ringed at all times; and/or</li> <li>21.5.9.5 the stocking rate of outdoor pigs exceeds 15 pigs per hectare, excluding progeny up to weaner stage.</li> </ul>	NC
21.5.10	<b>Factory farming of poultry where:</b> <ul style="list-style-type: none"> <li>21.5.10.1 the number of birds exceeds 10,000 birds; and/or</li> <li>21.5.10.2 birds are housed closer than 300m to a site boundary.</li> </ul>	NC
21.5.11	Any <b>factory farming</b> activity other than factory farming of pigs or poultry.	NC
21.5.12	<b>Airport Noise – Wanaka Airport</b>  Alterations or additions to existing buildings, or construction of a building on a building platform approved before 20 October 2010 within the Outer Control	NC

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	<p><b>Table 2 - General Standards.</b></p> <p>The following standards apply to any of the activities described in Tables 1 to 10 in addition to the specific table (Tables 3-10) unless otherwise stated.</p>	<b>Non-compliance</b>
	<p>Boundary, shall be designed to achieve an internal design sound level of 40 dB Ldn, based on the 2036 noise contours, at the same time as meeting the ventilation requirements in Table 5, Chapter 36. Compliance can either be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level, or by installation of mechanical ventilation to achieve the requirements in Table 5, Chapter 36.</p>	
21.5.13	<p><b>Airport Noise – Alteration or Addition to Existing Buildings (excluding any alterations of additions to any non-critical listening environment) within the Queenstown Airport Noise Boundaries</b></p> <p>(a) <b>Within the Queenstown Airport Air Noise Boundary (ANB) -</b> Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn, within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>(b) <b>Between the Queenstown Airport Outer Control Boundary (OCB) and the ANB –</b> Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>(c) Standards (a) and (b) exclude any alterations or additions to any non-critical listening environment.</p>	NC

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	<b>Table 3 – Standards for Structures and Buildings</b> The following standards apply to structures and buildings, except Farm Buildings.	<b>Non-compliance</b>
21.5.14	<b>Structures</b> Any structure within 10 metres of a road boundary, which is greater than 5 metres in length, and between 1 metre and 2 metres in height, except for: 21.5.14.1 post and rail, post and wire and post and mesh fences, including deer fences; 21.5.14.2 any structure associated with farming activities as defined in this plan.  Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• Effects on landscape character, views and amenity, particularly from public roads.</li> <li>• The materials used, including their colour, reflectivity and permeability.</li> <li>• Whether the structure will be consistent with traditional rural elements.</li> </ul>	RD
21.5.15	<b>Buildings</b> Any building, including any structure larger than 5m <sup>2</sup> , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:  All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including; <ul style="list-style-type: none"> <li>21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,</li> <li>21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.</li> <li>21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.</li> </ul> Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• External appearance.</li> <li>• Visual prominence from both public places and private locations.</li> <li>• Landscape character.</li> <li>• Visual amenity.</li> </ul>	RD
21.5.16	<b>Building size</b> The maximum ground floor area of any building shall be 500m <sup>2</sup> .  Discretion is restricted to all of the following: <ul style="list-style-type: none"> <li>• External appearance.</li> <li>• Visual prominence from both public places and private locations.</li> </ul>	RD

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<b>Table 3 – Standards for Structures and Buildings</b>		Non-compliance
	The following standards apply to structures and buildings, except Farm Buildings.	
	<ul style="list-style-type: none"> <li>• Landscape character.</li> <li>• Visual amenity.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> </ul>	
21.5.17	<p><b>Building Height</b></p> <p>The maximum height shall be 8m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Rural Amenity and landscape character.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> <li>• Visual prominence from both public places and private locations.</li> </ul>	RD

