

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

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

**AND**

**IN THE MATTER** of Stage 3b of the  
Proposed District Plan

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**SECTION 42A REPORT OF EMILY SUZANNE GRACE  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**CHAPTER 46 RURAL VISITOR ZONE – TEXT, VARIATION AND MAPPING**

**18 March 2020**

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**Appendix 1:** Recommended Chapter 46 and variations

**Appendix 2:** Summary of submissions and recommended decisions

## 1. PROFESSIONAL DETAILS

- 1.1 My full name is Emily Suzanne Grace. I hold the position of Senior Policy Planner at Queenstown Lakes District Council (**the Council or QLDC**). I have been in this position since April 2019.
- 1.2 I hold a Bachelor of Science degree, with Honours, in Physical Geography, and a Bachelor of Laws degree, both from Victoria University of Wellington. I have been a Full member of the New Zealand Planning Institute since 2011.
- 1.3 I have been in the planning profession since 2003. I held the role of Resource Consents Planner at Porirua City Council from 2003 – 2005, Resource Management Consultant with Tonkin & Taylor (Wellington) from 2005 – 2014, and Natural Hazards Planning Researcher at GNS Science from 2014 – 2019.
- 1.4 During my career I have worked in both the resource consents and plan development fields of planning, at both district and regional levels around New Zealand. I have also worked at the national level, at the Ministry for the Environment on reviews of the Resource Management Act 1991 (**RMA**). I have provided planning advice to national agencies such as New Zealand Defence Force and KiwiRail, private sector organisations such as Contact Energy, and local organisations such as North Canterbury Fish & Game and the Waimea Water Augmentation Committee.
- 1.5 My experience covers a broad spectrum of processes under the RMA, including designations, water conservation orders, regional and district consent processes for urban developments, infrastructure and rural industry projects, and submissions on regional policy statements, regional plans, and district plans. My role at GNS Science allowed me to focus on investigating specific issues relating to planning for risk from natural hazards, publishing research findings and presenting them at NZPI conferences. I also become involved in the Christchurch Replacement District Plan process on behalf of the Canterbury Earthquake Recovery Authority.
- 1.6 I have made myself familiar with the section 32 report (**S32**) for the Rural Visitor Zone (**RVZ**) and associated documentation.

- 1.7** Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

## **2. INTRODUCTION**

- 2.1** In this section 42A report, I provide recommendations to the Hearings Panel on the submissions received on the Rural Visitor Zone (Chapter 46) notified as part of Stage 3b of the Proposed District Plan (**PDP**).

- 2.2** A total of 190 submission points and 83 further submission points were received on these provisions. These submission points can be grouped into those on the notified provisions as they relate to the notified RVZ areas, and those that relate to requests to apply the RVZ to land that was not notified as RVZ in Stage 3 (re-zone requests), including associated changes to the notified provisions. I have grouped my analysis of the submissions into topics as follows, addressing the re-zone requests first, followed by the submission points relating to the notified areas and provisions:

- (a) Applying the RVZ outside ONL areas
- (b) Changes to provisions to accommodate RVZ applying outside ONLs
- (c) Density and external appearance controls
- (d) Residential activity and structure plans
- (e) Insufficient information
- (f) Re-zoning: Rural Zone to RVZ
- (g) Re-zoning: Other than Rural Zone
- (h) Site-specific requests for notified RVZ areas
- (i) Windermere re-zoning request
- (j) Text changes

- 2.3** The specific submissions addressed in each topic grouping are identified in the relevant sections of the report.

- 2.4** For each theme, I summarise the relief sought in the submissions, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and evaluate the appropriateness, including costs and benefits, of the requested changes in terms of s32AA of the RMA.
- 2.5** When assessing the submissions, I refer to and rely on the evidence of:
- (a) Ms Helen Mellsop, Landscape Architect;
  - (b) Mr Matthew Jones, Landscape Architect;
  - (c) Ms Bridget Gilbert, Landscape Architect;
  - (d) Mr James Dicey, Viticulturist; and
  - (e) Mr Robert Bond; Natural Hazards.
- 2.6** The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:
- (a) Rural Visitor Special Zone Section 32 evaluation (**S32**);
  - (b) Queenstown Lakes Proposed District Plan Stage 1 & 2 Decision Version, as attached to the Strategic Evidence (**PDP**);
  - (c) Mr Barr's Stage 3 Strategic Evidence (**Strategic Evidence**);
  - (d) The Otago RPS as referred to and described in the Strategic Evidence.
- 2.7** I have undertaken site visits for all of the submissions relating to zoning changes. When considering re-zoning requests, I have taken into consideration the rezoning principles in Part B of the Strategic Evidence.
- 2.8** Changes I recommend to the notified provisions in response to submissions and further submissions are included in **Appendix 1**, which contains a 'tracked' recommended chapter. My recommendations for accepting or declining submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions. My recommendations for accepting or declining further submissions, will stand or fall with the primary submission. Tables with summary information relating to each re-zoning request are included in **Appendix 3**.
- 2.9** Throughout my evidence I refer to the versions of the PDP text, as follows:

- (a) **Provision X.X.X:** to refer to the notified version of a provision (i.e. Objective 46.2.1); and
- (b) **PDP Provision X.X.X:** to refer to the Stage 1 & 2 Decision PDP (i.e. PDP Objective 3.2.1)

### 3. APPLICATION OF THE RVZ BEYOND ONL AREAS

- 3.1** One of the key planning issues raised by submissions requesting re-zoning to RVZ relates to whether the RVZ should be limited to being applied within Outstanding Natural Landscapes (**ONL**), or whether it can be applied outside ONL areas. Four of the requests for re-zoning are not located within an ONL. Three of these submissions<sup>1</sup> are for sites within a Rural Character Landscape (**RCL**) and one is within the Wakatipu Basin Rural Amenity Zone (**WBRAZ**)<sup>2</sup>. These submissions make arguments that the RVZ should not be limited to ONLs and should be able to be applied to rural areas outside the ONLs. They request changes to the notified RVZ provisions to make this clear. Reasons given include that there is demand for visitor industries in rural areas outside of ONLs, and that RVZ is more appropriate outside ONLs due to the high landscape values associated with ONLs.
- 3.2** The S32 does not address the issue of whether the RVZ should be limited to ONLs or not (the notified RVZ areas are all within ONL areas).
- 3.3** My approach to this issue is to:
- (a) first consider whether applying the RVZ outside ONL areas is consistent with the PDP framework (assessment set out in this section of the report), and if so,
  - (b) to then consider the changes requested in submissions to the RVZ provisions to provide for this within the RVZ chapter (in the following section of this report), and
  - (c) finally, to consider whether the merits of the individual submissions suggest that RVZ would be an appropriate zoning for those particular sites (assessment undertaken according to grouping of re-zoning submissions set out in later sections of this report).

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1 31014 Heron Investments Limited, 31021 Corbridge Estates Limited Partnership, 31053 John & Jill Blennerhassett  
2 31035 Barnhill Corporate Trustee Limited and DE ME Bunn and LA Green

- 3.4** The application of the RVZ within the District needs to achieve the purpose of the Act, must give effect to relevant parts of the RPS, and implement the Strategic Objectives and Policies within PDP Chapter 3 Strategic Direction<sup>3</sup> and also Chapter 6 (where relevant to 'Special Zones').
- 3.5** In my assessment, the most directly relevant provisions of the RPS, aside from directing that outstanding values of landscapes and features are maintained and protected, and encouraging enhancement of areas and values that contribute to their significance, do not provide particular direction on this matter. More helpful direction for how best to achieve the purpose of the Act in this District, is provided in Chapters 3 and 6 of the PDP which, as outlined in Mr Barr's evidence, have been tested and where appropriate, clarified and amended by the Environment Court in its interim decisions. The following assessment is based on the version of Chapters 3 and 6 attached to the Strategic Evidence.
- 3.6** As outlined by Mr Barr, Chapter 3 establishes a two-tier approach to the management of rural landscapes within the District, through the use of two types of landscape units that are identified on the planning maps: ONL/ONFs and RCLs. In ONL/ONFs it is 'landscape values' that are the focus of the objectives and policies. For RCLs it is 'landscape character' and 'visual amenity values' that are the focus. The management direction in Chapter 3 is that in ONL/ONFs landscape values are protected, and that in RCLs landscape character is maintained and visual amenity values are maintained or enhanced<sup>4</sup>.
- 3.7** In addition to different values and different management directions, there is also a difference in the presumptions about development in the two landscape units. In ONL/ONFs, the presumption is that new development is inappropriate unless it protects landscape values<sup>5</sup>. The presumption in RCLs is that adverse effects on landscape character and visual amenity values from development are anticipated<sup>6</sup>, but are to be managed in accordance with the direction to maintain or enhance the landscape character.
- 3.8** Of particular relevance to the application of the RVZ, Strategic Policy (**SP**) 3.3.1A requires that commercial recreation and tourism related activities that enable people to access and appreciate the District's landscapes are provided

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3 See provision 3.1B.1 on interpretation and application of Chapter 3

4 See for example Strategic Objective (**SO**) 3.2.1.8, SP 3.3.1A

5 SO 3.2.5.xx

6 SO 3.2.5.2

for in rural areas, subject to management of landscape values in each landscape unit, as set out in Chapter 3. This SP foresees these activities in both types of rural landscape units, and provides support for the RVZ being applied within both landscape units. The critical proviso to this is that the RVZ would have to manage landscape values in accordance with the policy requirements for managing ONL/ONFs and RCLs in Chapter 3.

- 3.9** Chapter 6 Landscapes and Rural Character is another strategic chapter that provides further direction on the management of the District's landscapes. Of particular relevance to the application of the RVZ, Policy 6.3.1.3 requires a separate regulatory regime for (among other zones) the Special Zones, of which the RVZ is one, in order to give effect to (among other things) SO 3.2.1.1. This SO is that "the significant socioeconomic benefits of well-designed and appropriately located visitor industry places, facilities and services are realised across the District".
- 3.10** As I understand it, Policy 6.3.1.3 (in both the Council Decision and Environment Court Interim Decision) essentially provides for the RVZ provisions to apply as a separate regulatory regime, *instead of* the provisions in Chapter 6. The policy specifically states that the categories of ONL/ONF and RCL and the policies in Chapter 6 that apply to those categories, will not apply within Special Zones unless otherwise stated. There are however some policies of note in Chapter 6 that may be relevant – those that are activity specific rather than location specific, and are "6.3.5 Managing Activities on Lakes and Rivers" and "6.3.6 Managing Regionally Significant Infrastructure". Of note, it is both the ONL/ONF and the RCL categories that do not apply, which I consider means that Policy 6.3.1.3 contemplates the RVZ applying within RCLs as well as ONL/ONFs.
- 3.11** Essentially what is important, is that Chapter 46 itself is essentially a substitute method of providing the necessary level of protection for ONLs, or ONFs, and RCLs.
- 3.12** I note that, as identified by Mr Barr, following the Topic 2 Interim Decision, Chapter 3 introduces the idea of Exception Zones. The RVZ is not currently identified as an Exception Zone, but I understand that the intention is that it will be. If the RVZ is listed as an Exception zone, I note that there is still a Court directed workstream where parties need to confirm which SOs and SPs will not apply.



**3.13** In my opinion, the application of the RVZ to areas outside of ONL/ONFs would be consistent with Chapters 3 and 6 of the PDP, provided the RVZ provisions are able to manage landscape values in accordance with the requirements of Chapter 3 and relevant RPS direction. That is, provided the RVZ provisions are able to protect the landscape values of ONLs and maintain landscape character and maintain or enhance visual amenity values of RCLs.

**3.14** I consider the provisions of Chapter 46 in more detail in the following section and what changes are necessary if there are to be RVZs in the RCL. In short however, I consider that the objectives of Chapter 46 do provide for the management of both ONLs and RCLs, in accordance with the requirements of Chapter 3. When compared to the Topic 2 Interim Decision version of Chapter 3, Objective 46.2.2 is directed at development within ONLs and Objective 46.2.2is directed at development in RCLs.

#### **4. CHANGES TO PROVISIONS: APPLYING RVZ OUTSIDE ONL AREAS**

**4.1** Chapter 46 as notified has two objectives. Objective 46.2.1 clearly applies to ONLs, as it aims for activities to be in appropriate locations that maintain or enhance the values of ONLs<sup>7</sup>.

**4.2** Objective 46.2.2 does not as clearly apply to ONLs, and is focused on maintaining or enhancing landscape character and visual amenity values. In Chapter 3, the management direction of 'maintain or enhance' is used in the context of RCLs, and 'landscape character and visual amenity values' are also associated with RCLs. In addition, the premise of Objective 46.2.2 is to 'enable' visitor industry development. This aligns with the approach in Chapter 3 where SO 3.2.5.2 anticipates adverse effects on landscape matters in RCLs. As such, in my opinion, Objective 46.2.2 more closely aligns with the management of RCLs as set out in Chapter 3, than the management of ONLs.

**4.3** The key approach used by Chapter 46 to manage landscape effects is location, through the extent of the zone itself. Development is anticipated within the RVZ, so the extent of the RVZ has to be carefully defined and implement the strategic direction in Chapter 3. I see no reasons, from a planning point of view, why this location approach cannot be used both within and outside ONL areas.

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<sup>7</sup> I discuss the use of the words 'maintain and enhance' in Objective 46.2.1 later in this section of this evidence

**4.4** As well as the extent of the zone itself, Chapter 46 provides for a further refined approach to managing landscape effects within the RVZ areas. Within the notified RVZ areas, the landscape has been evaluated for its sensitivity (the degree to which the character and values of a particular landscape are susceptible to the scale of external change) and its capacity (the amount of change the landscape can accommodate without substantially altering or compromising existing character and values)<sup>8</sup>. This evaluation resulted in three areas being identified on the planning maps within each RVZ: High Landscape Sensitivity Areas, Moderate-High Landscape Sensitivity Areas, and the remainder of the RVZ area. A corresponding rule framework provides greater restrictions on activities, the more sensitive the landscape. Within High Landscape Sensitivity Areas, buildings require a non-complying activity consent<sup>9</sup>; within Moderate-High Landscape Sensitivity Areas, buildings require a discretionary activity consent<sup>10</sup>, and in the remainder of the RVZ area, buildings require a controlled activity consent<sup>11</sup>, subject to conditions.

**4.5** In my opinion, new areas of RVZ, whether inside or outside of ONL areas, would need to demonstrate that controlled activity developments within the identified area would either protect landscape values if within ONLs, or maintain landscape character and maintain or enhance visual amenity values within RCLs. In addition, if there are areas of high or moderately-high landscape sensitivity, including in the RCL, these need to be identified and mapped. This is so the discretionary and non-complying rule framework within Chapter 46 is able to manage those higher landscape values, with the appropriate emphasis on protecting the landscape values of ONLs and maintaining landscape character and maintaining or enhancing visual amenity values of RCLs. I consider this methodology is necessary to implement the directions in Chapter 3.

**4.6** In conclusion, I consider that applying the RVZ outside ONL areas can be consistent with the PDP framework with fairly minor changes to Chapter 46 (discussed in the following paragraphs). This is not to say that I think all requests to apply RVZ outside ONLs should be accepted. Rather, it means I

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8 See QLDC Rural Visitor Zone Review: Landscape Assessment, Helen Mellsop Landscape Architect, June 2019, attached as Appendix 2 to the Rural Visitor Zone s32 report

9 Rule 46.4.11

10 Rule 46.4.10

11 Rule 46.4.6

consider the merits of each submission should be considered to determine whether RVZ is an appropriate zone for the site/location, or not.

- 4.7** Four submissions<sup>12</sup> seek changes to the purpose statement and/or the objectives and policies of Chapter 46 to allow the RVZ to apply to areas outside ONLs. One of these submissions<sup>13</sup> offers specific wording changes, to remove reference to ONLs and remoteness from the provisions so that the provisions apply to rural areas generally. In addition, there is one submission<sup>14</sup> seeking that the purpose statement be written more clearly and that reference is made to how it will be decided which areas are suitable to apply the zone to.
- 4.8** I note at the outset that I recommend that all rezoning submissions seeking RVZ in section 7 amenity landscapes (i.e. the Rural Zone RCL and the Wakatipu Basin Rural Amenity Zone) be rejected. Therefore, the changes I have considered and recommend, could well be academic in nature if the Panel supports my recommendations and does not introduce any new RVZ into the PDP, that are not located in the ONL. However, the exercise in my view, results in a more accurate policy framework for the different rural areas and is therefore useful for clarity and drafting. In addition, the changes address one submission that is not related to re-zoning, seeking clarification of the purpose and extent of the zone<sup>15</sup>.
- 4.9** I consider it is important to acknowledge that the RVZ has been developed and structured in light of a “legacy” zone in the ODP that manages known developments in a range of known locations. In notifying only four areas of RVZ in Stage 3b of the PDP review, Council sent a clear message that the application of the zone was to be restricted. However, with 14 requests through submissions to apply the zone to new areas, it is necessary to consider the application of the notified provisions in this wider context. Given the nature of their genesis, I think it is reasonable to expect some structural issues when applying the framework in a wider context.
- 4.10** I consider that changes to the purpose statement, objectives and policies in Chapter 46 are necessary in order for the RVZ to be applied outside ONLs. In my opinion, more than just deleting references to ONLs from the provisions<sup>16</sup> is necessary. If the framework is to move from managing the effects of known

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12 Submissions 31014, 31021, 31035 and 31053  
13 Submission 31021  
14 Submission 31030  
15 Submission 31030  
16 As sought by submission 31014 Heron Investments Limited

visitor industry activities on the values of ONLs to also managing these effects on the values of other rural landscapes (such as RCLs), the provisions need to be able to do this efficiently and effectively, and in accordance with the requirements of Chapter 3 of the PDP.

- 4.11** As discussed above, Chapter 3 makes a distinction between ONLs and other rural landscapes. Within ONLs, development is assumed to be inappropriate unless landscape values are protected<sup>17</sup>, and in RCLs effects of development are anticipated provided landscape character is maintained and visual amenity values are maintained or enhanced<sup>18</sup>. In relation to the RVZ, this direction in the Strategic Objectives is implemented through Strategic Policy 3.3.1A, which is to “provide for commercial recreation and tourism related activities that enable people to access and appreciate the District’s landscapes, provided” landscape is managed in accordance with the direction in the Strategic Objectives. Strategic Policy 3.3.1.A directs the use of location, design, and control over the nature of activities in the management of landscape.

#### **Objectives 46.2.1 and 46.2.2**

- 4.12** Objective 46.2.1 seeks to manage activities in the RVZ, and Objective 46.2.2 seeks to manage built development within the RVZ. Objective 46.2.1 refers directly to ONLs. Objective 46.2.1 does not refer directly to ONLs but does use the language in Chapter 3 associated with RCLs (landscape character and visual amenity values).
- 4.13** I do not consider it necessary to have one objective for ONLs and one for RCLs. The method of using location and landscape sensitivity for managing effects on landscapes values is the same for each landscape unit. However, I do consider that both objectives should use the language of Chapter 3 and 6 to clarify the approach to managing the different landscapes. I also recommend that the 2-level approach to managing landscape specific to the RVZ, of first identifying the extent of the zone and secondly controlling built development within the zone, should be more explicit in the objectives. I have considered the amendments put forward in the Corbridge<sup>19</sup> submission for each objective. The changes I propose to the two objectives in response to the submissions are set out below and in Appendix 1.

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17 SO 3.2.5.xx  
18 SO 3.2.5.2  
19 Submission 31021

46.2.1 Objective – Visitor accommodation, commercial recreation and ancillary commercial activities ~~within appropriate locations~~ are provided for through a Rural Visitor Zone located only in areas of landscape sensitivity that:

- a. protect the landscape values of Outstanding Natural Landscapes, and
- b. maintain the landscape character, and maintain or enhance the visual amenity values of Rural Character Landscapes.