<b>Table 4 - Standards for Farm Buildings</b>		Non-compliance
	The following standards apply to Farm Buildings.	
21.5.18	<p>The construction, replacement or extension of a farm building as a permitted activity is subject to the following:</p> <p>21.5.18.1 The landholding is greater than 100ha; and</p> <p>21.5.18.2 The density of all buildings on the site, inclusive of the proposed building(s) will be less than one farm building per 25 hectares on the site; and</p> <p>21.5.18.3 Is not located within an Outstanding Natural Feature (ONF); and</p> <p>21.5.18.4 If located within the Outstanding Natural Landscapes (ONL) is less than 4 metres in height and the ground floor area is not greater than 100m<sup>2</sup>; and</p> <p>21.5.18.5 Is less than 600 masl; and</p> <p>21.5.18.6 If located within the Rural Landscapes (RLC), is less than 5m in height and the ground floor area is not greater than 300m<sup>2</sup>; and</p> <p>21.5.18.7 Buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Rural Amenity values.</li> <li>• Landscape character.</li> <li>• Privacy, outlook and rural amenity from adjoining properties.</li> </ul>	RD

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	<b>Table 4 - Standards for Farm Buildings</b>	<b>Non-compliance</b>
	The following standards apply to Farm Buildings.	
	<ul style="list-style-type: none"> <li>• Visibility, including lighting.</li> <li>• Scale.</li> <li>• Location.</li> </ul>	
21.5.19	<p>Exterior colours of buildings:</p> <p>21.5.19.1 All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits).</p> <p>21.5.19.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%.</p> <p>21.5.19.3 Surface finishes shall have a reflectance value of not greater than 30%.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• External appearance.</li> <li>• Visual prominence from both public places and private locations.</li> <li>• Landscape character.</li> <li>• Visual amenity.</li> </ul>	RD
21.5.20	<p><b>Building Height</b></p> <p>The maximum height for any farm building shall be 10m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>• Rural amenity values.</li> <li>• Landscape character.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> </ul>	D

	<b>Table 5 - Standards for Commercial Activities</b>	<b>Non-Compliance</b>
21.5.21	Commercial recreation activity undertaken on land, outdoors and involving not more than 10 persons in any one group.	D
21.5.22	<p><b>Home Occupation</b></p> <p>21.5.22.1 The maximum net floor area of home occupation activities shall be 150m<sup>2</sup>;</p> <p>21.5.22.2 No goods materials or equipment shall be stored outside a building;</p> <p>21.5.22.3 All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</p> <p>Discretion is restricted to all of the following:</p>	RD

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	<b>Table 5 - Standards for Commercial Activities</b>	<b>Non-Compliance</b>
	<ul style="list-style-type: none"> <li>• The nature, scale and intensity of the activity in the context of the surrounding rural area.</li> <li>• Visual amenity from neighbouring properties and public places.</li> <li>• Noise, odour and dust.</li> <li>• The extent to which the activity requires a rural location because of its link to any rural resource in the Rural Zone.</li> <li>• Access safety and transportation effects.</li> </ul>	
21.5.23	<p><b>Retail Sales</b></p> <p>Buildings in excess of 25m<sup>2</sup> gross floor area to be used for retail sales identified in Table 1 shall be setback from road boundaries by a minimum distance of 30m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Landscape character and visual amenity.</li> <li>• Access safety and transportation effects.</li> <li>• On-site parking.</li> </ul>	RD
21.5.24	<p><b>Retail Sales</b></p> <p>Retail sales where the access is onto a State Highway, with the exception of the activities listed in Table 1.</p>	NC

	<b>Table 6 - Standards for Informal Airports</b>	<b>Non-Compliance</b>
21.5.25	<p><b>Informal Airports Located on Public Conservation and Crown Pastoral Land</b></p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p>21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;</p> <p>21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;</p> <p>21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;</p> <p>21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site.</p>	D

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	<b>Table 6 - Standards for Informal Airports</b>	<b>Non-Compliance</b>
21.5.26	<p><b>Informal Airports Located on other Rural Zoned Land</b></p> <p>Informal Airports that comply with the following standards shall be permitted activities:</p> <p>21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights* per week;</p> <p>21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;</p> <p>21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.</p> <p>* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.</p>	D

	<b>Table 7 – Standards for Ski Area Activities within the Ski Area Sub Zones</b>	<b>Activity</b>
21.5.27	<p>Construction, relocation, addition or alteration of a building.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• Location, external appearance and size, colour, visual dominance.</li> <li>• Associated earthworks, access and landscaping.</li> <li>• Provision of water supply, sewage treatment and disposal, electricity and communication services (where necessary).</li> <li>• Lighting.</li> </ul>	C
21.5.28	<p>Ski tows and lifts.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• The extent to which the ski tow or lift or building breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.</li> <li>• Whether the materials and colour to be used are consistent with the rural landscape of which the tow or lift or building will form a part.</li> <li>• Balancing environmental considerations with operational characteristics.</li> </ul>	C
21.5.29	<p>Night lighting.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• Hours of operation.</li> <li>• Duration and intensity.</li> <li>• Impact on surrounding properties.</li> </ul>	C
21.5.30	<p>Vehicle Testing.</p>	C



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	<b>Table 7 – Standards for Ski Area Activities within the Ski Area Sub Zones</b>	<b>Activity</b>
	<p>In the Waiorau Snow Farm Ski Area Activity Sub Zone; the construction of access ways and tracks associated with the testing of vehicles, their parts and accessories.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• Gravel and silt run off.</li> <li>• Stormwater, erosion and siltation.</li> <li>• The sprawl of tracks and the extent to which earthworks modify the landform.</li> <li>• Stability of over-steepened embankments.</li> </ul>	
21.5.31	<p>Retail activities ancillary to Ski Area Activities.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• Location.</li> <li>• Hours of operation with regard to consistency with ski-area activities.</li> <li>• Amenity effects, including loss of remoteness or isolation.</li> <li>• Traffic congestion, access and safety.</li> <li>• Waste disposal.</li> <li>• Cumulative effects.</li> </ul>	C

	<b>Table 8 – Standards for activities within the Rural Industrial Sub Zone</b>	<b>Non-Compliance</b>
21.5.32	<p><b>Buildings</b></p> <p>Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:</p> <p>All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;</p> <p>21.5.32.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,</p> <p>21.5.32.2 All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• External appearance.</li> <li>• Visual prominence from both public places and private locations.</li> <li>• Landscape character.</li> <li>• Visual amenity.</li> </ul>	RD

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	Table 8 – Standards for activities within the Rural Industrial Sub Zone	Non-Compliance
21.5.33	<p>Building size</p> <p>The maximum ground floor area of any building shall be 500m<sup>2</sup>.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• External appearance.</li> <li>• Visual prominence from both public places and private locations.</li> <li>• Visual amenity.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> </ul>	RD
21.5.34	<p>Building Height</p> <p>The maximum height for any industrial building shall be 10m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• rural amenity and landscape character.</li> <li>• privacy, outlook and amenity from adjoining properties.</li> </ul>	RD
21.5.35	<p>Setback from Sub Zone Boundaries</p> <p>The minimum setback of any building within the Rural Industrial Sub Zone shall be 10m from the Sub Zone boundaries.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• The requirement for landscaping to act as a buffer between the Rural Industrial Sub-Zone and neighbouring properties and whether there is adequate room for landscaping within the reduced setback.</li> <li>• Rural amenity and landscape character.</li> <li>• Privacy, outlook and amenity from adjoining properties.</li> </ul>	RD
21.5.36	<p>Retail Activities</p> <p>Retail activities including the display of items for sale shall be undertaken within a building and shall not exceed 10% of the building's total floor area.</p>	NC
21.5.37	<p>Lighting and Glare</p> <p>21.5.37.1 All fixed exterior lighting shall be directed away from adjoining sites and roads; and</p> <p>21.5.37.2 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, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.</p> <p>21.5.37.3 There shall be no upward light spill.</p>	NC