46.2.2 Objective – Buildings and development that have a visitor industry related use are enabled ~~where~~ within the Rural Visitor Zone in areas of lower landscape sensitivity and where necessary are restricted or avoided to:

- a. protect the landscape values of Outstanding Natural Landscapes, and
- b. maintain the landscape character and maintain or enhance the visual amenity values of Rural Character Landscapes ~~are maintained or enhanced.~~

**4.14** In my opinion, the amendments I recommend provide a more appropriate way to achieve the purpose of the RMA than the notified version of the objectives. I consider that the amendments retain the intent of the notified objectives to provide for visitor industry activities and associated built development. In my opinion, greater opportunity for social, economic and cultural well-being is provided for by extending the objectives to cover all rural landscapes, by potentially allowing for greater access to the varied landscapes of the District.

**4.15** I also consider that the protection of the natural landscape resources of the District, and management of the effects of visitor industry activities on this resource, is better provided for through the amendments I recommend to the objectives. The requirement to 'protect' ONLs is a stronger direction than in the notified objectives and is consistent with the intention of the Court in this regard. I also note there is scope in the submission from Christine Byrch (31030) to strengthen the policy framework. In my opinion, specifying the lower landscape sensitivity requirement in Objective 46.1.1 provides greater protection of areas of Moderate – High and High landscape sensitivity.

- 4.16** The objective to 'protect' landscape values in ONLs, also works well with the different areas of landscape sensitivity, which is set out in Policy 46.2.2.1, and I return to this below.

#### **Purpose Statement (46.1) and Policies**

- 4.17** As stated above, I agree with the submitters that some amendments to the policies are required to provide for the identification of RVZ areas outside ONLs, as well as to the purpose statement, and that clear guidance should be provided on the extent of the zone and which areas are suitable for the zone. I have considered the amendments to the purpose statement and policies put forward in the Corbridge submission<sup>20</sup> in this regard. I consider that the changes I recommend to Objectives 46.2.1 and 46.2.2 in response to these submissions should be carried down and reflected in the policies that implement the objectives.
- 4.18** I consider amendments to the language of the policies is required so they reflect the language of Chapter 3 and Chapter 6. Chapter 6 includes a set of policies for managing activities in RCLs that would not have been considered in the development of the notified Chapter 46 provisions, because the notified provisions only applied to areas within ONLs. I consider it is important to provide a clear link between the management of landscape as required by Chapter 3 and 6 and how this is implemented in Chapter 46.
- 4.19** The changes I recommend to the purpose statement and policies of Chapter 46 in response to submissions are set out in Appendix 1, and discussed below.
- 4.20** One of the main changes I recommend to wording of the policies and purpose statement to allow for the RVZ to apply outside ONLs is the use of 'protect' in reference to ONLs and 'maintain or enhance' in reference to RCLs. In addition, I recommended changes to ensure that it is 'landscape values' that are to be protected in ONLs, and 'landscape character' and 'visual amenity values' that are to be maintained or enhanced in RCLs. Generally, the changes I recommend are to include reference to both ONLs and RCLs in the policies, rather than to delete reference to ONLs as sought in submissions. I consider including both landscape types in the policies and purpose statement better implements the Strategic Objectives and Policies in Chapter 3 and Chapter 6.

**4.21** I note an obvious omission when comparing the language of Chapter 46 with Chapters 3 and 6, being that Chapter 46 does not mention Outstanding Natural Features (**ONF**). I understand this reflects the fact that it is highly unlikely that an RVZ would be compatible with the approach to protecting ONFs. Given the potential broadening of the scope of the Chapter, I recommend a statement clarifying that the zone is not anticipated to be located on ONFs be included in the purpose statement.

**4.22** Another key change I recommend is for the 2-level method of landscape management (extent of the zone and landscape sensitivity) to be more clearly articulated in the policies, and explained in the purpose statement. Part of the changes I recommend to achieve this articulation is the identification of the key characteristics of the RVZ in a new policy, to clarify how areas suitable for RVZ can be identified. I consider the requirement for the zone to be largely within areas of lower landscape sensitivity is missing from the policies. Being ‘reasonably difficult to see’<sup>21</sup> and not ‘highly visible from public places’<sup>22</sup> is a key factor in managing effects on landscape for both ONLs and RCLs in Chapter 6 that is also missing from the notified policies of Chapter 46. I consider that remoteness is also a key characteristic of the notified RVZ areas, and is linked to the policy intent to enable people to access and appreciate the District’s landscapes<sup>23</sup>. Although I acknowledged that access to the District’s landscapes may be enabled through RVZ areas that are not particularly remote, and recommend the use of the word ‘generally’ in front of ‘remote’.

**4.23** I consider these changes will improve the transparency of the nature and extent of the RVZ, and strengthen the provisions for application beyond ONL areas. My recommended wording for a new policy is set out below, and in Appendix 1.

46.2.1.a Areas identified as a Rural Visitor Zone shall be generally remote in location, difficult to see from public places, and largely comprised of areas of lower landscape sensitivity, with any areas of Moderate – High and High Landscape Sensitivity specifically identified.

**4.24** Policy 46.2.2.1 is the one that implements the ‘second’ level of landscape protection, in that it sets up the three layers of landscape sensitivity within the RVZ, with more restrictive rules for buildings and development applying to the

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21 Policy 6.3.3.1  
22 Policy 6.3.4.6  
23 SP 3.3.1A

areas of greater landscape sensitivity. The changes I recommend to this policy are to strengthen this framework for its application beyond areas of ONL, and to reflect the changes I recommend to Objective 46.2.2. Specifically, I recommend using the word 'enabling' rather than 'providing for' in limb (a), as this is the word used in the objective and I consider it better matches the controlled activity status used in the rules. In addition, I recommend using the word 'restrict', paired with an 'unless' for limb (b) as I consider this is a more directive and certain construction, and better matches the discretionary and 'middle' level of restriction for the Moderate – High Landscape Sensitivity areas, in between 'enable' and 'avoid'. The changes I recommend to Policy 46.2.2.1 are set out below.

*46.2.2.1 Protect the landscape values of the Zone and the surrounding rural landscapes ~~Rural Zone Outstanding Natural Landscapes~~ by:*

- a. ~~providing for~~ enabling and consolidating buildings within the Rural Visitor Zone in areas that are not identified on the District Plan maps as a High Landscape Sensitivity Area, nor within an area of Moderate – High Landscape Sensitivity;
- b. ~~ensuring that~~ restricting buildings within areas identified on the District Plan maps as Moderate – High Landscape Sensitivity unless they are located and designed, and adverse effects are mitigated, to ensure landscape values of Outstanding Natural Landscapes are protected, and landscape character of Rural Character Landscapes is maintained and visual amenity values of Rural Character Landscapes are maintained or enhanced; and
- c. *avoiding buildings within areas identified on the District Plan maps as High Landscape Sensitivity Areas.*

**4.25** I recommend a deletion in Policy 46.2.2.3 to further strengthen and clarify the operation of Policy 46.2.2.1. There is a conflict between the requirement to 'avoid' effects in both High Landscape Sensitivity areas and Moderate – High Landscape Sensitivity in notified Policy 46.2.2.3, and a requirement to 'avoid' similar effects in only the High Landscape Sensitivity area in notified Policy 46.2.2.1. I consider this conflict frustrates the operation of the three layers of landscape sensitivity established in Policy 46.2.2.1 and recommend it is removed.

**4.26** I consider that the changes I recommend to the policies in Chapter 46, including the new policy I propose, are the most appropriate way to achieve the



objectives, as I recommend they be amended. In my opinion, the changes I propose make the policies more effective at achieving the objectives by using the same language of the Objectives (and Chapters 3 and 6), by clearly spelling out how areas for visitor accommodation, commercial recreation and ancillary commercial activities can be identified (proposed new policy), and strengthening the policy support for the three-layer landscape sensitivity framework for managing effects of development within the RVZ on landscape (amendments to Policy 46.2.2.1).

**4.27** In terms of efficiency, I consider the costs associated with the changes do not add to the costs of the original policies. Providing a degree of transparency and certainty on the application of the zone potentially lowers transaction costs for plan users. I consider there is an increased environmental benefit from the changes, as in my opinion, the protection of landscape values and the management of effects of activities on landscape is strengthened and more clearly articulated in the policies.

## **5. DENSITY AND EXTERNAL APPEARANCE CONTROLS**

**5.1** Ms Mellsop recommends in her evidence<sup>24</sup> that two new standards are included in the RVZ for controlled activities: a site coverage or building density standard and a standard for the exterior appearance of buildings. These are standards that Ms Mellsop recommended be included in the notified RVZ provisions, but which were not included. As I understand it, Ms Mellsop is concerned that without these standards, built development within the lower landscape sensitivity areas of the RVZs could be inappropriate and adversely affect the character and values of the surround ONL areas. This is because of the controlled activity status of buildings within the lower landscape sensitivity areas, meaning that Council could not decline a consent, even if the effects on landscape values were significant.

**5.2** As an alternative to including these two standards, Ms Mellsop recommends at least a restricted discretionary activity status for all buildings within the lower landscape sensitivity areas, with building location and site coverage as matters of discretion<sup>25</sup>.

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24 See Section 5 of Ms Mellsop's evidence for the Stage 3b hearing

25 See Section 5 of Ms Mellsop's evidence for the Stage 3b hearing

**5.3** Ms Mellsop notes, and I concur, that there are no submissions seeking these types of standards be included in the RVZ chapter. I consider this means there is no scope to include these types of standards in relation to the notified RVZ areas. However, in my opinion there is scope to consider including them in relation to the new areas of RVZ sought in the submissions. Standards relating to site coverage/density and external appearance of buildings, attached to a controlled activity rule, would sit somewhere in between the more permissive notified RVZ provisions and the more restrictive fully discretionary activity status of the Rural Zone, which is the status quo<sup>26</sup>. Council's legal counsel can address this at the hearing if necessary.

**5.4** I note that Ms Mellsop, Ms Gilbert, and Mr Jones, in their evidence statements for this hearing, all place weight on the lack of site coverage/density and external appearance of buildings controls when they assess the re-zoning requests from a landscape perspective<sup>27</sup>. As I understand it, the lack of these controls is part of the reason these experts are not favourable towards the re-zoning requests from a landscape perspective, and also part of the reason that structure plans and restricted discretionary or discretionary activity status is recommended by these experts for some of the re-zoning requests. In sum, without these controls the landscape experts consider that the potential effects of controlled activity development on landscape values will be too great. Considering these expert opinions, I consider that the potential effects of building density and external appearance on landscape values should be addressed in the RVZ provisions, should any new areas of RVZ be approved. I consider this is necessary in order to protect the landscape values of ONLs and to maintain and enhance the landscape character and visual amenity values of RCLs, as required by Chapters 3 and 6 and the objectives of the RVZ, as I recommend they are amended.

**Site coverage/density standard (for RVZ sought through submission, rather than the notified RVZ)**

**5.5** I have considered options for a site coverage/density standard. My preference is for a standard that limits the total building footprint within the lower landscape sensitivity areas of any new RVZ. This could be the same footprint across all sites, or a site-specific footprint for any new area of RVZ that is determined following the detailed landscape assessment. As an absolute standard, a total

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26 Current zone of most of the sites for which re-zoning is sought  
27 The specifics of the re-zoning requests are discussed in later sections of this report.

building footprint is not dependent on the underlying title configuration (as a percentage site coverage standard is), and would be effective at achieving the outcomes sought by the RVZ objectives regarding landscape. A 'one-size-fits-all' total building footprint would be a blunt instrument, but I consider this is acceptable in a controlled activity standard. This is because Council has no ability to decline a controlled activity consent, so there must be confidence that the controlled activity standards will achieve the outcome sought. In this case, that is either protection, maintenance or enhancement of the relevant landscape values. If there is uncertainty about whether the size of the building footprint will protect, maintain or enhance landscape values, then I consider the matter should be considered under a restricted discretionary consent process.

**5.6** I considered other options for a site coverage/density standard. The Rural Zone includes a built form standard for farm buildings<sup>28</sup> that includes a density standard: 1 farm building per 50 hectares. I consider this type of standard would not be effective in any areas of new RVZ, as the intention of the RVZ is for buildings to be clustered together, rather than spread out through the landscape. Site coverage standards that are a percentage of a site (such as 40%) are common in urban area. A coverage limit of 15% is included in some of the PDP rural chapters<sup>29</sup>. However, given the varying size of rural sites that might make up any new areas of RVZ, I consider that a percentage of coverage would not achieve consistent outcomes, as the amount of coverage allowed would be determined somewhat arbitrarily by the size of the underlying legal title.

**5.7** I have also considered the option of including site coverage/density as a matter of control in the controlled rule<sup>30</sup>. However, I do not consider this to be sufficient to protect, maintain or enhance landscape values, as Council would not be able to decline consent if coverage/density did have an adverse effect on landscape values.

**5.8** The final option I have considered is removing the controlled activity rule and replacing it with a restricted discretionary consent for buildings in the lower sensitivity landscape areas, in line with Ms Mellsop's recommendation for an alternative to a standard. I do not support this approach. This is because of the objectives and policies in Chapters 3, 6 and 46 that seek to enable visitor industry activities and provide for access to the District's landscapes. I consider

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28 Rule 21.8.1

29 For example, Rule 22.5.2 Rural Residential Zone, Rule 24.5.5. Wakatipu Basin

30 Rule 46.4.6

this to be strong direction that needs to be balanced against the landscape objectives and policies (noting that the landscape provisions essentially contain 'bottom lines' in terms of the level of management required). If it is possible to include a coverage/density standard, even a restrictive one, that allows controlled activity development in the lower landscape sensitivity areas of any new RVZ areas, while meeting the landscape objectives, then I consider including the standard is the most appropriate way to achieve the PDP objectives.

**5.9** I consider the starting point for a total building footprint limit for controlled activity development in the lower landscape sensitivity areas of any new RVZ areas should be a ground floor area of 500m<sup>2</sup>, being the building size standard for controlled activities<sup>31</sup>.

**5.10** I have sought advice from Ms Mellsoy who undertook a landscape assessment of the OPD RVZ areas, and Mr Jones who has assessed ten of the requests for re-zoning from a landscape perspective, on whether it is possible to set a 'one-size-fits-all' site coverage/density standard for any new areas of RVZ, that would provide confidence that the density of controlled activity development would protect, maintain, or enhance landscape values of any new RVZ sites. Ms Mellsoy's and Mr Jones' evidence states that the appropriate total building coverage is likely to vary depending on such things as the size of the lower landscape sensitivity area and the characteristics and values of the landscape context<sup>32</sup>.

**5.11** In the absence of landscape evidence as to the appropriate area for a total building footprint standard for each of the proposed new RVZ areas, I recommend that the standard is set at 500m<sup>2</sup>, being the building size standard, should any new areas of RVZ be approved through this hearing process. Ms Mellsoy and Mr Jones both consider that this approach would ensure that the landscape values of ONL were protected and the landscape character and visual amenity values of RCL were maintained or enhanced<sup>33</sup>. I consider this standard would provide for some development within these areas, and provide a restricted discretionary consent pathway to consider the effects on landscape values for developments in excess of this standard. This would require an

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31 Rule 46.5.2

32 Paragraph 5.4 of Ms Mellsoy's evidence for the Stage 3b hearing and paragraph 4.11 of Mr Jones' evidence for the Stage 3b hearing

33 Paragraph 5.4 of Ms Mellsoy's evidence for the Stage 3b hearing and paragraph 4.14 of Mr Jones' evidence for the Stage 3b hearing

amendment to notified Rule 46.5.2 (Building size). I recommend that the amendment apply only to any new areas of RVZ, and not the areas of RVZ that were notified in Stage 3b. My recommended wording for the amendment is as follows:

In the <x, y and z Rural Visitor Zones> the total maximum ground floor area across the zoned area, excluding any areas identified as Moderate – High and High Landscape Sensitivity, shall be 500m<sup>2</sup>.

- 5.12** Consequential to inserting this new standard, I recommend that ‘density of development’ is added as a matter of discretion for non-compliance with the new standard, and that ‘density’ is added to matter of control (a) in Rule 46.4.6. These amendments will ensure the rule framework works coherently. These amendments are shown in Appendix 1.
- 5.13** I consider that these amendments are the most appropriate way to achieve the RVZ objectives of protecting, maintaining or enhancing landscape values.

#### **External appearance standard**

- 5.14** Ms Mellsop<sup>34</sup> suggests the standard for external appearance from the Rural Zone chapter could be included in the RVZ chapter. I note that an external appearance standard is included in all of the rural zones that the RVZ re-zoning requests relate to<sup>35</sup>. I also note that Policy 46.2.2.2 seeks to control building colour and design, among other things, and that the control of colour is not implemented in the notified rules of Chapter 46.
- 5.15** I consider that it would be appropriate to include the standard from the Wakatipu Basin Chapter into the RVZ Chapter, in order to achieve the objectives of protecting, maintaining or enhancing landscape values. The Rural Zone standard has an addition clause relating to approved building platforms that is not necessary within the RVZ, but the Wakatipu Basin standard does not include this standard. The new standard is included in Appendix 1.

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<sup>34</sup> Paragraph 5.5 of Ms Mellsop’s evidence for the Stage 3 hearing

<sup>35</sup> Rule 21.7.2 Rural Zone, Rule 24.5.3 Wakatipu Basin, Rule 23.5.1 Gibbston Character Zone, Rule 22.5.1 Rural Lifestyle Zone

## 6. RESIDENTIAL ACTIVITY AND STRUCTURE PLANS

6.1 Two of the submissions requesting re-zoning of sites in the Upper Clutha Basin to RVZ (Corbridge and Blennerhassett)<sup>36</sup>, the submission by Arcadia Station owner Lloyd James Veint<sup>37</sup> on the notified Arcadia RVZ, the submission by Wayfare on the notified Walter Peak RVZ<sup>38</sup>, and the submission requesting two areas of RVZ on Loch Linnhe Station<sup>39</sup>, request residential activity be provided for within the RVZ. In addition, the Barnhill submission requests discretionary activity status, rather than non-complying, for residential activity in the Morven Ferry Road sites<sup>40</sup>. Both the Corbridge and Arcadia submissions request structure plans, which specify locations for residential activities, among other things, be included within the RVZ chapter. In addition, both Ms Gilbert and Mr Jones recommend consideration of structure plans as a means of managing effects of development on landscape.

### Residential development

6.2 The s32 Report<sup>41</sup> explains that residential development is not consistent with the intent of the RVZ to provide for the rural visitor industry. Setting non-complying activity status for residential development is a means to ensure the zone is set aside for the rural visitor industry, and to protect it from residential developments. The RVZs give effect to the Chapter 3 directions to provide for the benefits of the visitor industry while protecting and maintaining landscape values (as discussed elsewhere in this report). There are also strategic policies in Chapter 3 that seek to manage the effects, particularly cumulative effects, of rural living activities on the values of ONLs and RCLs<sup>42</sup>, with the Topic 2.2 Interim Decision establishing a more specific regime for managing the effects of rural living in RCLs<sup>43</sup>. Chapter 22 of the PDP specifically addresses rural residential and rural lifestyle developments. As I understand it, the PDP has a separate framework for managing the effects of rural living to that of managing the effects of rural visitor activities, which I consider appropriately reflects the framework set out in Chapter 3. As such, I think it would be contrary to the strategic objectives and policies within Chapter 3 to allow residential

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36 Submissions 31021 Corbridge Estates Limited Partnership and 31053 John and Jill Blennerhassett

37 Submission 31008

38 Submission 31024

39 Submission 31013

40 Submission 31035

41 See paragraphs 8.9 to 8.13 and 9.7 to 9.8 of the s32 Report.

42 See for example SP 3.3.24

43 SP 3.3.31x to 3.3.32y

development to occur within the RVZ. I recommend the submission points requesting residential development be rejected.