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	<b>Table 9 Activities and Standards for Activities on the Surface of Lakes and Rivers</b>	<b>Activity</b>
21.5.38	<p><b>Jetboat Race Events</b></p> <p>Jetboat Race Events on the Clutha River, between the Lake Outlet boat ramp and the Albert Town road bridge not exceeding 6 race days in any calendar year.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• The date, time, duration and scale of the jetboat race event, including its proximity to other such events, such as to avoid or mitigate adverse effects on residential and recreational activities in the vicinity.</li> <li>• Adequate public notice is given of the holding of the event.</li> <li>• Reasonable levels of public safety are maintained.</li> </ul>	C
21.5.39	<p><b>Commercial non-motorised boating activities</b></p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Scale and intensity of the activity.</li> <li>• Amenity effects, including loss of privacy, remoteness or isolation.</li> <li>• Congestion and safety, including effects on other commercial operators and recreational users.</li> <li>• Waste disposal.</li> <li>• Cumulative effects.</li> <li>• Parking, access safety and transportation effects.</li> </ul>	RD
21.5.40	<p><b>Jetties and Moorings in the Frankton Arm</b></p> <p>Jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan Maps.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands.</li> <li>• Whether the structure causes an impediment to craft manoeuvring and using shore waters.</li> <li>• The degree to which the structure will diminish the recreational experience of people using public areas around the shoreline.</li> <li>• The effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect.</li> <li>• Whether the structure will be used by a number and range of people and craft, including the general public.</li> </ul>	RD

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	<b>Table 9 Activities and Standards for Activities on the Surface of Lakes and Rivers</b>	<b>Activity</b>
	<ul style="list-style-type: none"> <li>The degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.</li> </ul>	
21.5.41	<p><b>Structures and Moorings</b></p> <p>Any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.</p>	D
21.5.42	<p><b>Structures and Moorings</b></p> <p>Any structures or mooring that passes across or through the surface of any lake or river or attached to the bank or any lake or river in those locations on the District Plan Maps where such structures or moorings are shown as being non-complying.</p>	NC
21.5.43	<p><b>Commercial boating activities</b></p> <p>Motorised commercial boating activities.</p> <p>Note: Any person wishing to commence commercial boating activities could require a concession under the QLDC Navigation Safety Bylaw. There is an exclusive concession currently granted to a commercial boating operator on the Shotover River between Edith Cavell Bridge and Tucker Beach until 1 April 2009 with four rights of renewal of five years each.</p>	D
21.5.44	<p><b>Recreational and commercial boating activities</b></p> <p>The use of motorised craft on the following lakes and rivers is prohibited, except where the activities are for emergency search and rescue, hydrological survey, public scientific research, resource management monitoring or water weed control, or for access to adjoining land for farming activities.</p> <p>21.5.44.1 Hawea River.</p> <p>21.5.44.2 Commercial boating activities on Lake Hayes.</p> <p>21.5.44.3 Any tributary of the Dart and Rees rivers (except the Rockburn tributary of the Dart River) or upstream of Muddy Creek on the Rees River.</p> <p>21.5.44.4 Young River or any tributary of the Young or Wilkin Rivers and any other tributaries of the Makarora River.</p> <p>21.5.44.5 Dingle Burn and Timaru Creek.</p> <p>21.5.44.6 The tributaries of the Hunter River.</p> <p>21.5.44.7 Hunter River during the months of May to October inclusive.</p> <p>21.5.44.8 Motatapu River.</p> <p>21.5.44.9 Any tributary of the Matukituki River.</p> <p>21.5.44.10 Clutha River - More than six jet boat race days per year as allowed by Rule 21.5.38.</p>	PR