**6.3** Given that residential activity is not appropriate within the RVZ, if residential activity is to be pursued on the submission sites alongside visitor accommodation, I consider that either a resort zone or a resource consent process should be followed. Either of these processes would allow the effects of both visitor industry and rural living activities, and the appropriate implementation of the strategic directions in Chapter 3, to be specifically considered on a site-by-site basis.

**6.4** My recommendation to consider a resort zone or consider a resource consent application extends to the Arcadia RVZ. Residential activity on the Arcadia RVZ has been anticipated, with residential building platforms approved under a subdivision resource consent in 2014. This subdivision consent has been given effect to, as s223 approval was granted in 2018. In my opinion, an approved subdivision intended to provide for 11 residential dwellings suggests that the submitter's aspirations for the Arcadia RVZ are not in keeping with the intent and purpose of the notified RVZ. As I understand it, the area subject to the subdivision occupies much of the area identified as lower landscape sensitivity, and therefore the area within which visitor industry activity is encouraged through the use of controlled activity status for buildings and permitted activity status for visitor accommodation, commercial recreational activity and onsite staff accommodation, and recreational activity. This suggests to me that an alternative zone may be more appropriate than the RVZ, if the submitter wishes to pursue residential activity, but I understand I do not have any scope to consider an alternative zone. The option of applying for a non-complying resource consent for residential activity would remain open to the submitter under the notified RVZ provisions.

### **Structure Plans**

**6.5** The Corbridge submission<sup>44</sup> proposes including a site-specific structure plan in the RVZ chapter, and a draft of a structure plan is attached to the submission. This identifies areas of residential, visitor accommodation, worker accommodation, open space, landscaping and golf activities.

- 6.6** The Arcadia submission<sup>45</sup> seeks an alternative framework to manage development within the Arcadia RVZ, based on a structure plan. The submission seeks that the structure plan is incorporated into the PDP with supporting objectives and policies, and that activities in accordance with the structure plan have controlled activity status, with the exception of residential development on the approved building platforms, for which permitted activity status is requested. The structure plan would replace the landscape management framework on which the RVZ is based (the identification of areas of lower, moderate-high and high landscape sensitivity).
- 6.7** The submission and the s32 Report outline the genesis of the structure plan for the Arcadia RVZ<sup>46</sup>. I concur with the s32 Report that the structure plan has questionable status<sup>47</sup>, but I consider the current status of the structure plan is not a material factor in considering whether it is an appropriate method for achieving the objectives of the RVZ.
- 6.8** The request for a structure plan raises two planning questions: how the structure plan would be incorporated and implemented in the RVZ framework, and whether the activities it provides for are appropriate.
- 6.9** The s32 Report identifies issues with the way the ODP RVZ provided for structure plans<sup>48</sup>, including that where resource consents are granted for structure plans, problems may arise relating to what activity has actually been granted consent. In my opinion, a structure plan is most useful when incorporated into the plan itself, rather than via a resource consent. As I understand it, this is what both submissions are seeking.
- 6.10** I am not clear from the Corbridge submission, how the submitter intends the structure plan to work within the existing RVZ framework. As I have explained elsewhere in this report, the RVZ framework depends on the identification of areas of high, moderately-high and low landscape sensitivity. In this way the RVZ framework could be considered to be a type of basic structure plan, in that it identifies where the activities provided for by the zone are the most appropriate. It appears to me that the proposed structure plan would be an alternative to the notified RVZ framework, meaning that the Corbridge site would

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45 Submission 31008

46 See paragraphs 8.14 to 8.21 of the s32 Report

47 See paragraph 8.19

48 See paragraphs 8.14 to 8.21 of the s32 Report



need a bespoke set of provisions in order for development to occur in accordance with it. This is what I understand the Arcadia submission is seeking – a bespoke RVZ.

- 6.11** In my opinion, the request for a bespoke set of provisions that completely replaces the landscape management framework of the RVZ, indicates that the RVZ is not an appropriate zone for the sites. Most of the notified provisions would not apply. In my opinion, this suggests a resort zone or a resource consent under the current zoning provisions may be more appropriate.
- 6.12** The activities proposed by the Corbridge structure plan are all activities foreseen by the RVZ, except for residential activity (see my assessment above on residential activity). These activities could occur within areas of low landscape sensitivity as a controlled activity, provided the standards are complied with. If the areas on the structure plan identified for these developments are shown to be of low landscape sensitivity, then in my opinion there is no need for a structure plan. Mr Jones considers the structure plan would need to be refined to reflect the respective areas of varying landscape sensitivity.
- 6.13** Following is a comparison of the proposed Arcadia structure plan activities to the landscape sensitivity areas in the notified RVZ provisions for Arcadia:
- (a) Areas COM, RES 1A and RES 1B (commercial and residential) of the structure plan generally align with the area of lower landscape sensitivity within the Arcadia RVZ. Within these areas, the notified RVZ specifies buildings, except for farm buildings, as a controlled activity (Rule 46.4.6).
  - (b) Areas RES 2A, RES 2B and V/A 3A (residential and visitor accommodation) of the structure plan are largely within the Moderate-High Landscape Sensitivity Area within the Arcadia RVZ. Within these areas, the notified RVZ specifies buildings, except for farm buildings, as a discretionary activity (Rule 46.4.10).
  - (c) Areas V/A 1, V/A 2A, V/A 2B, VA/3B, RES 2C and part of V/A 3A (residential and visitor accommodation) are generally within the High Landscape Sensitivity Area within the Arcadia RVZ. Within these areas, the notified RVZ specifies buildings, except for farm buildings, as a non-complying activity (Rule 46.4.11).

- (d) Across the whole site, under the notified RVZ, permitted uses of buildings include visitor accommodation (Rule 46.4.2), commercial recreational activity and onsite staff accommodation (Rule 46.4.3), and recreational activity (Rule 46.4.4).
- (e) Across the whole site, including on the building platforms approved under the subdivision, under the notified RVZ residential activity would be a non-complying activity (Rule 46.4.13).

**6.14** The above analysis demonstrates that the structure plan and controlled and permitted activity rule framework proposed by the submitter would provide for a much more permissive regime than the notified RVZ provisions. Ms Mellsop's evidence is that development enabled by the structure plan would exceed the capacity of the area to absorb development without compromising its landscape values<sup>49</sup>. She considers that the discretionary and non-complying framework of the notified RVZ provisions are important to protect the landscape values of the surrounding ONL<sup>50</sup>. Ms Mellsop opposes the relief sought in the submission.

**6.15** In my opinion, the permissive regimes proposed in the two submissions through the use of structure plans have the potential to result in significant adverse effects on landscape values, as advised by Ms Mellsop and Mr Jones. As such, I consider that the structure plan framework will not protect the values of the ONL in which the Arcadia RVZ sits, nor maintain or enhance the landscape character and visual amenity values of the RCL in which the Corbridge site sits, and would be contrary to Chapters 3 and 6 and the objectives of RVZ. I recommend that the submission points relating to structure plans be rejected.

### **Structure plans as part of landscape management**

**6.16** Ms Gilbert and Mr Jones have both recommended structure plans be considered as a method to manage the effects of development within some of the areas proposed to be re-zoned RVZ in submissions. The details of these recommendations as they relate to individual submissions are discussed later in this evidence. Generally, I consider this recommendation from the landscape architects indicates that either the impact of development anticipated by the RVZ on the sites is not currently well understood, and/or that the area requested to be zoned RVZ is not suitable for this zoning. As discussed in earlier sections of my evidence, the extent of the zone itself and the identification of areas of lower,

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49 Paragraph 7.26 of Ms Mellsop's evidence for the Stage 3b hearing  
50 Paragraph 7.28 of Ms Mellsop's evidence for the Stage 3b hearing

moderate-high and high landscape sensitivity are critical to the operation of the RVZ. If it is not currently understood how to identify these areas on the sites, or landscape controls in excess of this regime, such as more specific management via a structure plan, are considered necessary by the landscape architects, in my opinion a discretionary resource consent process is likely to be a more appropriate way to manage the effects of development on landscape values.

**6.17** However, if the structure plan process results in the identification of areas of landscape sensitivity on the re-zoning sites, and provides the information needed to have confidence that development anticipated by the RVZ will protect, maintain or enhance the relevant landscape values, then I consider it may be a useful process. But I stress that the result must support the application of the RVZ landscape management framework to the site. If the result suggests a management framework that diverges significantly from the RVZ provisions, I consider the RVZ is unlikely to be an appropriate zone. I also consider that the structure plan should be part of the PDP, and contain a sufficient level of detail to make it meaningful).

## **7. INSUFFICIENT INFORMATION**

### **Landscape information**

**7.1** As I discuss in Sections 3 and 4 of my evidence, the key approach used by Chapter 46 to manage landscape effects is location, through the extent of the RVZ itself. Secondary to this is the landscape sensitivity classification, which provides for more restrictive controls on development in areas of higher landscape sensitivity. One of the changes I recommend to the policy framework of Chapter 46 is to specify the requirement for identified RVZs to be largely comprised of areas of lower landscape sensitivity.

**7.2** To support re-zoning requests for RVZ, I consider it is necessary for submissions to demonstrate that the proposed area is largely comprised of areas of lower landscape sensitivity, and that controlled activity developments within the proposed area would either protect landscape values if within ONLs, or maintain or enhance landscape character and visual amenity values in within RCLs. In addition, if there are areas of high or moderately-high landscape sensitivity present, these need to be identified so they can be mapped and the

discretionary and non-complying rule framework within Chapter 46 is able to manage those higher landscape values.

**7.3** Only one of the re-zoning submissions was accompanied by a landscape assessment<sup>51</sup>. Four of the re-zoning submissions relate to sites for which landscape assessments have been undertaken in the past, as part of Stage 1 or 2 PDP processes<sup>52</sup>. As I understand it, none of this information goes to the extent that the three landscape architects advising Council consider is necessary to be able to support the requests for re-zoning<sup>53</sup>.

**7.4** In the absence of sufficient landscape assessment, I consider it is not possible to be confident that RVZ is an appropriate zone for the sites. This is because it is not possible to confirm that the majority of the area requested for rezoning is of lower landscape sensitivity, and that areas of higher landscape sensitivity are adequately identified. Without these landscape areas identified, it is not possible to apply the RVZ framework to manage the effects of visitor industry development on landscape values.

### Natural Hazard Risk Information

**7.5** Council’s Natural Hazards Database<sup>54</sup> identifies areas known to be subject to natural hazards. I have reviewed this database for each of the submissions requesting re-zoning to RVZ. This review indicates nine of the 14 submissions requesting re-zone have one or more hazard annotations on them. **Table 1** below summarises these annotations.

**Table 1: Annotations from Natural Hazards Database for re-zoning sites**

Submission number	Location	Hazard database annotations
31015	1354 Skippers Road	Landslides, non-verified or outside priority areas
31022	1352+1354 Skippers Road	Landslides, non-verified or outside priority areas
31016	Moonlight Track	Landslides, non-verified or outside priority areas

51 Submission 31021 Corbridge Estates Limited Partnership  
 52 Submissions 31013 M&K Scott (Loch Linnhe Station), 31033 Matakauri Investments Limited, 31035 Barnhill Corporate Trustee and others, 31043 R&S Burdon and Glen Dene Ltd  
 53 See evidence statements for Stage 3 hearing of Ms Mellsoy, Ms Gilbert, and Mr Jones, and response to individual re-zoning requests in later sections of my evidence.  
 54 <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=e007801d3f1c4384bedf1ed036dfc41b>

31014	93 Camp Hill Road	Concealed active fault (Nevis-Cardrona Fault System)  Flood-water dominated active alluvial fan (South-western corner)
31053	280 Wanaka-Mt Aspiring Road	Waterfall Creek alluvial fan (high hazard investigation, ORC 2011)
31039	Victoria Flats, Gibbston	Area susceptible to shallow debris flows (south-west of site)  Inactive fault
31037	Western end of Gibbston Highway	Schist debris landside, activity unknown  Inactive alluvial fan  Inactive fault  Active alluvial fan (gully)
31013	Kingston Road x2 sites	North site: active debris-dominated alluvial fan  South site: active composite alluvial fan, inactive debris-dominated alluvial fan
31043	Lake Hawea Holiday Park and adjacent lots	Active composite alluvial fan  Less recently active alluvial fan

**7.6** None of these nine submissions was accompanied by an assessment of natural hazard risk. The Lake Hawea Holiday Park submission generally refers to information presented during the Stage 1 and 2 PDP review process, and this includes a natural hazard assessment of the re-zoning sites by the firm Geosolve.

**7.7** Mr Robert Bond<sup>55</sup> has provided evidence on the potential risk posed by these natural hazards in the context of re-zoning the sites to RVZ.

**7.8** The management of significant risk from natural hazards is a matter of national importance<sup>56</sup>. Natural hazards provisions are contained in PDP Chapter 28. The objectives seek that risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community<sup>57</sup>, and that development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed<sup>58</sup>. The

55 Mr Robert Bond evidence statement for Stage 3b  
56 Section 6(h) RMA  
57 Objective 28.3.1  
58 Objective 28.3.2

RVZ provides for visitor industry activities as permitted activities, and for the construction of buildings, including for visitor accommodation and on-site staff accommodation, as a controlled activity within low landscape sensitivity areas. Visitor accommodation and staff accommodation are activities sensitive to risk from natural hazards. Although natural hazards are listed as a matter of control, this would not allow Council to decline a land use application should the risk from natural hazards be identified as significant, and it is not always possible to sufficiently mitigate natural hazard risk. I note that a higher landscape categorisation would result in discretion to decline consents on natural hazards grounds, however it is illogical to determine the landscape sensitivity categorisation on that basis.

**7.9** In my opinion, the nature of the hazards present and an assessment of the risk it poses to future visitor accommodation and commercial recreational activities should be undertaken before the RVZ is applied to any new areas. An assessment of risk requires an understanding of the hazard and the varying likelihoods of the occurrence of different sized events, as well as the consequences that may result should the different sized events occur. The consequences depend on the type of development that is likely to occur on the site and how vulnerable it is to the hazard. This assessment allows the levels of risk to be understood, and decisions to be made on management responses. When considering whether it is appropriate to re-zone a site RVZ, it is important to understand if the risk is significant enough that it should be avoided by not allowing development in the area. It is also important to know if it is possible and necessary to mitigate risk to future development, and if so, what sort of plan provisions might be necessary to do this.

**7.10** Mr Bond has provided evidence on these matters. He has undertaken a desktop assessment of the level of risk for the sites. Where this assessment indicates a level of risk above Low, he has recommended further investigations are undertaken. I discuss natural hazard risk for the individual re-zoning requests in later sections of my evidence, but generally, for these sites with risk levels above Low, given there is not enough information to adequately understand the risk associated with re-zoning the sites to RVZ, it is my opinion that re-zoning should not be supported.

**7.11** Where Mr Bond has identified the risk level as being Low or Very Low, he has identified an area of the site that he would not oppose being rezoned to RVZ.

For these sites, Mr Bond also recommends a detailed geotechnical assessment of proposed development is undertaken at resource consent stage, to ensure that any proposed developments are unaffected by natural hazards or that the identified risks can be adequately mitigated. The controlled activity rule for buildings in the RVZ includes 'natural hazards' as a matter of control<sup>59</sup>. In addition, the objectives and policies in Chapter 28 of the PDP provide guidance on assessing resource consent applications for natural hazard risk. In my opinion, this framework allows for detailed geotechnical assessments as part of resource consent applications in the RVZ as recommended by Mr Bond, and is appropriate for managing development on RVZ sites where the level of risk has been identified as Low. As such, I do not consider a risk level of Low or Very Low to be a barrier to re-zoning to RVZ.

## 8. RE-ZONING REQUESTS: RURAL ZONE TO RVZ

8.1 Eight submissions were received requesting Rural Zone land be re-zoned RVZ. In addition, three submissions requesting re-zoning to RVZ are for areas that sit across more than one PDP zoning (where one of those zones is the Rural Zone). I have grouped these submissions by geographical area, but with one category ('other rural ONL') not being geographically connected. Table 2 below shows the submission groupings.

**Table 2: Grouping of re-zoning submissions, Rural Zone to RVZ**

Group	Submission number	Submitter name	Site location	ONL/RCL	Existing PDP Zone
<b>Skippers</b>	31012	Ben Hohneck	1447 Skippers Rd	ONL	Rural
	31015	Brett Mills	1354 Skippers Road	ONL	Rural
	31022	Malaghans Investments Ltd	1352+1354 Skippers Road	ONL	Rural
	31016	Brett Mills	Moonlight Track	ONL	Rural
<b>Upper Clutha</b>	31014	Heron Investments Ltd	93 Camp Hill Rd	RCL	Rural
	31021	Corbridge Estates Ltd Partnership	707 Wanaka Luggate Highway	RCL	Rural
	30153	John and Jill Blennerhassett	280 Wanaka-Mt Aspiring Road	RCL + ONL	Rural
<b>Gibbston</b>	31037	Gibbston Valley Station	Western end of Gibbston Highway	ONL	Rural + Gibbston Character

	31039	Cardrona Cattle Company	Victoria Flats, Gibbston	ONL	Rural + Gibbston Character
Other Rural ONL	31013	Loch Linnhe Station	Kingston Road	ONL	Rural
	31043	R & S Burdon and Glen Dene Ltd	Lake Hawea Holiday Park and adjacent lots	ONL	Rural + Open Space Community Purposes

8.2 In order to consider whether the RVZ is an appropriate zone for each of these sites, my analysis first compares the policy approach of the RVZ and the Rural Zone.

8.3 Tables 3 and 4 compare the notified Chapter 46 Rural Visitor Zone provisions to the Chapter 21 Rural Zone provisions.

**Table 3: Activity rule comparison, RVZ v Rural Zone**

Activity	Rural Visitor Zone		Rural Zone	
	Rule ref	Activity Status	Rule ref	Activity Status
Farming	46.4.1	P	21.4.1	P
Visitor Accommodation	46.4.2	P	21.4.19	D
Commercial recreational activities	46.4.4	P	21.4.13	P
Recreation and recreational activity	46.4.4	P	21.4.22	P
Informal Airports	46.4.5	P	21.4.23	P
Identification of a building platform (70m <sup>2</sup> -1000m <sup>2</sup> )	N/A		21.4.10	D
Construction of buildings	46.4.6	C not otherwise provided for	21.4.6	P approved building platform
	46.4.10	D Moderate-High Landscape Sensitivity	21.4.11	D not otherwise provided for
	46.4.11	NC High Landscape Sensitivity Area	21.4.26	NC building restriction area
Farm buildings	46.4.7	RD	21.4.1	P
Residential activity	46.4.13	NC	21.4.5	P within an approved building platform



**Table 4: Standard rule comparison, RVZ v Rural Zone**

	Rural Visitor Zone			Rural Zone		
	Rule ref	Standard	Non-compliance status	Rule ref	Standard	Non-compliance status
<b>Building height</b>	46.5.1	6m	RD	21.7.4	8m	NC
<b>Building size</b>	46.5.2	500m <sup>2</sup>	RD	21.7.3	500m <sup>2</sup>	RD
<b>Setback from waterbodies</b>	46.5.4	20m	RD	21.5.4	20m	RD
<b>Setback of buildings (from zone boundary)</b>	46.5.5.	10m	RD	N/A – setbacks from internal boundaries, roads and buildings housing animals		
<b>Commercial Recreational Activity</b>	46.5.6	Max 30 people	RD	21.9.1	Max 12 people	D
<b>Informal Airports</b>	46.5.7	Max 15 flights per week	D	21.10.2	Max 2 flights per day	D
<b>Colour and finish of exterior surfaces of buildings</b>	N/A			21.7.2	Browns, greens or greys + reflectance limits	RD

**8.4** A key difference in the way activities are managed between the RVZ and the Rural Zone is that the RVZ provides a more permissive regime for visitor accommodation, commercial recreational activities, and informal airports. Conversely, the RVZ provides stricter controls on farm buildings and residential activities than the Rural Zone. The maximum height limit in the RVZ is lower than in the Rural Zone, although the Rural Zone controls building colour and finish and the RVZ does not.

**8.5** Another key difference is the way in which the RVZ manages the effects of development on landscape, through the identification and mapping of three levels of landscape sensitivity in the PDP that correspond to three different levels of control over buildings (greater restrictions in areas of higher landscape sensitivity). The RVZ clearly uses location as its key method for managing landscape effects<sup>60</sup>. By comparison, the Rural Zone uses discretionary activity consent status to manage effects on landscape, with buildings being permitted in the Rural Zone after a discretionary consent process<sup>61</sup> to identify a building platform. This difference is due to the permissive nature of the RVZ, and its location within ONLs. In the RVZ, buildings have a controlled activity status within areas mapped as having low or moderate landscape sensitivity.

60 See for example Objective 46.2.1 and Policy 46.2.2.1

61 Rule 21.4.11

**8.6** Development in ONLs has the potential to create significant effects on landscape values. Generally, a discretionary activity resource consent is an appropriate way to manage these effects. However, in a zone that is intended to be enabling, with a controlled activity status that means resource consents cannot be declined, greater scrutiny of landscape sensitivity at plan preparation stage is in my view necessary in order to have confidence that the zoning will protect, maintain or enhance landscape values, as required by the Strategic Objectives and Policies. If it is possible to identify landscape sensitivity in a robust way within RVZ areas, the environmental effects of visitor industry development can be managed in a more efficient manner through RVZ zoning than the case-by-case process provided by the Rural Zone.

**8.7** What this location-based approach to the management of landscape effects in the RVZ means, in my opinion, is that for the requests to re-zone land to RVZ, landscape information and assessment has to be at a level appropriate for including within the planning maps at the time of making a decision on the submissions. The RVZ regime depends on the identification, within the Plan, of areas where landscape sensitivity is such that controlled activity development of the nature set out in the provisions will protect, maintain or enhance landscape values (depending on whether the landscape is ONL or RCL). It also depends on areas of moderate-high and high landscape sensitivity, if present, being specifically identified so that the discretionary and non-complying rule framework within Chapter 46 is able to manage those landscape values.

## **9. RE-ZONING REQUESTS: RURAL ZONE TO RVZ, SKIPPERS**

### **31012 Ben Hohneck, 31015 and 31016 Brett Mills, 31022 Malaghans Investments Limited**

**9.1** Three of the four Skippers submissions<sup>62</sup> are for re-zoning of sites within the same general vicinity, approximately 9km along Skippers Road (see summary tables in **Appendix 3** for site information, including aerial photos). I understand there is general accord between the three submitters on the re-zoning requests<sup>63</sup>. The submissions identify that there have been commercial recreation and tourism activities taking place, either on or around the sites, for a number of decades, including jet boating, bungy jumping, rafting, museum

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<sup>62</sup> 31012, 31015, 31022

<sup>63</sup> Malaghans Investments Limited made a further submission in support of submissions 31012 and 31015 (further submission 31052)

tours, conference activities, and small-scale visitor accommodation. The submissions indicate that these types of activities are intended to continue into the future, with the addition of activities such as glamping, guided historic walks, and e-bike rental and charging.

**9.2** As well as seeking RVZ over the specified sites, two of the submissions seek site-specific rules changes to the RVZ provisions. Submission 31012 requests an exception to the 30-person maximum for groups of commercial recreational activities in Rule 46.5.6, similar to the exception provided in the rule for the Walter Peak RVZ. Submission 31022 seeks an 8m height limit rather than the 6m in Rule 46.5.1.

**9.3** The land that is subject to the fourth Skippers submission, the Moonlight Track submission<sup>64</sup>, is located further downstream in the Shotover valley, just to the north of Arthurs Point. It has no formed road access and is accessed on foot via the Moonlight Track (approximately a 20-minute walk from the start of the track). (See summary tables in Appendix 3 for site information, including aerial photo). The submission seeks the application of the RVZ to the site without any site-specific changes to the provisions.

### ***Heritage***

**9.4** The three Skippers re-zoning requests in close proximity are all within the PDP Skippers Heritage Overlay Area, with relevant provisions in PDP Chapter 26. Section 26.10.2 is a Statement of Significance for the Skippers Heritage Overlay Area, which highlights its significance due to 19<sup>th</sup> century gold mining. Section 26.10.3 sets out the key features to be protected within the Heritage Overlay. These include the Skippers Road and its historic revetments and construction features, the suspension bridge and former township area, known archaeological sites, and unobstructed views along the Skippers Canyon section of the Shotover River. This Overlay is not part of Stage 3 of the PDP review and it would remain over the sites, regardless of whether the zoning is changed or not. I note that a matter of control for the construction of buildings within the RVZ is the compatibility of building design with landscape, cultural and heritage, and visual amenity values<sup>65</sup>. Alongside any consents required in Chapter 26, this matter of control would allow the implications of the Skippers

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64 Submission 31016  
65 Rule 46.4.6(a)

Heritage Overlay Area to be taken into account when assessing specific proposals.

### ***Natural Hazards***

- 9.5** Council's Natural Hazards Database identifies the two adjoining sites<sup>66</sup> in the Skippers Canyon and the Moonlight Track site<sup>67</sup> as being within larger landslide areas. The annotation identifies the landslides as being non-verified or outside priority areas. No natural hazard risk assessment accompanied the submissions.
- 9.6** Mr Bond's evidence is that the risk level in the two adjoining sites in Skippers Canyon is Moderate. Mr Bond recommends further investigation into the two adjoining Skippers Canyon sites before re-zoning occurs and opposes the re-zoning of these sites.
- 9.7** For the Moonlight Track site, Mr Bond's evidence is that the risk level is Low. Mr Bond has identified an area of the site that he would not oppose being rezoned to RVZ. Mr Bond recommends a detailed geotechnical assessment of proposed development at resource consent stage to specifically assess natural hazard risk, including any mitigation.

### ***Landscape***

- 9.8** None of these submissions were accompanied by a landscape assessment. Mr Jones has undertaken a high-level landscape review of the sites and is of the opinion that they are all likely to have the potential to absorb the type of development provided for by the RVZ, although that view is subject to a detailed landscape assessment. In the absence of such a landscape assessment from the submitter, Mr Jones opposes all three re-zoning requests.

### ***Site-specific requests***

- 9.9** The request in submission 31012 for an exception to the 30-person limit for groups for commercial recreational activities in Rule 46.5.6 is not accompanied by any assessment of the appropriateness of allowing larger groups. I consider that larger groups could potentially generate effects related to traffic, parking,

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66 Submissions 31015 and 31022  
67 Submission 31016

noise, and amenity to a greater extent than anticipated by the notified RVZ provisions. I note that exceeding the 30-person limit triggers a restricted discretionary consent with matters of discretion related to the types of effects I have identified. Given the lack of assessment in the submission, I consider a restricted discretionary consent in accordance with notified Rule 46.5.6 is the most appropriate way to address potential effects from groups with more than 30 people. As such, I recommend this submission point be rejected.

- 9.10** Mr Jones has requested a landscape assessment be undertaken of the re-zoning request in submission 31022, and his recommendation extends to the effects of the requested 8m height limit in submission. Without this assessment, I consider it is not possible to assess the appropriateness of this request.

### ***Recommendation***

- 9.11** I consider the four Skippers sites generally have the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. The sites are remote. Three of them are clustered approximately 9km along the Skippers Road. The Moonlight Track site is only accessible on foot and reached after an approximately 20-minute walk, which significantly reduces the scale of development possible on the site. As stated by Mr Jones, the sites are all relatively difficult to see from public places and potentially have the capability to successfully absorb development. As I understand it, accommodation options within Skippers are currently very limited. Allowing RVZ in this area would provide greater access to this particular ONL landscape, which also has heritage values, than currently exists.

- 9.12** However, there are currently significant information gaps that, in my opinion, make re-zoning to RVZ not appropriate. The sites are relatively small sites, and while it is conceivable that a landscape assessment identifies lower landscape sensitivity areas, that information is not available at present. Further information is required to be able to understand the natural hazard risk on two of the Skippers sites<sup>68</sup>.

- 9.13** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the rezoning of the Skippers submission sites to RVZ, and the risk of acting, it is my opinion that this would not be an

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68 Submissions 31015 and 31022

efficient or effective way to achieve the Objectives of Chapters 3. I consider the Rural Zone to be the most appropriate one for the sites with the information available. The discretionary activity resource consent process of the Rural Zone provides greater and more appropriate ability to manage effects of development on landscape and potential risk from natural hazards. I recommend that the relevant submission points for these submissions be rejected.

**9.14** For completeness, should the Moonlight Track site be re-zoned (contrary to my current recommendation), I consider that it should only be that part of the site identified by Mr Bond as being low risk that should be re-zoned to RVZ, noting that Mr Bond opposes rezoning of the remainder of the site.

## **10. RE-ZONING REQUESTS: RURAL ZONE TO RVZ, UPPER CLUTHA**

### **31014 Heron Investments Limited, 31021 Corbridge Estates Limited Partnership, and 31053 John & Jill Blennerhassett**

**10.1** Three submissions request that land currently zoned Rural and within the RCL of the Upper Clutha Basin be re-zoned RVZ<sup>69</sup>. The sites are relatively large sites (see summary tables in Appendix 3 for site information, including aerial photos). The Corbridge site is partly within the Wanaka Airport Outer Control Boundary. All have some aspect of visitor industry activity either occurring or consented on them at the moment.

- (a) The Camphill Road<sup>70</sup> site is being developed for agricultural tourism with a focus on sustainable energy. Proposed future activities include hot tubs, e-bikes, cafe, visitor accommodation, and education centre<sup>71</sup>.
- (b) The Corbridge<sup>72</sup> site is farmed at present and is also a wedding venue. The submission identifies future proposed development as including golf fairways and club house, various types of visitor accommodation, residential activities, a worker's village, landscaping, and open space.
- (c) The Blennerhassett<sup>73</sup> site includes 'The Olive Grove', which is a venue for weddings and events. The submission indicates a desire to establish visitor related development and activity.

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69 Submissions 31014, 31021, and 31053

70 Submission 31014

71 Some of these activities have resource consent and an application for resource consent is being considered by Council at the time of writing this evidence

72 Submission 31021

73 Submission 31053

**10.2** Each of the three submissions also requests changes to the notified RVZ provisions, as summarised in Table 5 below<sup>74</sup>.

**Table 5: overview of changes sought to provisions for Upper Clutha Basin re-zoning request**

Submission	Overview of changes to chapter 46 provisions sought
31014 Camphill Road	An exception from Rule 46.5.6.1 so that the maximum of 30 persons per commercial recreational activity group does not apply to this site.
31021 Corbridge	<ul style="list-style-type: none"> <li>- A structure plan for the site is included in the PDP.</li> <li>- Residential activity in accordance with the structure plan is a restricted discretionary activity, supported by a new policy.</li> <li>- Extending the provision of onsite staff accommodation to include construction staff during construction of facilities.</li> <li>- Greater maximums for building heights and floor areas in particular areas of the structure plan.</li> <li>- New objective, policy and rule to protect Wanaka Airport from conflicting activities on the submission site, including informal airports.</li> </ul>
31053 Blennerhassett	Amendments to the policy and rule framework to provide for residential activity in the RVZ.

### ***Natural Hazards***

**10.3** Council's Natural Hazards Database shows two of the three sites have hazard annotations. The Camphill Road site is identified as having a concealed active fault (Nevis-Cardrona Fault System) running generally south-west to north-east through the site. The south-western corner of the site has a flood-water dominated active alluvial fan annotation over it. The lower elevation parts of the Blennerhassett site (generally western and southern areas of the site) are shown as being part of the Waterfall Creek alluvial fan, which was the subject of a high hazard investigation by Otago Regional Council in 2011.

**10.4** Mr Bond's evidence is that building should be avoided over the fault trace through the Camphill Road site, and he has identified areas either side of the fault trace where he does not oppose re-zoning.

<sup>74</sup> Note that the summary does not include the requests made in these submissions relating to the RVZ applying outside the ONL, as these are addressed earlier in this report.

- 10.5** Mr Bond's evidence is that the risk level for the Blennerhassett site is High, due to risk from debris flow. Mr Bond recommends further investigation into the risk at this site before re-zoning occurs.

### ***Landscape***

- 10.6** The Camphill Road submission was not accompanied by a landscape assessment. Mr Jones has undertaken a high-level landscape review of the site and is of the opinion that it is likely to have the potential to absorb the type of development provided for by the RVZ, subject to a detailed landscape assessment and the outcomes of that assessment. Mr Jones recommends a detailed landscape assessment be undertaken to assist in determining whether the site is appropriate as RVZ. However, in the absence of a detailed landscape assessment, Mr Jones opposes the re-zoning request.
- 10.7** The Corbridge submission has a landscape assessment attached to it, which has been reviewed by Mr Jones. The Blennerhassett submissions was not accompanied by a landscape assessment, but Mr Jones has undertaken a high-level landscape review of this site, and of the Corbridge site. Mr Jones is of the opinion that both of these sites have limited capacity to absorb the type of development anticipated by the RVZ. For both sites, his reasons include that the sites are not visually discrete, fronting main roads and with views available beyond the sites. Mr Jones considers neither site to be remote. Mr Jones acknowledges the structure plan approach to developing the Corbridge site, but considers that the development proposed is not sensitive to the site-specific attributes and values envisaged within the RVZ. Mr Jones opposes these two re-zoning requests, from a landscape perspective.

### ***Camphill Road-specific requests***

- 10.8** The request in the Camphill Road submission for an exception to the 30-person limit for groups for commercial recreational activities in Rule 46.5.6 is not accompanied by any assessment of the appropriateness of allowing larger groups. I consider that larger groups could potentially generate effects related to traffic, parking, noise, and amenity to a greater extent than anticipated by the notified RVZ provisions. I note that exceeding the 30person limit triggers a restricted discretionary consent with matters of discretion related to the types of



effects I have identified. Given the lack of assessment in the submission, I consider a restricted discretionary consent in accordance with notified Rule 46.5.6 to be the most appropriate way to address potential effects from groups with more than 30 people. As such, I recommend this submission point be rejected.

### ***Corbridge-specific requests***

**10.9** The Corbridge submission requests that the provision for onsite staff accommodation be extended to include construction staff through changes to policies, but does not provide any specific justification for this. I do not support the request. I am not clear how providing for onsite accommodation for construction staff would give effect to the objectives of the RVZ. The submitter proposes a new policy relating specifically to residential activity on the submission site that seeks to “not exacerbate the shortage of housing supply in Wanaka”. In my opinion, provision of housing supply is provided for in other chapters of the PDP (in particular the urban chapters, which are supported by Chapter 4, Urban Development), and it is not necessary or appropriate to include such a policy in the RVZ. I am also not clear that the rules proposed by the submitter, associated with the structure plan discussed in Section 6 of my evidence, would adequately control the effects of temporary accommodation. I recommend that the submission points relating to this request be rejected.

**10.10** Part of the Corbridge site is within the Wanaka Airport Outer Control Boundary. This has prompted the request for a new objective and associated policies that seek to ensure activities are located so they will not conflict with Wanaka Airport activities. These provisions would be given effect to by the way activities are located via the proposed structure plan, a rule proposed by the submitter that development not in accordance with the structure plan would be a non-complying activity, and a rule proposed by the submitter that would make Informal Airports a non-complying activity. I note that the Rural Zone has strong and clear objective<sup>75</sup>, policies<sup>76</sup> and rules<sup>77</sup> that apply within the Outer Control Boundary, including new building platforms and activities sensitive to aircraft noise being prohibited activities. What is proposed by the submitter would be more permissive than the controls in the Rural Zone, and there has been no assessment provided on why this is appropriate. I note that the Queenstown

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75 Objective 21.2.7

76 Policies 21.2.7.1 to 21.2.7.4

77 Rules 21.4.27 (Wanaka Airport) and 21.4.28 (Queenstown Airport)

Airport Corporation, owner of the Wanaka Airport, has made a further submission in opposition to the Corbridge submission<sup>78</sup>. In my opinion, the Rural Zone framework provides greater protection for reverse sensitivity effects.

- 10.11** I acknowledge that the submitter seeks exceptions to some of the standards for buildings within the RVZ. Based on the evidence of Mr Jones, I consider that the submitter has not demonstrated that the effects of allowing these exceptions are appropriate for controlled activities. For the same reasons, I consider it is not appropriate to provide for them via a structure plan.

### ***Recommendation***

- 10.12** I consider that the Camphill Road, Corbridge and Blennerhassett sites do not have all of the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. Mr Jones describes how the Corbridge and Blennerhassett sites are not particularly remote, and how both can be viewed from public places. By comparison, Mr Jones advises that the upper terrace of the Camphill Road site does have a degree of remoteness, and the upper terrace is reasonably difficult to see from public places. However, it is not clear at this stage that the three areas are largely comprised of areas of lower landscape sensitivity (which should be the case for a RVZ) and the areas for re-zoning are large. In addition, I consider the request for residential development on the Corbridge and Blennerhassett sites is in conflict with the policies of the RVZ. There is also outstanding information relating to risk from natural hazards for the Blennerhassett sites. Zoning these three sites RVZ would provide access to areas of RCL and generate economic and social benefits, but I consider similar benefits would more appropriately be achieved through either a discretionary resource consent application, or in the case of the Corbridge site, a different type of zone, such as a resort zone.
- 10.13** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the implementation of the RVZ on the Upper Clutha Basin submission sites, and the risk of acting, it is my opinion that this would not be an efficient or effective way to achieve the Objectives of Chapters 3. I consider the Rural Zone to be the most appropriate one for the sites at this point in time. I recommend that the submission points for these submissions be rejected.

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78 Further submission 31054

- 10.14** For completeness, if the Camphill Road site was to be re-zoned RVZ (contrary to my current recommendation), I consider it essential that a 'no build' area across the fault trace is identified. This could be achieved by excluding the fault trace area from the RVZ (identified in Mr Bond's evidence as not low risk), or by inserting a Building Restriction Area over the fault trace area with a corresponding prohibited activity rule.

## **11. RE-ZONING REQUESTS: RURAL ZONE TO RVZ, GIBBSTON**

### **31037 Gibbston Valley Station Limited and 31039 Cardrona Cattle Company Limited**

- 11.1** Two submissions request that land currently zoned a combination of Rural and Gibbston Character Zone be re-zoned RVZ<sup>79</sup>. The Gibbston Valley Station (**GVS**) site is a large block located towards the western end of the Gibbston Valley, on the true right of the Kawarau River. The Cardrona Cattle Company (**CCC**) site is located in the Victoria Flats area, at the eastern end of the Gibbston Valley, also on the true right of the Kawarau River. The Rural parts of these sites are within an ONL. Both sites are generally agricultural in nature. (See summary tables in Appendix 3 for site information, including aerial photos).
- 11.2** Both submissions request re-zoning without any changes to the notified RVZ provisions<sup>80</sup>. The GVS submission request that the whole site be re-zoned RVZ, but I understand following a site visit with Mr Brett Giddens (planning advisor to the submitter) that the area proposed for development is limited to one of the upper terraces within the site.
- 11.3** As these sites are partly zoned Gibbston Character Zone as well as Rural Zone, a brief comparison of the Gibbston Character Zone (PDP Chapter 23) to the RVZ and the Rural Zone is helpful. The main points of difference for the RVZ in terms of activities and standards, compared to the Rural and Gibbston Character Zones, is the more permissive regime for visitor accommodation and commercial recreational activities, the stricter controls on residential activities, and the three-layered approach to managing landscape effects, as described in

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79 Submissions 31037 and 31039

80 Note that there is another submission by Cardrona Cattle Company seeking the General Industrial Zone be applied to the site, overlapping the area sought to be Rural Visitor Zone. See submission 3349, addressed by Mr Luke Place in the General Industrial Zone s42A Report. The two submissions are effectively alternative relief to each other.