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	Table 9 Activities and Standards for Activities on the Surface of Lakes and Rivers	Activity
	<b>Standards: Surface of Lakes and Rivers</b>	<b>Non-Compliance</b>
21.5.45	<p><b>Boating craft used for Accommodation</b></p> <p>Boating craft on the surface of the lakes and rivers used for accommodation, unless:</p> <p>21.5.45.1 the craft is only used for overnight recreational accommodation; and</p> <p>21.5.45.2 the craft is not used as part of any commercial activity; and</p> <p>21.5.45.3 all effluent is contained on board the craft and removed.</p>	NC
21.5.46	<p>No new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall:</p> <p>21.5.46.1 be closer than 200 metres to any existing jetty;</p> <p>21.5.46.2 exceed 20 metres in length;</p> <p>21.5.46.3 exceed four berths per jetty, of which at least one berth is available to the public at all times;</p> <p>21.5.46.4 be constructed further than 200 metres from a property in which at least one of the registered owners of the jetty resides.</p>	NC
21.5.47	<p>The following activities are subject to compliance with the following standards:</p> <p>21.5.47.1 Kawarau River, Lower Shotover River downstream of Tucker Beach and Lake Wakatipu within Frankton Arm - Commercial motorised craft shall only operate between the hours of 0800 to 2000.</p> <p>21.5.47.2 Lake Wanaka, Lake Hawea and Lake Wakatipu - Commercial jetski operations shall only be undertaken between the hours of 0800 to 2100 on lakes Wanaka and Hawea and 0800 and 2000 on Lake Wakatipu.</p> <p>21.5.47.3 Dart and Rees Rivers - Commercial motorised craft shall only operate between the hours of 0800 to 1800, except that above the confluence with the Beansburn on the Dart River commercial motorised craft shall only operate between the hours of 1000 to 1700.</p> <p>21.5.47.4 Dart River – The total number of commercial motorised boating activities shall not exceed 26 trips in any one day. No more than two commercial jet boat operators shall operate upstream of the confluence of the Beansburn, other than for tramper and angler access only.</p>	NC

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<b>Table 10 Closeburn Station: Activities</b>		<b>Activity</b>
21.5.48	<p>The construction of a single residential unit and any accessory building(s) within lots 1 to 6, 8 to 21 DP 26634 located at Closeburn Station.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• External appearances and landscaping, with regard to conditions 2.2(a), (b), (e) and (f) of resource consent RM950829.</li> <li>• Associated earthworks, lighting, access and landscaping.</li> <li>• Provision of water supply, sewage treatment and disposal, electricity and telecommunications services.</li> </ul>	C
<b>Closeburn Station: Standards for Buildings and Structures</b>		<b>Non-compliance</b>
21.5.49	<p><b>Setback from Internal Boundaries</b></p> <p>21.5.49.1 The minimum setback from internal boundaries for buildings within lots 1 to 6 and 8 to 21 DP 26634 at Closeburn Station shall be 2 metres.</p> <p>21.5.49.2 There shall be no minimum setback from internal boundaries within lots 7 and 22 to 27 DP300573 at Closeburn Station.</p>	D
21.5.50	<p><b>Building Height</b></p> <p>21.5.50.1 The maximum height for any building, other than accessory buildings, within Lots 1 and 6 and 8 to 21 DP 26634 at Closeburn Station shall be 7m.</p> <p>21.5.50.2 The maximum height for any accessory building within Lots 1 to 6 and 8 to 21 DP 26634 at Closeburn Station shall be 5m.</p> <p>21.5.50.3 The maximum height for any building within Lot 23 DP 300573 at Closeburn Station shall be 5.5m.</p> <p>21.5.50.4 The maximum height for any building within Lot 24 DP 300573 at Closeburn Station shall be 5m.</p>	NC
21.5.51	<p><b>Residential Density</b></p> <p>In the Rural Zone at Closeburn Station, there shall be no more than one residential unit per allotment (being lots 1-27 DP 26634); excluding the large rural lots (being lots 100 and 101 DP 26634) held in common ownership.</p>	NC
21.5.52	<p><b>Building Coverage</b></p> <p>In lots 1-27 at Closeburn Station, the maximum residential building coverage of all activities on any site shall be 35%.</p>	NC
<b><u>Table 11 – Commercial Tourism and Recreation Sub-Zone: Activities</u></b>		<b><u>Activity</u></b>