Section 8 above. The Gibbston Character Zone provisions are very similar to the Rural Zone provisions, but with emphasis in the objectives and policies on protecting the viability, character and landscape values of the Gibbston Character Zone by enabling viticulture and managing the effects of other activities<sup>81</sup>. The rules and standards reflect those of the Rural Zone, with the addition of permitted and controlled activity rules for wineries and related activities<sup>82</sup>. Greater height limits are provided for farm and winery buildings (10m) and frost fighting towers (12m)<sup>83</sup>. The limit for groups involved in commercial recreation activities is 10 people<sup>84</sup>.

### ***Natural Hazards***

- 11.4** There are two natural hazard annotations in the Natural Hazards Database on the CCC submission site. An area susceptible to shallow debris flows is identified on the steep slopes that surround the site to the south-west. There is also an inactive fault running generally north-west to south-east through the site.
- 11.5** The GVS site has a number of natural hazard annotations from the Natural Hazards Database on it. The gully that runs generally south-west to north-east through the site is identified as an active alluvial fan. The area of the site to the west of the gully is identified as part of a larger schist debris landside, whose activity is described as unknown. An area in the western half of the site is also identified as an inactive alluvial fan. There is also an inactive fault running through the rear of the property.
- 11.6** I consider that the inactive faults identified on the sites do not require further investigation, as I understand that inactive faults present a low risk.
- 11.7** Mr Bond's evidence is that the risk level at both Gibbston sites is Low. Mr Bond has identified areas in each site that he would not oppose being rezoned to RVZ. Mr Bond recommends a detailed geotechnical assessment of proposed development at resource consent stage to specifically assess natural hazard risk, including any mitigation.

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81 Objective 23.2.1  
82 Rules 23.4.12, 23.4.14, and 23.4.15  
83 Rule 23.5.4  
84 Rule 23.5.9

## ***Landscape***

**11.8** Both Gibbston sites are partly within the ONL, but neither of the submissions is accompanied by a landscape assessment. Mr Jones has undertaken a high-level landscape assessment of the sites and is of the opinion that the requests to apply RVZ to the sites could be supported from a landscape perspective, although subject to a detailed landscape assessment and the outcomes of that. His reasons include the remote nature of the sites, that parts of the sites are visually discrete, and the availability of 'buildable' areas. However, Mr Jones has requested additional information is provided. He has also indicated that the GVS site may benefit from a structure planning exercise.

## ***Viticulture***

**11.9** Mr James Dicey has been engaged by the Council to provide technical evidence on the viticultural impact of the proposed re-zonings, given the location of the two sites within the Gibbston Character Zone. Mr Dicey concludes that the CCC site is capable of growing grapes and that viticulture on the site is economically viable. He considers that the re-zoning of the site to RVZ would result in the loss of productive viticultural land due to the construction of buildings and associated infrastructure.

**11.10** Farming, which I understand to include viticulture, is a permitted activity in the RVZ. While grapes could be grown on the CCC site under RVZ, wineries would be a non-complying activity under the RVZ rules<sup>85</sup>, rather than a controlled activity in the Gibbston Character Zone. In my opinion, this would make it more difficult for viticulture to take place on the site, and would result in an adverse effect on the productive potential of the site for viticulture. In addition, the permissive regime for visitor accommodation within the RVZ, in low landscape sensitivity areas, would make buildings more likely than under the Gibbston Character Zone.

**11.11** Mr Dicey's assessment of the GVS site is that it does not have the characteristics necessary for growing grapes and that the area of land able to be developed for viticulture is too small to generate an economic return. The re-zoning of this site to RVZ would therefore not result in the loss of productive land for viticulture purposes.

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85 Rule 46.4.16 Any other activity not listed in Table 46.4

## ***Recommendation***

- 11.12** I consider that the CCC and GVS sites have some of the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. Parts of both sites provide a sense of remoteness and are difficult to see from public places, even though they are both accessed from a State Highway. Both sites would allow for access to the particular landscapes of the Gibbston Valley, and Mr Dicey's advice is that the re-zoning of the GVS site would not result in the loss of productive land for viticulture purposes.
- 11.13** In my opinion, however, there is currently a lack of information about the landscape sensitivity of the two sites, and the GVS site is particularly large. I would expect any assessment of landscape matters, as set out by Mr Jones, to significantly reduce the area of the GVS site sought to be re-zoned, so that it is limited to being comprised of areas of predominately lower landscape sensitivity, and covers only an area suitable for controlled activity development. Mr Dicey's advice is that the re-zoning of the CCC site would result in the loss of productive land for viticulture purposes, which is contrary to the policy intent of the Gibbston Character Zone.
- 11.14** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the implementation of the RVZ on the Gibbston submission sites, and the risk of acting, it is my opinion that this would not be an efficient or effective way to achieve the Objectives of Chapter 3. I consider the current zoning of Rural Zone and Gibbston Character Zone to be the most appropriate ones for the sites at this point in time, based on current information. I recommend that the rezoning relief sought in these submission be rejected.
- 11.15** For completeness, should either of the Gibbston sites be re-zoned (contrary to my current recommendation), I consider that it should only be those parts of the site identified by Mr Bond as being low risk that should be re-zoned to RVZ, noting that Mr Bond opposes rezoning of the remainder of the sites.

## 12. RE-ZONING REQUESTS: RURAL ZONE TO RVZ, OTHER ONL

**12.1** There are two other requests for re-zoning from Rural Zone to RVZ, both of which are located in ONLs, and within their own geographic categories: Loch Linnhe Station,<sup>86</sup> which relates to two areas of land adjacent to the Kingston Road (State Highway 6 (**SH6**)) but 14 km apart, one at either end of the Station, and Richard and Sarah Burdon<sup>87</sup>, which relates to the Hawea Holiday Park and two adjacent lots. (See summary tables in Appendix 3 for site information, including aerial photos.)

### **Loche Linnhe Station (31013)**

**12.2** The Loch Linnhe submission seeks RVZ over two areas, referred to as Wye Creek (northern site) and Homestead (southern site), with site-specific changes to the notified RVZ provisions, which I discuss further below. The submission also requests:

- (a) Farm buildings be controlled rather than restricted discretionary;
- (b) Residential activity be permitted;
- (c) Specific density standards be included for the two sites: built footprint of 1800m<sup>2</sup> at the Wye Creek site and 4700m<sup>2</sup> at the Homestead site; and
- (d) A visibility standard for the Wye Creek site: *“at the Wye Creek RVZ within Loch Linnhe Station no building shall be visible from the State Highway”*.

**12.3** I understand the submitter is seeking a zoning that provides for farm-related tourism activities alongside farming operations, including associated residential activities. The same submitter made a submission on Stage 1 of the PDP review, requesting a Farm Base Activity zone for these areas, or the ODP RVZ in the alternative. That request was declined in the Stage 1 Decisions, and then appealed by the submitter. I understand that appeal remains live but is on hold pending the outcome of the Stage 3 hearing.

### **Richard and Sarah Burdon (31043)**

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86 Submission 31013  
87 Submission 31043

**12.4** The Burdon submission seeks RVZ over the Hawea Holiday Park and adjacent lots, with site-specific height limits: 8m limit in the western half of the site close to the base of the hill, and 5.5m on the eastern part of the site closer to the lake. Currently the Holiday Park site (Sec 2 Blk II Lower Hawea SD) is a Gazetted Recreation Reserve, zoned Open Space Community Purposes – Camping ground (**OPCP-CG**), with a designation for Recreation Reserve (Motor Park) purposes. The two adjacent lots owned by the submitter are zoned Rural. I understand the submitters wish to expand the Holiday Park operations onto the adjacent land they own.

**12.5** Again decisions on the zoning of this land was made in Stages 1 and 2 of the PDP, and both decisions are subject to appeals. I understand the submitters are seeking consistent zoning across the whole area, but this has not been the outcome of the Stage 1 and 2 decisions.

**12.6** Given the mixed zoning of the Hawea Holiday Park submission area, a brief comparison of the Open Space and Recreation Zones (PDP Chapter 38) to the RVZ is helpful. As might be expected, camping grounds are permitted activities in the CPZ-CG<sup>88</sup>. I consider the main points of difference between the CPZ-CG and the RVZ are as follows:

- (a) commercial recreation activities, including buildings, are restricted discretionary activities<sup>89</sup>
- (b) retail activities accessory to camping grounds are permitted activities<sup>90</sup>
- (c) farming is a restricted discretionary activity<sup>91</sup>.
- (d) Building height standard is 8m<sup>92</sup>.

**12.1** In addition, the RVZ uses the landscape sensitivity method described earlier in this evidence to manage effects of activities on landscape. There is no equivalent management regime in the CPZ-CG.

**12.2** I also note that the area zoned CPZ-CG is subject to a designation for Recreation Reserve (Motor Park) purposes. This means the underlying zoning

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88 Rule 38.9.15  
89 Rule 38.9.20  
90 Rule 38.9.18  
91 Rule 38.9.33  
92 Rule 38.10.1



of this site only applies to activities that are not in accordance with the purpose of the designation<sup>93</sup>.

**12.3** I now consider the two submissions together.

### ***Natural Hazards***

**12.4** Both Loch Linnhe sites have natural hazard annotations in the Natural Hazards Database. The Wye Creek site has an active debris-dominated alluvial fan, and the Homestead site has an active composite alluvial fan, as well as an inactive debris-dominated alluvial fan.

**12.5** The Hawea Holiday Park site also has annotations in the Natural Hazards Database. These are: active composite alluvial fan and less recently active alluvial fan. A natural hazards assessment was part of the evidence presented by the submitter at the Stage 1 hearing.

**12.6** Mr Bond's evidence is that the risk level at the Wye Creek Loch Linnhe site is Very Low, and Low at the Homestead site. Mr Bond does not oppose re-zoning of the Wye Creek site and has identified areas in the Homestead site that he would not oppose being rezoned to RVZ. Mr Bond recommends a detailed geotechnical assessment of proposed development at resource consent stage to specifically assess natural hazard risk, including any mitigation.

**12.7** For the Hawea Holiday Park site, Mr Bond does not oppose the re-zoning of the site to RVZ. Mr Bond generally agrees with the hazard assessment undertaken for this site for PDP Stage 1 re-zonings, that the risk level is more likely than not, Low.

### ***Landscape***

**12.8** The two Loch Linnhe sites and the Hawea Holiday Park site are within an ONL. Neither submission was accompanied by a landscape assessment. However, Mr Ben Espie has previously provided landscape evidence on behalf of both submitters at previous PDP hearings. Ms Bridget Gilbert has provided landscape advice to Council on both the Loch Linnhe and Hawea Holiday Park

submissions<sup>94</sup>, and her evidence records that she has reviewed Mr Espie's Stage 1 and 2 evidence in relation to these sites<sup>95</sup>.

**12.9** Ms Gilbert considers a more detailed landscape assessment of both submission areas is necessary, but has undertaken a high-level landscape assessment of the three<sup>96</sup> sites and is of the opinion that all three have a landscape sensitivity towards the mid to higher end of the spectrum with respect to the notified RVZ provisions<sup>97</sup>. In her opinion, all three sites have the ability to absorb a modest level of RVZ development<sup>98</sup>, assuming a restricted discretionary or discretionary regime for buildings and/or a location-specific structure plan approach to control the number, extent and location of buildings and other matters related to landscape<sup>99</sup>.

**12.10** Landscape attributes that contribute to Ms Gilbert's opinion for the Loch Linnhe Wye Creek site include its distinctly remote character and that is it visually discrete, the extremely limited scope for development in the area due to challenging topography, and the presence of buildable areas<sup>100</sup>. For the Loch Linnhe Homestead site, Ms Gilbert identifies the remote character and limited visibility of the site, the modified context of the areas, and the presence of buildable areas<sup>101</sup>. For the Hawea Holiday Park, Ms Gilbert identifies that parts of the site are visually discrete, the existing modified context, the contained extent of the area, and the availability of buildable areas<sup>102</sup>. Ms Gilbert notes that while the Hawea Holiday Park site is not remote, from a landscape perspective it does read as separate from the Hawea township<sup>103</sup>.

### ***Site-specific text change requests***

**12.11** The Loch Linnhe submission requests a controlled activity status for farm buildings within the RVZ, rather than the notified restricted discretionary activity status. In my opinion, restricted discretionary activity status for farm buildings is appropriate within a zone intended to enable visitor industry activities over other activities. This allows the effects of farm buildings on landscape and the

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94 Evidence statement of Ms Bridget Gilbert on landscape architecture for Stage 3 Hearing  
95 See sections 6 and 7 of Ms Gilbert's statement  
96 Two Loch Linnhe sites and one Hawea Holiday Park site  
97 See paragraph 6.10 and 7.10 of Ms Gilbert's evidence statement  
98 See Paragraph 6.12 and 7.12 of Ms Gilbert's evidence statement  
99 See Paragraph 6.16 of Ms Gilbert's evidence statement  
100 See Paragraph 6.14 of Ms Gilbert's evidence statement  
101 See Paragraph 6.14 of Ms Gilbert's evidence statement  
102 See Paragraph 7.14 of Ms Gilbert's evidence statement  
103 See Paragraph 7.15-7.16 of Ms Gilbert's evidence statement

other matters identified in Rule 46.4.7 to be considered in the context of a zone intended to enable visitor industry activities. Farm buildings may not always be complementary to visitor industry activities, so I consider restricted discretionary activity status to be more appropriate than controlled activity. I recommend this submission point be rejected.

**12.12** I have discussed requests for residential activities within the RVZ in Section 6 of this evidence. To summarise, I do not consider it appropriate to provide for residential activity in the RVZ, to a greater extent than provided for in the notified provisions, including on the Loch Linnhe sites. I note that the submitter could consider confining the extent of the area sought for RVZ so that areas for future residential use are excluded from the zone, maintaining the rural zone provisions for residential activity. I recommend this submission point be rejected.

**12.13** The specific density standards for the two Loch Linnhe sites, the visibility standard for the Wye Creek Loch Linnhe site, and the specific height limits proposed for the Hawea Holiday Park site are not sufficient to persuade Ms Gilbert that controlled activity development under the RVZ is appropriate on these site. Her recommendation is for a restricted discretionary or discretionary regime to apply to the sites, despite these specific standards.

#### ***Recommendation – Loch Linnhe submission***

**12.14** In my opinion, the two Loch Linnhe sites have some of the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. The sites are generally remote, and are generally difficult to see from public places, more so for the Wye Creek site than the Homestead site. I note that there are mid- to long-range views available of the Homestead site from SH6. Both sites have very high visual amenity, as noted by Ms Gilbert<sup>104</sup>, with wide and long-range views of the southern arm of Lake Wakatipu, and in my opinion would provide access to areas of ONL not currently provided for with visitor accommodation or tourism industry activities.

**12.15** However, as stated above, Ms Gilbert's opinion, subject to the submitter providing the additional landscape information requested and the outcome of that assessment, is that the landscape sensitivity of both of these sites is

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104 See paragraph 6.14 of Ms Gilbert's evidence

towards the mid to higher end of the spectrum. As such, the sites would not be largely comprised of areas of lower landscape sensitivity, and potentially not suitable for RVZ. In my opinion, for the RVZ to work as intended the majority of a site needs to not be moderate-high or high landscape sensitivity. Otherwise, the area in which visitor industry activities are enabled will either not exist or be small, frustrating the purpose of the zone. As noted above, Ms Gilbert considers a restricted discretionary or discretionary regime is necessary on these sites, and/or a structure plan approach. I note that if the landscape sensitivity is towards the higher end of the spectrum and is identified on further investigation to be moderate-high and/or high, then a discretionary and non-complying regime would apply under the notified RVZ provisions.

**12.16** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the rezoning of the Loch Linnhe sites to RVZ, and the risk of acting, it is my opinion that this would not be an efficient or effective way to achieve the Objectives of Chapter 3. I consider the Rural Zone to be the most appropriate one for the sites at this point in time and with the information available. I recommend that the relevant submission points for the Loch Linnhe submission be rejected.

**12.17** For completeness, should the Homestead site be re-zoned (contrary to my current recommendation), I consider that it should only be those parts of the site identified by Mr Bond as being low risk that should be re-zoned to RVZ, noting that Mr Bond opposes rezoning of the remainder of the sites.

#### ***Recommendation – Lake Hawea Holiday Park submission***

**12.1** In my opinion, the Lake Hawea Holiday Park area does not have many of the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. It is not particularly remote, being quite close to, although separated from, the Hawea township. The site is not particularly difficult to see from public places, with close-, mid- and longer-range views available. Ms Gilbert advises that the site is likely to be comprised of areas of mid to high landscape sensitivity, rather than areas of lower sensitivity. I note the site does provide access to an ONL area, being Lake Hawea and surrounds.

**12.2** In my opinion, the CPZ-CG is an appropriate zone for the area currently subject to it, as decided in the Stage 2 hearings. It is a zone that makes specific

provision for the types of activities taking place on the site now and into the future, and reflects the public nature of the ownership of the site.

**12.3** In my opinion, the CPZ-CG is not an appropriate zone for the lots adjacent to the Holiday Park (Lots 1 and 2 DP 418972). This is because the purpose of the Open Space and Recreation Zones, as set out in section 38.1 of the PDP, is to manage Council administered reserves, and not private open space. Objective 38.2.1 is focused on open space land and facilities administered by the Council. Zoning privately owned land as CPZ-CG would not go towards achieving this objective. I also consider that the landscape values of the ONL over the adjacent lots would be better managed under the discretionary resource consent regime set by the Rural Zone, then the CPZ-CG. This is because new buildings associated with camping grounds in the CPZ-CG are a controlled activity<sup>105</sup>. This means that in an area Ms Gilbert considers to have landscape sensitivity in the mid to high end of the spectrum meaning, an application could not be declined if the impacts on landscape values were significant.

**12.4** In sum, I consider that the zoning for the site should remain as it is. I recommend the Burdon submission points be rejected.

### **13. RE-ZONING REQUESTS: OTHER THAN RURAL ZONE**

**13.1** There are three requests to apply RVZ to sites that currently have a zone other than Rural Zone. The Albert Town Village Holdings Ltd<sup>106</sup> submission relates to a PDP Rural Residential site, the Matakauri Lodge Limited<sup>107</sup> submission relates to a PDP Rural Lifestyle site, and the Barnhill Corporate Trustee and DE, ME Bunn & LA Green<sup>108</sup> submission relates to a WBRAZ site. (See summary tables in Appendix 3 for site information, including aerial photos.)

#### **Albert Town Village Holdings Ltd (31045)**

**13.2** The submission of Albert Town Village Holdings Ltd<sup>109</sup> requests a 600m<sup>2</sup> site in Albert Town, on the corner of Wanaka/Lake Hawea Main State Highway and Templeton Street be re-zoned from Rural Residential to RVZ. In my opinion,

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105 Rule 38.9.24  
106 Submission 31045  
107 Submission 31033  
108 Submission 31035  
109 Submission 31045

the RVZ is not an appropriate zone for a small urban-scale site on the edge of an urban settlement. The site is not at all remote and does not provide for access to the District's landscapes. I consider this site does not meet the purpose or intent of the RVZ. I recommend the submission is rejected.

### **Matakauri Lodge (31033)**

- 13.3** The submission by Matakauri Lodge Limited<sup>110</sup> requests RVZ over the entirety of its 3.6ha property located approximately 8km west from Queenstown along the Glenorchy-Queenstown Road. The submission supports the notified RVZ provisions and seeks no site-specific changes.
- 13.4** The site is occupied by Matakauri Lodge, an established high-end luxury accommodation facility. The submission considers RVZ to be a more appropriate zoning for the site than the Rural Lifestyle zone confirmed through the PDP Stage 1 hearing. I note that the site was notified in Stage 1 with a VASZ, which was removed in the decision, and that decision has been appealed by the submitter. I understand the appeal is currently on hold awaiting the outcome of the Stage 3 hearing.
- 13.5** A comparison between RVZ and Rural Lifestyle (Chapter 22) is helpful when considering which zone is most appropriate for the site. I consider a key difference is that residential activity is anticipated in the Rural Lifestyle Zone, whereas it is not in the RVZ. Another key difference is that visitor accommodation is a discretionary activity in the Rural Lifestyle Zone, whereas it is permitted in the RVZ<sup>111</sup>. Similarly, commercial recreation activities are permitted in the RVZ but would require non-complying consent in the Rural Lifestyle Zone as an activity not specified in the activity table<sup>112</sup>. In addition, informal airports are permitted in the RVZ, up to 15 flights per week, whereas informal airports are a discretionary activity in the Rural Lifestyle Zone<sup>113</sup>. As noted elsewhere in this evidence, the RVZ has a more sophisticated regime for managing the effects of landscape than other zones, through its use of landscape sensitivity categories.

### **Natural Hazards**

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110 Submission 31033  
111 Compare Rule 22.4.10 to Rule 46.4.2  
112 Compare Rule 46.4.3 to Rule 22.4.13.  
113 Compare Rule 46.4.5 and 46.5.7 to Rule 22.4.11

- 13.6** I note that the Natural Hazards Database includes no natural hazards annotations for the Matakauri site.

### ***Landscape***

- 13.7** Mr Jones has undertaken a high-level landscape analysis of the site and considers that there is capacity for the site to accommodate the type of development anticipated by the RVZ, subject to a detailed landscape assessment being undertaken and the outcome of that assessment. Mr Jones identifies as contributing to this opinion the established land use on the site that is sensitive to the surrounding landscape, the visually discrete nature of the site and a degree of remoteness provided by its separation from the road, and the established vegetated setting of the site. However, on the information available it is not possible to establish the landscape sensitivity rating of the site.

### ***Recommendation***

- 13.8** In my opinion, the Matakauri site generally has the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. The site has a degree of remoteness and is difficult to see from the road, although I note it would be visible from Lake Wakatipu. Mr Jones considers that the site should be able to accommodate the type of development anticipated by the RVZ. The site is within an ONL with wide views of Lake Wakatipu, and the native vegetation on the site has been enhanced by well-maintained landscaping.
- 13.9** In principle, I consider that the RVZ is a more appropriate zone than the Rural Lifestyle Zone to manage the activities on the Matakauri site. The site is clearly not used for rural living activities and in my opinion would be highly unlikely to be in the future given the nature of the built development on the site. There would be an economic benefit of providing certainty for future activities on the site through the application of the RVZ. I note that the bulk and location standards for buildings in the RVZ are either the same<sup>114</sup> or more restrictive<sup>115</sup> under the RVZ than Rural Lifestyle Zone. I consider that the RVZ is better able to manage the effects on landscape from future development of the site,

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114 For example, the building size rule is the same in both zones (500m<sup>2</sup>), Rule 46.5.2 and 22.5.3

115 For example, 6m building height limit in RVZ (Rule 46.5.1) compared to 8m in Rural Lifestyle Zone (22.5.8)

provided a landscape sensitivity assessment has been undertaken on the site, resulting in an environmental benefit from re-zoning.

- 13.10** However, in my opinion it is not possible to recommend re-zoning the site unless a landscape assessment has been undertaken, and any areas of moderate-high and high landscape sensitivity have been identified. Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the rezoning of the Matakauri site to RVZ, and the risk of acting, it is my opinion that this would not be an efficient or effective way to achieve the Objectives of Chapters 3 at this point in time, based on the available information. I recommend that the relevant submission points for this submission be rejected.

**Morven Ferry Road - Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green**

- 13.11** The submission by Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green<sup>116</sup> is a request to re-zone 20.2ha of land on Morven Ferry Road, in the Wakatipu Basin, from WBRAZ to RVZ. The site is currently used for rural activities including deer grazing and cropping and has a number of farm buildings on it. The site is adjacent to part of the Queenstown Trail. The site is not within an ONL.

- 13.12** Two adjoining areas are proposed to be identified as RVZ (areas A and B), with different ground floor areas standards applying within each. The site-specific changes to the notified RVZ rules requested in the submission include:

- (a) Permitted rather than restricted discretionary status for Farm Buildings
- (b) Restricted discretionary rather than non-complying status for commercial activities
- (c) Discretionary rather than non-complying status for residential activities
- (d) Maximum building height of 8m rather than 6m, or 10m for agricultural and viticultural buildings
- (e) Maximum ground floor area of 1500m<sup>2</sup> in Zone A and 3000m<sup>2</sup> in Zone B, rather than 500m<sup>2</sup>
- (f) A road setback of 35m from Morven Ferry Road
- (g) Maximum earthworks volume of 1000m<sup>3</sup> rather than 500m<sup>3</sup>.



- 13.13** The submission also requests changes to the purpose statement, objectives and policies of Chapter 46 to provide for the RVZ to apply outside ONLs. I have discussed this issue in Sections 3 and 4 of this evidence. To confirm, I recommend these submission points be accepted, should any areas of rezoning outside of an ONL be accepted.
- 13.14** I note that the submitter made submissions in relation to this site and surrounding land in Stages 1 and 2 of the PDP review, seeking similar zoning outcomes as sought in this submission on Stage 3b. The relief sought was not granted and I understand the Stage 2 decision has been appealed to the Environment Court by the submitters, allocated to the 'Wakatipu Basin' topics.
- 13.15** A comparison between the RVZ and the WBRAZ (PDP Chapter 24) is helpful when considering which zone is the most appropriate for the site. I note that Chapter 6 does not apply within the WBRAZ, due to Policy 6.3.1.4 which is to 'provide for a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscape categories and the policies on this chapter related to those categories do not apply". One of the key differences between the RVZ and Chapter 24 is that residential activities are anticipated in the WBRAZ, whereas it is not in the RVZ. A smaller scale of commercial recreational activities are provided for in the WBRAZ (groups of 12 persons) than in the RVZ (groups of 30 persons)<sup>117</sup>. The WBRAZ makes provision for industrial activities associated with wineries, and for retail sales of farm produce, whereas the RVZ does not<sup>118</sup>. In addition, visitor accommodation, cafes and restaurants, and commercial recreational activities involving groups of more than 12 persons are specifically identified as discretionary activities in the WBRAZ, whereas these activities are generally permitted in the RVZ (cafes and restaurants associated with visitor accommodation, and commercial recreation up to 30 persons)<sup>119</sup>. I note that informal airports are permitted in both zones, with the RVZ specifying up to 15 flights per week, and the WBRAZ specifying 2 flights per day<sup>120</sup>. As noted elsewhere in this evidence, the RVZ has a more sophisticated regime for managing the effects of landscape than other zones, through its use of landscape sensitivity categories.

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117 Compare Rule 24.4.14 to Rule 46.4.3 and Rule 46.5.6

118 Rules 24.4.13 and 24.4.17

119 Compare Rules 46.4.2 and 46.4.3 to Rules 24.4.12 and 24.5.18

120 Compare Rule 46.4.5 and 46.5.7 to Rule 22.4.11

### ***Natural hazards***

**13.16** I note that the Natural Hazards Database includes no natural hazards annotations for the Morven Ferry Road site.

### ***Landscape***

**13.17** Ms Mellsop has provided landscape evidence on the proposed re-zoning. Ms Mellsop notes that the area for re-zoning is within LCU 18 in Chapter 24, which is a landscape identified as having low capability to absorb additional development<sup>121</sup>. Ms Mellsop has considered the bespoke provisions for the RVZ as requested in the submission and her evidence is that development enabled by such a regime could have substantial adverse effects on the landscape character and visual amenity values of the landscape unit<sup>122</sup>. Ms Mellsop considers that a discretionary activity consent under the WBRAZ provisions would be more appropriate from a landscape perspective than the bespoke RVZ sought by the submitter<sup>123</sup>.

**13.18** Ms Mellsop considers that there may be potential for a much smaller and low-key RVZ to be applied either close to the Twin Rivers (Queenstown) trail or adjacent to the lake in the centre of proposed Zone B<sup>124</sup>. However, Ms Mellsop considers that for this to be considered further, a detailed landscape assessment is required, including the identification of areas of high, moderate-high and lower landscape sensitivity<sup>125</sup>. If such an area is identified, Ms Mellsop considers that there is potential for visitor industry development enabled by the RVZ to be absorbed within the landscape, assuming the total maximum ground floor area and external appearance of buildings standards I have recommended in this evidence are accepted, along with the notified RVZ provisions (and not the bespoke provisions sought in the submission)<sup>126</sup>.

### ***Site-specific text change requests***

**13.1** I have discussed activity status for farm buildings at paragraph 12.11 of this evidence when assessing the Loch Linnhe re-zoning submission, which

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121 Paragraph 8.5 of Ms Mellsop's evidence for Stage 3 hearing  
122 Paragraph 8.9 of Ms Mellsop's evidence for Stage 3 hearing  
123 Paragraph 8.11 of Ms Mellsop's evidence for Stage 3 hearing  
124 Paragraph 8.10 of Ms Mellsop's evidence for Stage 3b hearing  
125 Paragraph 8.12 of Ms Mellsop's evidence for Stage 3b hearing  
126 Paragraph 8.13 of Ms Mellsop's evidence for Stage 3b hearing

requested controlled activity status for farm buildings within the RVZ. For the same reasons given in that paragraph I consider the request for permitted activity status for farm buildings for the Morven Ferry Road sites should be rejected.

- 13.2** The submission requests restricted discretionary activity status for commercial activities. In my opinion, providing for commercial activities in the RVZ as restricted discretionary activities would be inconsistent with the objectives and policies of the RVZ, which are aimed at providing for visitor and tourism industry activities. Provisions for other commercial activities would detract from the intent of providing particularly for visitor and tourism industry activities. I note that the WBRAZ provides for a greater range of commercial activities than the RVZ, including retail sales of farm produce and wine. I recommend this submission point is rejected.
- 13.3** I have discussed the issue of residential activities within the RVZ in Section 6 of this evidence. Paragraph 6.2 sets out my reasons for supporting non-complying activity status for residential activity. Particular to this submission, I consider that a policy to 'avoid' residential activity<sup>127</sup> is more appropriately implemented by a non-complying rule than a discretionary rule. As such, I do not support discretionary activity status as requested by the submitter and recommend this submission point be rejected.
- 13.4** The changes requested to the bulk and location provisions relating to height, building size and setbacks from roads have been considered by Ms Mellsop in her assessment of the re-zoning request. These are not sufficient to persuade Ms Mellsop that controlled activity development under the RVZ is appropriate on the sites. As they do not sufficiently assist to manage the effects of built development on landscape, I recommend these submission points be rejected.
- 13.5** The submission also requests a change to the earthworks volume that would apply within the Morven Ferry Road RVZs. There is no assessment or justification provided with this request. In the absence of any additional information, I consider there is no reason to change the assessment that the notified limit of 500m<sup>2</sup> is appropriate.

**13.6** In my opinion, the nature of the site-specific requests, when considered as a whole, suggest that the RVZ may not be an appropriate zone for the Morven Ferry Road site. Particularly, the request for commercial activities and residential activities to be more permissive on this site stretches the zone beyond what its objectives seek, in my opinion. I consider that a discretionary resource consent process under the current WBRAZ provisions may be more appropriate, as this process would allow specific assessment of, and control over, the particular nature and effects of the activities proposed, to a greater extent than a zone is able to.

### ***Recommendation***

**13.7** In my opinion, the Morven Ferry Road site has some of the key characteristics for RVZ areas, including those set out in the new policy I recommend in this evidence. Ms Mellsoy describes the sense of remoteness, tranquillity and quietness of the LCU the site is within<sup>128</sup>. The site is in close proximity to ONFs and ONLs and the Queenstown Trail that provides a means to experience these landscapes. I understand the area has limited visitor accommodation facilities, and as such, the RVZ would allow for increased access to this area of the District's landscape.

**13.8** However, the enabling of visitor and tourism industry activities will only be consistent with the objectives and policies of Chapters 3 and 46 if this can be done in a way that maintains and/or enhances landscape values. Ms Mellsoy's evidence is that the proposed bespoke RVZ would not achieve this, but that a much smaller area, with the notified RVZ provisions and the addition of the maximum ground floor area and external appearance of buildings standards I recommend, may. In my opinion, the RVZ cannot be applied to the site unless areas of landscape sensitivity have been mapped, and Ms Mellsoy recommends this assessment is undertaken if re-zoning is to be considered.

**13.9** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the rezoning of the Morven Ferry Road site to RVZ, and the risk of acting, it is my opinion that the re-zoning and bespoke provisions sought by the submitter would not be an efficient or effective way to achieve the Objectives of Chapter 3. I consider the WBRAZ to be the most appropriate one for the sites at this point in time and with the information

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128 See paragraphs 8.5 and 8.9 of Ms Mellsoy's evidence for the Stage 3 hearing

available. I recommend that the relevant submission points for the Barnhill submission be rejected.

#### **14. SITE-SPECIFIC REQUESTS FOR NOTIFIED RVZ AREAS**

- 14.1** Three submissions request specific changes to two of the notified RVZ areas: Walter Peak and Arcadia.

##### ***Walter Peak RVZ***

- 14.2** The Wayfare submission<sup>129</sup> seeks that the ODP provisions relating to the notified Walter Peak RVZ are rolled over, or that the notified provisions are amended so they have the same effect as the ODP provisions, or that the Walter Peak RVZ is replaced with a bespoke zone (the 'Walter Peak Tourism Zone'). The submission lists a range of requests for a bespoke zone. It also asks to remove the ONL or for clarification over ONL classification in the Walter Peak RVZ. The submission seeks to extend the RVZ to include legal road, marginal strip and Beach Bay Reserves. The submission supports the Water Transport Infrastructure Overlay but asked for it to be larger, and supports the uncapped standard for the amount of people that can participate in commercial recreation activities at Walter Peak.
- 14.3** The submission outlines reasons for opposing the notified provisions<sup>130</sup>. The submission contains no planning analysis of the appropriateness of the relief sought, no landscape or natural hazards assessment of the effects of the requests, and no alternative plan provisions.
- 14.4** Section 8 of the s32 Report sets out the resource management issues that the notified RVZ provisions are seeking to address. In my opinion, retaining the ODP provisions or amending the notified provisions to have the same effect as the ODP provisions, as sought by the submitter, would not address the resource management issues identified. This option was assessed in sections 9.1 to 9.9 of the s32A report and ranked lowest of the three options considered.
- 14.5** A bespoke zone for Walter Peak may be appropriate, but it is not possible for me to assess this in the absence of provisions and supporting technical assessments. I reiterate comments I have made elsewhere in this evidence that

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129 Submission 31024  
130 Paragraphs 6 to 17

the management of landscape values is critical to give effect to the strategic direction in Chapters 3, and that provision for visitor and tourism industry activities has to meet the objectives for landscape management.

- 14.6** The submission seeks for residential development to be enabled and permitted. Section 6 of my evidence addressed residential development in the RVZ. My conclusion is that it is appropriate for residential activity to be a non-complying activity in the RVZ.
- 14.7** The submission refers to activities that are addressed in separate chapters of the PDP that have already been notified, heard and decided on, such as earthworks and utilities. While it would be possible to include site-specific rules within these chapters for the Walter Peak RVZ, on the information I have available, I am not clear that this would be an appropriate way to achieve the objectives of those chapter. The submission also requests amendments to the strategic provisions of the PDP to support the relief sought in the submission. I do not consider there is scope to amend these provisions and note they are subject to the Court's Topic 2 decision and current directions for further work by Council and certain parties.
- 14.8** The submission requests the removal of the ONL classification from the Walter Peak RVZ, but provides no evidence to support this request. The ONL classification was confirmed in Stage 1 of the PDP review and I see no reason to amend it. In the alternative, the submission requests clarification that the ONL provisions do not apply to the RVZ. I am able to clarify that Policy 6.3.1.3 of Chapter 6 states that the ONF, ONL and RCL categories and the policies of Chapter 6 related to those categories do not apply in Special Zones, of which the RVZ is one, unless otherwise stated. The RVZ (as a Special Zone) is essentially its own separate regulatory regime, and the Chapter 6 ONL policies do not apply to the RVZ (it is not 'otherwise stated' that the ONL policies in section 6.3.3 apply to Special Zones). As mentioned earlier, I also understand the RVZ will be listed as an Exception Zone in Chapter 3 of the PDP. I recommend this submission point be rejected.
- 14.9** With regard to the request to extend the RVZ over adjoining legal roads, I note that roads are not zoned in the PDP. I recommend this submission point be rejected.

- 14.10** Ms Mellsop<sup>131</sup> has considered the request to extend the notified Walter Peak Transport Infrastructure Overlay to include the entire Beach Bay area, and the request to extend the RVZ over the marginal strip. Ms Mellsop considers that there is potential for development outside of the notified Overlay and within the marginal strips to degrade the natural character of the lake margins. She highlights that this is a matter of national importance under Section 6(a) of the RMA. Page 44 of the s32 Report discuss the reasoning for the Overlay and I concur that it is appropriate as notified.
- 14.11** Ms Mellsop<sup>132</sup> has also considered the request to extend the RVZ over the Beach Bay Reserves. Ms Mellsop notes that her original landscape assessment in June 2019 concluded that the flatter beach slope section of the Reserve had the ability to absorb well-designed low density development and that area of the reserve is mapped as lower landscape sensitivity. Ms Mellsop does not oppose the extension of the zone over this areas of lower landscape sensitivity from a landscape perspective.
- 14.12** Mr Bond's evidence is that the risk level for the Beach Bay Reserves is High, due to risk associated with alluvial fans and debris flows. Mr Bond recommends further investigation into the risk at this site before re-zoning occurs. As such, I recommend the request to extend the RVZ is not accepted as there is insufficient information to adequately understand the risk of extending the RVZ.
- 14.13** I note that the request to re-zone the Beach Bay Reserve land RVZ was not identified on the mapping application that accompanied the summary of submissions requested document. This area has been re-notified for further submissions.
- 14.14** Overall, I recommend that the majority of the Wayfare submission points are rejected. I recommend the submission points in support of notified RVZ provisions are accepted. In summary, I consider that the notified RVZ provides an appropriate regulatory regime to provide for tourism and visitor industry activities on the Walter Peak site while protecting the landscape values of the surrounding ONL. I consider the notified RVZ to be the most appropriate way to achieve the objectives and policies of Chapters 3 and 6.

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131 See paragraph 7.43 of Ms Mellsop's evidence for the Stage 3 hearing

132 See paragraph 7.44 of Ms Mellsop's evidence for the Stage 3 hearing

### ***Arcadia RVZ – Submission 31008***

- 14.15** In section 6 of my evidence I have assessed the requests in the Arcadia submission relating to residential development and the inclusion of a structure plan within the RVZ chapter. My recommended is that these submission points be rejected.
- 14.16** The Arcadia submission suggests<sup>133</sup> that non-complying activity status for construction of a house on the approved building platforms could render the lots incapable of reasonable use under s85(2) of the RMA. I do not agree with this suggestion. There are other uses permitted by the notified RVZ provisions that could take place on the lots that I consider to be reasonable, such as visitor accommodation. In addition, in my opinion non-complying activity status does not mean the land would be incapable of residential use, as consent can be granted for a non-complying activity.