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<p><u>21.5.53</u></p>	<p><b><u>Buildings</u></b></p> <p><u>Construction, relocation, addition or alteration of any building. <del>is a Controlled Activity.</del> Council's discretion control is reserved with respect to the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Location, external appearance and size;</u></li> <li>• <u>Associated earthworks and landscaping;</u></li> <li>• <u>....Lighting</u></li> <li>• <u>Provision of water supply, sewerage treatment and disposal electricity and communication services.</u></li> <li>• <u>Natural Hazards;</u></li> <li>• <u>Effects on the transportation network <del>Parking as determined by an Integrated Transport Assessment.</del></u></li> </ul> <p><u>To manage effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to address transport impacts related to the built form and its associated activity, and may include:</u></p> <p><u>directional street map signage to assist pedestrian and vehicle movements to the site; and</u></p> <p><u>whether traffic generation related to the activity requires additional road safety improvements and/or road capacity improvements to the transport network.</u></p> <p><u>the enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).</u></p> <p><u>measures to promote reduced use of car travel by employees and customers.</u></p> <p><u>Requirements for the provision of dedicated car parks.</u></p>	<p><u>RDC</u></p>
<p><u>21.5.54</u></p>	<p><b><u>Passenger Lift Systems</u></b></p> <p><u>21.5.54.1 Passenger Lift Systems within the 'Bob's Peak' area of the Commercial Tourism and Recreation Sub-Zone.</u></p> <p><u>21.5.54.2 Passenger Lift Systems within the Gondola Corridor area of the Commercial Tourism and Recreation Sub-zone.</u></p> <p><u>Council's control is reserved with respect to the following matters:</u></p> <ul style="list-style-type: none"> <li>• <u>Location, external appearance and alignment;</u></li> <li>• <u>Night lighting</u></li> <li>• <u>Height,</u></li> <li>• <u>Associated earthworks</u></li> <li>• <u>Natural Hazards</u></li> </ul>	<p><u>C</u></p> <p><u>C</u></p>

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	<u>Commercial Tourism and Recreation Sub Zone: Standards for Buildings and Structures</u>	<u>Non-compliance</u>
<u>21.5.55</u>	<p><b><u>Building Height – Bob’s Peak Area</u></b></p> <p><u>21.5.54.1 The maximum height for buildings within the ‘Bobs Peak’ area of –the Commercial Tourism and Recreation Sub-Zone is 10m. Council’s discretion is limited to the following:</u></p> <p><u>..... External appearance:</u></p> <p><u>..... Visual prominence from both public places and private locations:</u></p> <ul style="list-style-type: none"> <li><u>• Dominance on the Commercial Tourism and Recreation Sub-.....Zone:</u></li> </ul> <p><u>21.5.54.2 The maximum height for Passenger Lift SystemsChairlifts within the ‘Bob’s Peak’ area of –the Commercial Tourism and Recreation Sub-Zone is 125m. Council’s discretion is limited to the following:</u></p> <p><u>... External appearance including reflectivity:</u></p> <p><u>—Location and alignment</u></p> <p><u>Visual prominence from both public places and private locations:</u></p> <ul style="list-style-type: none"> <li><u>• Lighting:</u></li> </ul>	<p><u>DRD</u></p> <p><u>D</u></p>
<u>21.5.56</u>	<p><b><u>Building in the Building Restriction Area – Bobs Peak Area</u></b></p> <p><u>Any building constructed within the building line restriction area (excluding retaining walls)</u></p>	<u>PR</u>
<u>21.5.57</u>	<p><b><u>Building Height – Lower Terminal Area</u></b></p> <p><u>Maximum height for buildings within the ‘Lower Terminal’ area of the Commercial Tourism and Recreation Sub-Zone is 17.5m Council’s discretion is limited to the following:</u></p> <p><u>....Dominance on the Streetscape:</u></p> <p><u>.....Effects on the amenity, privacy and shading of surrounding properties</u></p>	<u>RD</u>
<u>21.5.58</u>	<p><b><u>Building Coverage</u></b></p> <p><u>Maximum building coverage in the ‘Bob’s Peak Area’ of the Commercial Tourism and Recreation Sub-Zone shall be 315%</u></p>	<u>D</u>
	<p><b><u>Chairlifts within the ‘Bob’s Peak’ area of the Commercial Tourism and Recreation Sub-Zone</u></b></p> <p><u>Control is reserved with respect to the following:</u></p> <p><u>....Location, external appearance and alignment:</u></p> <p><u>....Night lighting</u></p>	<u>C</u>