### ***Arcadia RVZ – Submission 31034***

- 14.17** The submission from Otago Fish and Game Council (31034) requests two specific changes related to the Arcadia RVZ. One is that the standard for the maximum size of commercial recreational groups (Rule 46.5.6.1) be amended from the notified 30 people to a maximum of 12 people within the Arcadia RVZ. The request for a maximum of 12 people aligns with the maximum for similar activities in the Rural Zone (Rule 21.9.1). The second request is that the number of flights for permitted informal airports in the Arcadia RVZ be amended from the notified 15 flights per week (Rule 46.5.7) to align with the Rural Zone standard in Rule 21.10.2 of 2 flights per day. Although this results in a similar number of flights per week, it is the limit to the number of daily flights that the submitter supports.
- 14.18** The reason for both of these requests relates to the effects of these two activities (commercial recreation groups and aircraft flights) on the backcountry recreational characteristics of Diamond Lake, which is located immediately to the south of the Arcadia RVZ and within an ONL.
- 14.19** The maximum limit on visitor group numbers is implementing notified Policy 46.2.1.5, which is as follows: “ensure that the group size, nature and scale of

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133 At paragraph 27.



commercial recreation activities do not degrade the level of amenity in the surrounding environment.” The implication in the submission is that groups of 30 people would not achieve this policy, but groups of 12 would. I do not think the submitter has sufficiently demonstrated that groups of 30 people would degrade the amenity level of the surrounding area. The Arcadia RVZ is set back from the edge of Diamond Lake by between approximately 30m and 100m by a reserve, and the boundary parallel to the Lake is close to 1.5 km in length. This setback and width of boundary is likely to help mitigate noise and visual effects from groups of people within the Arcadia RVZ. Ms Mellsop advises that groups of 30 people intermittently using the lake edge would not result in significant degradation of values, in her opinion<sup>134</sup>.

**14.20** In my opinion, it is appropriate to recognise that to enable visitor industry activities in the RVZ, the standards controlling the size of groups of people and aircraft flights should be more permissive than in the Rural Zone. This is subject to the requirement in the policies to not degrade the level of amenity in the surrounding environment. In my opinion, an exception to the standards that is specific to Arcadia should be based on strong evidence that the alternative standards are a more appropriate way to achieve the objectives of the RVZ. In the absence of this evidence, I recommend that the submission points requesting these changes are rejected.

## **15. WINDERMERE RE-ZONING REQUEST - QAC**

**15.1** The Queenstown Airport Corporation (**QAC**) have requested that their land at 827 Wanaka-Luggate Highway, comprising 43 ha, be rezoned Airport Zone, or that the ODP Rural Visitor Zone be retained on the land. The submitter’s land is currently split zoned, with a portion being within the PDP Rural Zone and the remaining area being located within the notified RVZ. The site is currently used for pastoral farming and contains farm sheds and a cottage

**15.2** The S32 Evaluation assessed four zoning options for the QAC land<sup>135</sup>. They included:

- (a) Option 1 – Status quo – Split zoning the site PDP Rural Zone and ODP RVZ;

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134 Paragraph 7.31 of Ms Mellsop’s evidence for the Stage 3 hearing

135 Table 4, Assessment of options to address issues relevant to the Windermere RVSZ, Section 32 Evaluation, Rural Visitor Zone

- (b) Option 2 – Retain and refine – as above but refining the extent of the RVZ and its associated provisions;
- (c) Option 3 – Rezone to Rural with a Rural Character Landscape classification; and
- (d) Option 4 – Rezone to Airport Zone

**15.3** I will not repeat the costs and benefits assessments of these options that is included in the S32 Evaluation.

**15.4** In regard to QACs relief requesting the land be rezoned Airport Zone, they have outlined in their submission that there is a shortfall of land on the southern side of the runway for general aviation purposes, and that, following regional spatial planning exercises, Wanaka Airport may need to be expanded into the future. However, they also acknowledge that long term planning work in regard to Wanaka Airport has been placed on hold pending the District wide assessments associated with the social and economic impacts of airport growth. Taking into account these comments, I consider that no additional certainty has been offered by the Submitter in regard to the future use and development of this area, noting the current consultation process being undertaken on behalf of QLDC. This high level of uncertainty was considered a 'cost' of Option 4 (Airport Zone) in the S32 Evaluation. In addition, the Submitter has not provided any additional assessment in regard to the strength of the fit and function of requested rezoning in respect to Chapter 3 (Strategic Direction), nor Chapter 6 (Landscapes and Rural Character). On this basis and in the absence of additional information from the Submitter, I recommend that this relief be rejected.

**15.5** Turning to QACs alternative relief requesting the application of the ODP RVZ on the land, the S32 Evaluation also outlined a range of 'costs' associated with this option (S32 Evaluation Option 1). I consider that the application of the ODP RVZ in this location would not be appropriate on the basis of the proximity of the land to the Wanaka Airport, the location of the Outer Control Boundary (airport noise control) over a substantial proportion of the site, and the range of activities enabled within the ODP RVZ which would be incompatible with these airports related constrains. The Submitter has not offered any assessment of the compatibility of the ODP RVZ with respect to these constrains. Further, it is my opinion that the tension between these matters would not meet the expectation of PDP SO 3.2.1.1 which emphasises that significant socioeconomic benefits

can be realised when visitor industry places are appropriately located. In particular, I do not consider that an RVZ on the land would be appropriately located. In addition, I do not consider that the retention of the ODP RVZ in this single and specific location would enable the development of an efficient and effective planning framework. Such bespoke zones are not supported by the direction provided in the National Planning Standards. As such, I recommend this relief be rejected.

## **16. TEXT CHANGES**

**16.1** Seven submissions request specific changes to the text of the notified RVZ provisions.

### ***Mr Michael Clarke – 31001***

**16.2** As I understand it, Mr Clark is concerned that the notification of the variation to Chapter 36, to apply the PDP noise controls in the RVZ, means there has been a change to the noise standards in the PDP generally. Mr Clark wants to retain the protection that no helicopter can land within 500m of a dwelling, and that noise is measured at the side of a house and the noise is averaged over a 15-minute period 50 dB Len.

**16.3** I consider that there is no need to make any changes to the notified variation to Chapter 36 to address the concerns of Mr Clark. The 500m separation is a standard for informal airports that exists in the rural chapters and is not affected by this variation. Similarly, the noise controls relating to helicopters and aircraft in Chapter 36 (Noise) of the PDP are not affected by this variation. This variation merely applies the same noise standard that applies within most rural and residential zones, to the RVZ. As such, I recommend that this submission point is rejected.

### ***Heritage New Zealand Pouhere Taonga – 31011***

**16.4** Heritage New Zealand Pouhere Taonga (**HNZPT**) seeks the addition of the words ‘and location’ to the matters of control for the construction, relocation or alterations to buildings in Rule 46.4.6<sup>136</sup>. The matter of discretion, as notified, reads: ‘the compatibility of the building design with landscape, cultural and

heritage, and visual amenity values. HNZPT considers that location of buildings can be an important factor in managing effects on values, including cultural and heritage values.

- 16.5** I agree that location can be an important factor in managing effects on the values identified in the matter of control. In my opinion, including this addition will allow for more effective management of the effects of buildings on cultural and heritage values, as well as landscape and visual amenity values, and will more appropriately achieve the objectives of the RVZ. I recommend this submission point be accepted.

#### ***Ministry of Education – 31025***

- 16.6** Ministry of Education requests that the notified provisions be amended to enable educational facilities to establish within the RVZ<sup>137</sup>. I do not consider the RVZ to be a suitable location for educational facilities. The purpose of the RVZ is to provide for visitor industry activities in generally remote locations at a limited scale and intensity. They are small zones. Residential activity is not anticipated. There is no expectation that permanent communities will establish within these zones. As there is no need for education services in these zones, I recommend these submission points be rejected.

#### ***Fire and Emergency New Zealand - 31023***

- 16.7** Fire and Emergency New Zealand (**FENZ**) request that a new rule be added that enables emergency services facilities to be provided for as a controlled activity within the RVZ<sup>138</sup> and amendment to building height standards (Rule 46.5.1) to provide a 7m height for emergency services buildings<sup>139</sup>. For similar reasons to those I discuss in paragraph 16.6 above, I do not consider the RVZ to be a suitable location for emergency services facilities. There is no expectation of communities establishing in these zones, and no need for emergency services to be located within them. They are small areas of high landscape values in generally remote locations. I recommend these submission points be rejected.

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137 31025.1 and 31025.2

138 31023.4

139 Submission points 31023.5 and 31023.6

**Ms Christine Byrch – 31030**

**16.8** Ms Byrch has requested that the status for non-compliance with Rule 46.5.7 (informal airports) be non-complying<sup>140</sup>. No reasons are provided for this submission point. As notified, the non-compliance status for informal airports in the RVZ is discretionary. I considered that discretionary is an appropriate activity status for informal airports that exceed the number of flights in Rule 46.5.7. Non-complying status is generally used for activities considered inappropriate for the zone. In my opinion informal airports are generally considered appropriate for the RVZ, and there is no strong policy direction that they should be avoided. Discretionary activity status allows the effects of any application for informal airports that exceed the number of flights in Rule 46.5.6 be fully considered and assessed against the policy framework. Council has full discretion to decline a discretionary application, or grant it subject to conditions. I recommend that this submission point is rejected.

**Corbridge Estates Limited Partnership – 31021**

**16.9** The Corbridge submission requests that the word ‘natural’ be added in front of the word ‘waterbodies’ in Rule 46.5.4 (setback of buildings from waterbodies)<sup>141</sup>, but no explanation is included with the request. I do not support this request. The definition of ‘waterbodies’ used in the PDP is the definition from s2 of the RMA. There is no intention to limit the application of the rule to a greater degree than the RMA definition by constraining it to only ‘natural’ waterbodies. ‘Natural’ is an undefined term, and as such I consider it would add uncertainty to the application of the rule. I note that the word ‘natural’ would be inserted into the rule heading, and as such would not affect the application of the rule itself, which relates to the setback of buildings from “the bed of a river, lake or wetland”. In addition, the wording of this rule in Chapter 46 reflects the wording of similar rules in other rural chapters<sup>142</sup>. For reasons of internal plan consistency, I consider that the word ‘natural’ should not be added to the rule heading. As such, I recommend that this submission point be rejected.

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140 Submission point 31030.2

141 Submission point 31021.23

142 See for example Rule 21.5.4, 22.5.6, 23.5.7, 24.5.12

## **Aurora – 31020**

**16.10** Aurora requests a number of changes to the RVZ provisions that reflect agreement reached in recent mediation on a Stage 1 appeal. I understand that Council has agreed to apply an approach consistent with this agreement in Stage 3 of the PDP. The changes requested relate to the inclusion of:

- (a) an advice note on the New Zealand Electrical Code of Practice for Safe Distances
- (b) a matter of control for Rules 46.4.6 and 46.4.7 relating to potential reverse sensitivity effects on electricity sub-transmission and distribution infrastructure
- (c) a requirement to give consideration to Aurora as an affected party.

**16.11** A key consideration in relation to the relief sought by Aurora is whether any of its infrastructure is identified on the planning maps within areas of RVZ. Updated plan maps that show the location of the Aurora infrastructure are provided with the consent memorandum for a Stage 1 Regionally Significant Infrastructure appeal topic. If not, I consider it is inefficient to include the requested provisions in the RVZ. I note that none of the notified areas of RVZ as part of Stage 3b of the PDP include Electricity Sub-Transmission Infrastructure (**ESTI**) or Significant Electricity Distribution Infrastructure (**SEDI**) on the areas. The submission notes that Aurora has an 11kV line that extends north from Glenorchy to the notified Arcadia RVZ, but this is not classed as ESTI or identified on the planning maps.

**16.12** Of the 14 submissions requesting new areas of RVZ, four have ESTI or SEDI annotated on the road adjacent to the site: Blennerhassett<sup>143</sup>, Lake Hawea Holiday Park<sup>144</sup>, Camphill Road<sup>145</sup>, and Corbridge<sup>146</sup>. As such, I recommend the provisions requested in the Aurora submission are included in the RVZ chapter, should any of these RVZs be approved in the decision. Accordingly, I recommend the Aurora submission points are accepted in part.

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143 Submission 31053  
144 Submission 31043  
145 Submission 31014  
146 Submission 31021



**Emily Grace**  
**18 March 2020**

**APPENDIX 1**

**Recommended Rural Visitor Zone Chapter 46**



## 46 Rural Visitor Zone

### KEY:

Red underline and strike through text are recommended amendments made in section 42A report, 18/03/2

Any black underlined or ~~strike through~~ text, reflect notified variations.

### 46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities to occur at a limited scale and intensity in generally remote locations, including within Outstanding Natural Landscapes, ~~at a limited scale and intensity that have been identified as being able to absorb the effects of development without compromising the landscape values of the District. The Zone is not anticipated to be located on Outstanding Natural Features, where each particular Zone can accommodate the adverse effects of land use and development.~~ By providing for visitor industry activities, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

The primary method of managing effects of land use and development on landscape will be location, directing sensitive and sympathetic development to where the landscape can accommodate change. This method is implemented firstly through limiting the extent of the zone itself to areas of predominantly lower landscape sensitivity, and then through the identification of any areas of higher landscape sensitivity within zoned areas where protection of landscape values is a priority, and the adverse effects on landscape values from land use and development will be cumulatively minor. The nature and design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward ensuring buildings are not visually dominant and are integrated into the landscape. Through these two methods, the planning framework requires the protection of the landscape values of Outstanding Natural Landscapes, and the maintenance of landscape character and the maintenance or enhancement of visual amenity values of Rural Character Landscapes.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the Zone with the exception being for onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities.

**Pursuant to Section 86B(3)(a) of the Act Rules 46.4.8, 46.4.9 and 46.5.4 have immediate legal effect.**

### 46.2 Objectives and Policies

**46.2.1 Objective – Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate locations are provided for through a Rural Visitor Zone located only in areas of landscape sensitivity that: ~~maintain or enhance~~**

- a. **protect the landscape values of Outstanding Natural Landscapes, and**
- b. **maintain the landscape character, and maintain or enhance the visual amenity values of Rural Character Landscapes.**

**Commented [EG1]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.3 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS and provide for residential within RVZ.  
31030.1, .3, .4 Byrch: write purpose more clearly, restrict the extent of the zone, provide clear guidelines on which areas are suitable for the zone.  
31035.5 Barnhill Corporate Trustee Ltd + others: amend purpose to extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

**Commented [EG2]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.3, .4 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31030.3, .4 Byrch: restrict the extent of the zone, provide clear guidelines on which areas are suitable for the zone.  
31035.6 Barnhill Corporate Trustee Ltd + others: amend 46.2.1 to extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

## Part 6

# Rural Visitor Zone 46

### Policies

46.2.1.a – Areas identified as a Rural Visitor Zone shall be generally remote in location, difficult to see from public places, and largely comprised of areas of lower landscape sensitivity, with any areas of Moderate – High and High Landscape Sensitivity specifically identified.

**Commented [EG3]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31030.3 & 4 Burch: restrict the extent of the zone and provide clear guidelines on which areas are suitable for the zone.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

46.2.1.1 Provide for innovative and appropriately located and designed visitor accommodation, including ancillary commercial activities and onsite staff accommodation, recreation and commercial recreation activities where the landscape values of the District's Outstanding Natural Landscapes are protected, and the landscape character of Rural Character Landscapes is maintained and the visual amenity values of Rural Character Landscapes are will be maintained or enhanced.

**Commented [EG4]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.5 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31035.7 Barnhill Corporate Trustee Ltd + others: amend 46.2.1.1 to extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

46.2.1.2 Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's landscapes, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.

46.2.1.3 Encourage the enhancement of nature conservation values as part of the use and development of the Zone.

46.2.1.4 Recognise the generally remote location of Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including onsite staff accommodation.

**Commented [EG5]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.5 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

46.2.1.5 Ensure that the group size, nature and scale of commercial recreation activities do not degrade the level of amenity in the surrounding environment.

46.2.1.6 Ensure that any land use or development not otherwise anticipated in the Zone, protects the landscape values of the District's Outstanding Natural Landscapes, and maintains the landscape character, or maintains or enhances the visual amenity values of Rural Character Landscapes, or and enhances landscape values and nature conservation values.

**Commented [EG6]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.10 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

46.2.1.7 Avoid residential activity within the Rural Visitor Zone with the exception of enabling onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities.

46.2.2 **Objective** – Buildings and development that have a visitor industry related use are enabled where within the Rural Visitor Zone in areas of lower landscape sensitivity and where necessary are restricted or avoided to:

**Commented [EG7]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.14 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

- a. protect the landscape values of Outstanding Natural Landscapes, and
- b. maintain the landscape character and maintain or enhance the visual amenity values of Rural Character Landscapes are maintained or enhanced.

### Policies

46.2.2.1 Protect the landscape values of the Zone and the surrounding rural landscapes Rural Zone Outstanding Natural Landscapes by:

- a. providing for enabling and consolidating buildings within the Rural Visitor Zone in areas that are not identified on the District Plan maps as a High Landscape Sensitivity Area, nor within an area of Moderate – High Landscape Sensitivity;
- b. ensuring that restricting buildings within areas identified on the District Plan maps as Moderate – High Landscape Sensitivity unless they are located and designed, and adverse

**Commented [EG8]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLS.  
31021.15 Corbridge Estates Limited Partnership: extend RVZ beyond ONLS.  
31035.8 Barnhill Corporate Trustee Ltd + others: amend 46.2.2.1 to extend RVZ beyond ONLS.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLS.

## Part 6

# Rural Visitor Zone 46

effects are mitigated, to ensure landscape values of Outstanding Natural Landscapes are protected, and landscape character of Rural Character Landscapes is maintained and visual amenity values of Rural Character Landscapes are maintained or enhanced; and

- c. avoiding buildings within areas identified on the District Plan maps as High Landscape Sensitivity Areas.

46.2.2.2 Land use and development, in particular buildings, shall protect, maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding rural landscapes Outstanding Natural Landscapes by:

- a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements; and
- b. in the immediate vicinity of the Homestead Area at Walter Peak, and the Homestead Area at Arcadia provide for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development.

**Commented [EG9]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.  
31021.16 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs.  
31035.9 Barnhill Corporate Trustee Ltd + others: amend 46.2.2.2 to extend RVZ beyond ONLs.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

46.2.2.3 Within those areas identified on the District Plan maps as High Landscape Sensitivity or Moderate – High Landscape Sensitivity, ~~avoid buildings and development where the landscape cannot accommodate the change, and~~ maintain open landscape character where it is open at present.

**Commented [EG10]:** 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.  
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

46.2.2.4 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.

46.2.2.5 Within the Walter Peak Water Transport Infrastructure overlay, provide for a jetty or wharf, weather protection features and ancillary infrastructure at Beach Bay while:

- a. maintaining as far as practicable natural character and landscape values of Beach Bay while recognising the functional need for water transport infrastructure to locate on the margin of and on Lake Wakatipu;
- b. minimising the loss of public access to the lake margin; and
- c. encouraging enhancement of nature conservation and natural character values.

46.2.2.6 Ensure development can be appropriately serviced through:

- a. the method, capacity and design of wastewater treatment and disposal;
- b. adequate and potable provision of water;
- c. adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation; and
- d. provision of safe vehicle access or alternative water based transport and associated infrastructure.