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	<p><u>Gondola's</u></p> <p><u>Control is reserved with respect to the following:</u></p> <ul style="list-style-type: none"> <li><u>.... Height;</u></li> <li><u>.... location;</u></li> <li><u>.... external appearance;</u></li> <li><u>.... lighting;</u></li> <li><u>.... associated earthworks</u></li> </ul>	<u>C</u>
<u>21.5.59</u>	<p><u>Forestry Activities</u></p> <p><u>Control is reserved with respect to the following:</u></p> <ul style="list-style-type: none"> <li><u>•.... hours of operation,</u></li> <li><u>•.... health and safety,</u></li> <li><u>•.... traffic generation,</u></li> <li><u>•.... associated earthworks,</u></li> <li><u>•.... landscape rehabilitation</u></li> </ul>	<u>C</u>
<u>21.5.60</u>	<u>Commercial Activities</u>	<u>P</u>
<u>21.5.61</u>	<u>Commercial Recreation Activities</u>	<u>P</u>
<u>21.5.62</u>	<u>Parking Car parks and loading Areas within the 'Lower Terminal' area of the Commercial Tourism and Recreation Sub-Zone</u>	<u>P</u>
<u>21.5.63</u>	<p><u>Earthworks not associated with forestry activities, buildings and passenger lift systems which do not comply with one or more of the following:</u></p> <ul style="list-style-type: none"> <li><u>• 1000m<sup>3</sup> in total volume in any one of the Bobs Peak, Gondola Corridor or Lower terminal Areas in one consecutive 12 month period</u></li> <li><u>• No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.</u></li> <li><u>• All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.</u></li> <li><u>• The maximum height of any fill shall not exceed 2 metres.</u></li> </ul> <p><u>The matters in respect of which Council has reserved discretion are:</u></p> <ul style="list-style-type: none"> <li><u>(i) The nature and scale of the earthworks</u></li> <li><u>(ii) Environmental protection measures</u></li> <li><u>(iii) Remedial works and revegetation</u></li> <li><u>(iv) The effects on landscape and visual amenity values</u></li> <li><u>(v) The effects on land stability</u></li> </ul>	<u>RD</u>

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## 21.6 Non-Notification of Applications

Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

~~21.6.4~~21.5.64 **Controlled activity retail sales of farm and garden produce and handicrafts grown or produced on site (Rule 21.4.14), except where the access is onto a State highway.**

~~21.6.2~~21.5.65 **Controlled activity mineral exploration (Rule 21.4. 31).**

~~21.6.3~~21.5.66 **Controlled activity buildings at Closeburn Station (Rule 21.5.48).**

## ~~21.7~~21.6 **Assessment Matters (Landscapes)**

~~21.7.4~~21.6.1 **Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).**

These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:

~~21.7.1.4~~21.6.1.1 **The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.**

~~21.7.1.4~~21.6.1.2 **Existing vegetation that:**

- a. was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,
- b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:
  - as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and
  - as part of the permitted baseline.

~~21.7.1.4~~21.6.1.3 **Effects on landscape quality and character**

In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:

- a. Physical attributes:
  - Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on landscape character;
  - Vegetation (exotic and indigenous);
  - The presence of waterbodies including lakes, rivers, streams, wetlands.
- b. Visual attributes:
  - Legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
  - Aesthetic values including memorability and naturalness;
  - Transient values including values at certain times of the day or year;

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- Human influence and management – settlements, land management patterns, buildings, roads.
- c. Appreciation and cultural attributes:
- Whether the elements identified in (a) and (b) are shared and recognised;
  - Cultural and spiritual values for tangata whenua;
  - Historical and heritage associations.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

- d. In the context of (a) to (c) above, the degree to which the proposed development will affect the existing landscape quality and character, including whether the proposed development accords with or degrades landscape quality and character, and to what degree.
- e. any proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fence lines) or otherwise degrade the landscape character.

### 21.7.1.421.6.1.4 Effects on visual amenity

In considering whether the potential visibility of the proposed development will maintain and enhance visual amenity, values the Council shall be satisfied that:

- a. the extent to which the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places. In the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, cycling, equestrian and other means of access;
- b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;
- c. the proposal will be appropriately screened or hidden from view by elements that are in keeping with the character of the landscape;
- d. the proposed development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);
- e. structures will not be located where they will break the line and form of any ridges, hills and slopes;
- f. any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.

### 21.7.1.521.6.1.5 Design and density of Development

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

- a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);
- b. there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change;
- c. development, including access, is located within the parts of the site where it would be least visible from public and private locations;

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- d. development, including access, is located in the parts of the site where it has the least impact on landscape character.

## 21.7.1.621.6.1.6 Cumulative effects of subdivision and development on the landscape

Taking into account whether and to what extent existing, consented or permitted development (including unimplemented but existing resource consent or zoning) may already have degraded:

- a. the landscape quality or character; or,
- b. the visual amenity values of the landscape.

The Council shall be satisfied the proposed development, in combination with these factors will not further adversely affect the landscape quality, character, or visual amenity values.

## 21.7.221.6.2 Rural Landscape Classification (RLC)

These assessment matters shall be considered with regard to the following principles because in the Rural Landscapes the applicable activities are inappropriate in many locations:

### 21.7.2.121.6.2.1 The assessment matters shall be stringently applied to the effect that successful applications are, on balance, consistent with the criteria.

### 21.7.2.221.6.2.2 Existing vegetation that:

- a. was either planted after, or, self seeded and less than 1 metre in height at 28 September 2002; and,
- b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:
  - as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and
  - as part of the permitted baseline.

### 21.7.2.321.6.2.3 Effects on landscape quality and character:

The following shall be taken into account:

- a. where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;
- b. whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Landscape;
- c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Landscape.

### 21.7.2.421.6.2.4 Effects on visual amenity:

Whether the development will result in a loss of the visual amenity of the Rural Landscape, having regard to whether and the extent to which:

- a. the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Landscape. In the case of proposed development which is visible from unformed legal roads, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these unformed legal roads as access;

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- b. the proposed development is likely to be visually prominent such that it detracts from private views;
- c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Landscape from both public and private locations;
- d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;
- e. any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;
- f. boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape or landscape units.

### 21.7.2.521.6.2.5 Design and density of development:

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

- a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);
- b. there is merit in clustering the proposed building(s) or building platform(s) having regard to the overall density and intensity of the proposed development and whether this would exceed the ability of the landscape to absorb change;
- c. development, including access, is located within the parts of the site where they will be least visible from public and private locations;
- d. development, including access, is located in the parts of the site where they will have the least impact on landscape character.

### 21.7.2.621.6.2.6 Tangata Whenua, biodiversity and geological values:

- a. whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

### 21.7.2.721.6.2.7 Cumulative effects of development on the landscape:

Taking into account whether and to what extent any existing, consented or permitted development (including unimplemented but existing resource consent or zoning) has degraded landscape quality, character, and visual amenity values. The Council shall be satisfied;

- a. the proposed development will not further degrade landscape quality, character and visual amenity values, with particular regard to situations that would result in a loss of valued quality, character and openness due to the prevalence of residential or non-farming activity within the Rural Landscape.
- b. where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development, whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument that maintains open space.

## RURAL ZONE 21

**21.7.3.21.6.3** Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RLC)

**21.7.3.121.6.3.1** In the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating a building platform, helps demonstrate whether the proposed development is appropriate.

**21.7.3.221.6.3.2** Other than where the proposed development is a subdivision and/or residential activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities or the rural resource and would maintain or enhance the quality and character of the landscape.

**21.7.3.321.6.3.3** In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:

- a. whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;
- b. whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;
- c. any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;
- d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;
- e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;
- f. whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.