## 46.3 Other Provisions and Rules

### 46.3.1 District Wide

Attention is drawn to the following District Wide chapters.

## Part 6

## Rural Visitor Zone 46

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	30 Energy and Utilities	31 Signs
32 Protected Trees	33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
39 Wāhi Tūpuna	Planning Maps	

### 46.3.2 Interpreting and Applying the Rules

- 46.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 46 and any relevant district wide rules).
- 46.3.2.2 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.
- 46.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 46.3.2.4 The surface of lakes and rivers are zoned Rural, except for the area identified on the District Plan maps as Walter Peak Water Transport Infrastructure overlay for the purposes of Rule 46.4.9.
- 46.3.2.5 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	NC – Non – Complying	PR - Prohibited

### 46.3.3 Advice Notes - General

- 46.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.
- 46.3.3.2 Particular attention is drawn to the definition of Visitor Accommodation which includes related ancillary services and facilities and onsite staff accommodation.

#### 46.3.3.X ~~New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”)~~

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”) is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

Commented [EG11]: 31020.8 Aurora

Part 6

Rural Visitor Zone 46

To assist plan users in complying with NZECP 34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps.

For the balance of Aurora’s network plan users are advised to consult with Aurora’s network maps at [www.auroraenergy.co.nz](http://www.auroraenergy.co.nz) or contact Aurora for advice.

46.4 Rules – Activities

	Table 46.4 – Activities	Activity Status
46.4.1	Farming	P
46.4.2	Visitor accommodation	P
46.4.3	Commercial recreational activities and onsite staff accommodation	P
46.4.4	Recreation and recreational activity	P
46.4.5	Informal airports	P
46.4.6	<p>The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11)</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. The compatibility of the building <u>density</u>, design <u>and location</u> with landscape, cultural and heritage, and visual amenity values;</li> <li>b. Landform modification, landscaping and planting;</li> <li>c. Lighting;</li> <li>d. Servicing including water supply, fire-fighting, stormwater and wastewater;</li> <li>e. Natural Hazards; and</li> <li>f. Design and location of related carparking.</li> <li>x. <u>Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or subject site any adverse effects on that infrastructure.</u></li> </ul>	C
46.4.7	<p>Farm building</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The relationship of the proposed farm building to farming activity;</li> <li>b. Landform modification, landscaping and planting;</li> <li>c. Lighting;</li> <li>d. Servicing including water supply, fire-fighting, stormwater and wastewater; and</li> <li>e. Natural Hazards.</li> </ul>	RD

**Commented [EG12]:** Re-zoning submissions: 31012, 31013, 31014, 31015, 31016, 31021, 31022, 31033, 31035, 31037, 31039, 31043, 31045, 31053

**Commented [EG13]:** 31011.8 HNZ

**Commented [EG14]:** 31020.4 Aurora

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Rural Visitor Zone 46

Commented [EG15]: 31020.5 Aurora

	x. <u>Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or subject site any adverse effects on that infrastructure.</u>	
46.4.8	At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan maps, a jetty or wharf, weather protection features and ancillary infrastructure  Discretion is restricted to: a. Effects on natural character; b. Effects on landscape values and amenity values; c. Lighting; d. Effects on public access to and along the lake margin; and e. External appearance, colour and materials.	RD
46.4.9	At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan maps, any building other than those identified in Rule 46.4.8	D
46.4.10	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate – High Landscape Sensitivity Area	D
46.4.11	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a High Landscape Sensitivity Area	NC
46.4.12	Industrial activity	NC
46.4.13	Residential activity except as provided for in Rules 46.4.2 and 46.4.3	NC
46.4.14	Commercial, retail or service activities except as provided for in Rules 46.4.2 and 46.4.3	NC
46.4.15	Mining	NC
46.4.16	Any other activity not listed in Table 46.4	NC

46.5 Rules - Standards

	Table 46.5 – Standards	Non-compliance status
46.5.1	Building Height 46.5.1.1: The maximum height of buildings shall be 6m.	NC  NC

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	Table 46.5 – Standards	Non-compliance status
	46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan maps the maximum height of buildings shall be 4m.	
46.5.2	<p><u>Building Size</u></p> <p><u>46.5.2.1</u> The maximum ground floor area of any building shall be 500m<sup>2</sup>.</p> <p><u>46.5.2.1 In the &lt;x, y and z Rural Visitor Zones&gt; the total maximum ground floor area across the zoned area, excluding any areas identified as Moderate – High and High Landscape Sensitivity, shall be 500m<sup>2</sup>.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. landscape;</li> <li>b. Visual amenity values; and</li> <li>c. Nature, scale and external appearance;</li> <li>d. <u>Density of development.</u></li> </ul>
46.5.3	<p>Glare</p> <p>46.5.3.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies.</p> <p>46.5.3.2: No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.</p> <p>46.5.3.3: Rule 46.5.3.2 shall not apply to exterior lighting within the Walter Peak Water Transport Infrastructure overlay.</p>	NC
46.5.4	<p>Setback of buildings from waterbodies</p> <p>46.5.4.1: The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>46.5.4.2: Rule 46.5.4.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Indigenous biodiversity values;</li> <li>b. Visual amenity values;</li> <li>c. landscape;</li> <li>d. open space and the interaction of the development with the water body;</li> <li>e. environmental protection measures (including landscaping and</li> </ul>

**Commented [EG16]:** Re-zoning submissions: 31012, 31013, 31014, 31015, 31016, 31021, 31022, 31033, 31035, 31037, 31039, 31043, 31045, 31053

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	Table 46.5 – Standards	Non-compliance status
		stormwater management); f. natural hazards; and g. Effects on cultural values of manawhenua.
46.5.5	Setback of Buildings 46.5.5.1: Buildings shall be set back a minimum of 10 metres from the Zone boundary.  46.5.5.2: Rule 46.5.5.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.	RD Discretion is restricted to: a. Nature and scale; a. Reverse Sensitivity effects; and b. Functional need for buildings to be located within the setback.
46.5.6	Commercial Recreational Activity 46.5.6.1: Commercial recreational activity that is undertaken outdoors must not involve more than 30 persons in any one group.  46.5.6.2: Rule 46.5.6.1 shall not apply at Walter Peak.	RD Discretion is restricted to: a. Nature and scale including cumulative adverse effects; b. Hours of operation; c. The extent and location of signage; d. Transport and access; and e. Noise.
46.5.7	Informal Airports Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming Activities, Informal Airports shall not exceed 15 flights per week.  Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).	D



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<u>46.5.x</u>	<b><u>Building Material and Colours</u></b>  <u>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</u>  <u>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</u>  <u>24.5.3.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u>  <u>24.5.3.2 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</u>  <u>* Excludes soffits, windows and skylights (but not glass balustrades).</u>  <u>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</u>	<b><u>RD</u></b>	<u>Discretion is restricted to:</u>  <u>a. Landscape;</u>  <u>b. Visual amenity values; and</u>  <u>c. External appearance.</u>
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**Commented [EG17]:** Re-zoning submissions: 31012, 31013, 31014, 31015, 31016, 31021, 31022, 31033, 31035, 31037, 31039, 31043, 31045, 31053

**46.6 Non-Notification of Applications**

Any application for resource consent for controlled or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- a. Rule 46.4.8 Water Transport Infrastructure at Walter Peak.
- b. Rule 46.5.4 setback of buildings from waterbodies.
- c. Rule 46.5.5 setback of buildings from the Zone boundary.
- d. Rule 46.5.6 commercial recreational activities.
- x. Rule 46.4.6 The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11)
- x. Rule 46.4.7 Farm Building
- 46.6.x For any application for resource consent where Rules 46.4.6(g) and 46.4.7(f) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.

**Commented [EG18]:** 31020.6 Aurora

**Commented [EG19]:** 31020.6 Aurora

**Commented [EG20]:** 31020.7 Aurora

**Part 6**

**Rural Visitor Zone 46**

**Variation to Earthworks Chapter 25:**

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 25 by inserting the following into Rule 25.5.5 (Table 25.2 – Maximum Volume)

<b>25.5.5</b>	Queenstown Town Centre Zone	500m <sup>3</sup>
	Wanaka Town Centre Zone	
	Local Shopping Centre Zone	
	Business Mixed Use Zone	
	Airport Zone (Queenstown)	
	Millbrook Resort Zone	
	<u>Rural Visitor Zone</u>	

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Rural Visitor Zone 46

Variation to Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 27 by amending Rule 27.5.9 as follows:

27.5.11	All subdivision activities in the <u>Rural Visitor Zone</u> , Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D
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27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
<u>Rural Visitor Zone</u>		<u>No Minimum</u>

Variation to Signs Chapter 31:

Underlined text for additions and ~~strike through~~ text for deletions.

**31.14 Rules – Activity Status of Signs in Special Zones**

The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

<b>Table 31.14 – Activity Status of signs in Special Zones</b>		<b>Jacks Point Zone outside of Village Activity Areas and residential Activity Areas</b>	<b>Waterfall Park Zone</b>	<b>Millbrook Resort Zone</b> <u>Rural Visitor Zone</u>
<b>31.14.1</b>	<b>Signs for commercial activities and community activities</b>  Control is reserved to the matters set out in Rule 31.17.	C	C	C
<b>31.14.2</b>	<b>Identification of a signage platform for a commercial activity or community activity</b>  Control is reserved to the matters set out in Rule 31.17.	C	C	C
<b>31.14.3</b>	<b>Signs for visitor accommodation</b>  Control is reserved to the matters set out in Rule 31.17.	D	D	C
<b>31.14.4</b>	<b>Signs not associated with commercial activities, community activities or visitor accommodation</b>	P	P	P
<b>31.14.5</b>	<b>Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive</b>	D	D	D

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Rural Visitor Zone 46

Variation to Chapter 36 Noise:

Underlined text for additions and ~~strike through~~ text for deletions.

36.5 Rules – Standards

Table 2: General Standards

	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.2	<u>Rural Visitor Zone</u>	Any point within any site	0800h to 2000h	50 dB L <sub>Aeq</sub> (15 min)	NC
			2000h to 0800h	40 dB L <sub>Aeq</sub> (15 min)	NC

## **APPENDIX 2**

### **Summary of submissions and recommended decisions**

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Planner Recommendation
31001	Clark	Michael	trelawn place		31001.1	Oppose	That the noise standard for the Rural Visitor Zone is amended so that noise is measured at the side of a house or building, and the noise is averaged over a 15 minute period 50 dB Len.	1.10-Variation to Chapter 36 Noise: Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.1	Oppose	That notified Chapter 46 (Rural Visitor Zone) and associated variations and planning map changes be rejected until such time as the matters raised in the submission are addressed.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.2	Oppose	That the notified provisions of Chapter 46 (Rural Visitor Zone) as they relate to the Arcadia Rural Visitor Zone be amended to incorporate the consented Structure Plan and Design Guidelines approved by Queenstown Lakes District Council under Resource Consent RM110010 as part of a revised Arcadia Rural Visitor Zone, and/or as part of Chapter 27 (Subdivision and Development)	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.3	Oppose	That objectives, policies and rules are created as necessary to enable subdivision in accordance with the consented Arcadia structure plan as a controlled activity, and subdivision not in accordance with the consented structure plan as a discretionary or non-complying activity	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.4	Oppose	That development as per the consented Structure Plan be provided for as a controlled activity, but no development over and above that.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.5	Oppose	That the Rural Visitor Zone purpose statement be amended to recognise the unique circumstances of the Arcadia RVZ where a Structure Plan and Design Guidelines have already been approved by Queenstown Lakes District Council and given effect to	1.1-46.1 Purpose Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.6	Oppose	That a new objective be added to Chapter 46 (Rural Visitor Zone) to recognise the unique circumstances of the Arcadia Rural Visitor Zone where a Structure Plan has been approved and given effect to, and residential and commercial activity is also anticipated	1.2-46.2 Objectives and Policies Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.7	Oppose	That three new policies be added to section 46.2 that together (1) enable development at Arcadia while requiring (2) development of the Arcadia Rural Visitor Zone to be in accordance with the approved Structure Plan, and (3) the approved design guidelines	1.2-46.2 Objectives and Policies Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.8	Oppose	That Rule 46.4.6 be amended to provide for the construction, relocation or exterior alteration of buildings for the Arcadia Rural Visitor Zone that are in accordance with the consented Structure Plan as a controlled activity.	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.9	Oppose	That the 'Moderate-High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the consented Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.10 to provide for the construction, relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'Moderate-High Landscape Sensitivity Area' as a controlled activity.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.10	Oppose	That the 'High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.11 to provide for the construction, relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'High Landscape Sensitivity Area' as a controlled activity.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.11	Oppose	That Rule 46.4.13 be deleted as it relates to the Arcadia Rural Visitor Zone and replace it with a new rule that provides for residential activity in accordance with the consented Structure Plan and Design Guidelines in the Arcadia Rural Visitor Zone as a permitted activity	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.12	Oppose	That Rule 46.4.14 be amended to provide for commercial activity as a controlled activity within the area identified for commercial activity on the Structure Plan approved under resource consent RM110010 in the Arcadia Rural Visitor Zone	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.13	Oppose	That Rule 46.6 (non-notification) be amended to add a new provision: "Development in the Arcadia Rural Visitor Zone in accordance with the consented Structure Plan and Design Guidelines (RM110010)".	1.6-46.6 Non-Notification of Applications Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.14	Support	That the variation to Chapter 25 Earthworks to enable up to 500m3 of earthworks be retained.	1.7-Variation to Earthworks Chapter 25: Accept
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.15	Oppose	That any other consequential changes be made to achieve the relief sought in the submission.	Reject
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.2	Support	That the controls on developments in the Rural Visitor Zone be retained as notified.	Accept in part
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.5	Support	That the re-zoning of the undeveloped Windermere from Rural Visitor Zone to Rural Zone be retained as notified.	Accept
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.6	Support	That the involvement and collaboration with tangata whenua throughout the planning process is strongly supported.	Accept
31010	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation (QAC)	31010.1	Oppose	That the area zoned Rural Visitor Zone (Windermere) in the Operative District Plan on Lot 1 DP 368240 (827 Wanaka-Luggate Highway) be re-zoned Airport Zone, or the operative Rural Visitor Zone be reinstated.	Reject
31010	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation (QAC)	31010.2	Oppose	That any consequential changes, amendments or decisions be made that may be required to give effect to the matters raised in the submission.	Reject
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	Heritage New Zealand Pouhere Taonga	31011.8	Oppose	That Rule 46.4.6(a) be amended to add the words "and location" so that the matter of control reads as follows: "The compatibility of the building design and location with landscape, cultural and heritage, and visual amenity values".	1.4-46.4 Rules - Activities Accept
31012	Hohneck	Ben			31012.1	Oppose	That the land identified in the submission, including 1447 Skippers Road, be re-zoned from Rural Zone to Rural Visitor Zone.	Reject
31012	Hohneck	Ben			31012.2	Oppose	That the Rural Visitor Zone sought in the submission be named "Skippers Rural Visitor Zone".	Reject
31012	Hohneck	Ben			31012.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.	Reject
31012	Hohneck	Ben			31012.4	Oppose	That proposed Rule 46.5.6(b) be amended to also refer to the "Skippers Rural Visitor Zone" sought by the submission.	1.5-46.5 Rules - Standards Reject
31012	Hohneck	Ben			31012.5	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.	Accept in part
31012	Hohneck	Ben			31012.6	Oppose	That any other consequential amendments to give effect to the intent of the submission be made.	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.1	Oppose	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 12 hectares, encompassing the homestead, the identified in the submission as the Homestead site, be re-zoned from Rural to Rural Visitor Zone	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.2	Oppose	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 2.5 hectares, identified in the submission as the Wye Creek site, be rezoned from Rural to Rural Visitor Zone	Reject

31013	Scott	M and K	Loch Linnhe Station		31013.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zones sought in the submission.		Reject
31013	Scott	M and K	Loch Linnhe Station		31013.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31013	Scott	M and K	Loch Linnhe Station		31013.5	Oppose	That the activity status for Rule 46.4.7 be changed from restricted discretionary to controlled.	1.4-46.4 Rules - Activities	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.6	Oppose	That a further exception is provided in Rule 46.4.13 to enable the construction of a farm homestead specific to the Wye Creek Rural Visitor Zone sought by the submission.	1.4-46.4 Rules - Activities	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.7	Oppose	That a density standard be added to Chapter 46 specific to the two Rural Visitor Zones sought by the submission at Loch Linnhe Station, as follows: "Within Loch Linnhe built form shall not exceed a footprint of (a) 1800m2 at the Wye Creek Site (b) 4700m2 at the Homestead Site.	1.5-46.5 Rules - Standards	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.8	Oppose	That a visibility standard be added to Chapter 46 specific to the Wye Creek Rural Visitor Zone at Loch Linnhe Station sought by the submission, as follows: "At the Wye Creek RVZ within Loch Linnhe Station no building shall be visible from the State Highway."	1.5-46.5 Rules - Standards	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.9	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject
31014	Vivian	Heron Investments Limited			31014.1	Oppose	That the property at 93 Camp Hill Road, Maungawera (Lots 1-2 DP 21025, Section 1 SO 20288 Block III Lower Hawea Survey District and Lot 2 DP 21025) located between Camp Hill Road and Lake Hawea-Albert Town Road/State Highway 6, being approximately 114 hectares in area, be re-zoned from Rural to Rural Visitor Zone, as shown in the submission.		Reject
31014	Vivian	Heron Investments			31014.2	Oppose	That the Rural Visitor Zone sought by the submission be named "Maungawera Rural Visitor Zone".		Reject
31014	Vivian	Heron Investments			31014.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31014	Vivian	Heron Investments			31014.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31014	Vivian	Heron Investments			31014.5	Oppose	That Chapter 46 (Rural Visitor Zone) be amended by deleting reference to Rural Visitor Zones being only within Outstanding Natural Landscapes.		Accept in part
31014	Vivian	Heron Investments			31014.6	Oppose	That proposed Rule 46.5.6(b) be amended to also refer to the proposed Maungawera Rural Visitor Zone sought by the submission.	1.5-46.5 Rules - Standards	Reject
31014	Vivian	Heron Investments			31014.7	Oppose	That any other consequential amendments be made to give effect to the intent of this submission.		Accept
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.1	Oppose	That the land shown in the submission, including 1364 Skippers Road (Lot 1 DP 19171 Blk XI Shotover SD) being approximately 4 hectares in area located to the right of Skippers Road approximately 9 km from the intersection with Coronet Peak Road, be re-zoned from Rural Zone to Rural Visitor Zone, or alternatively re-zone as part of the wider area including the area sought by submitter Ben Hohneck		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.2	Oppose	That the Rural Visitor Zone sought by the submitter be named "Kimiakau Rural Visitor Zone".		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.5	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.1	Oppose	That the property identified in the submission (Sec 82 BLK XIX Shotover SD) located off the Moonlight Track on the left side of the Shotover River approximately 2.6 km from the intersection of the Moonlight Track with Mcchesney Road, be re-zoned from Rural to Rural Visitor Zone, or alternatively re-zoned as part of a wider re-zoning including the area to the south covering the Shotover Canyon Swing site		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.2	Oppose	That the new Rural Visitor Zone requested by the submission be called "Moonlight Rural Visitor Zone".		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.3	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.4	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.5	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.1	Oppose	That the Proposed District Plan recognises the strategic and lifeline importance of all parts of the electricity network.		Accept
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.2	Oppose	That further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission be provided.		Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.4	Oppose	That Rule 46.4.6 be amended as follows: Remove the word 'and' from the end of provision e. Add the word 'and' at the end of provision f. Add the following as a new matter of control as provision g. 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or subject site any adverse effects on that infrastructure.'	1.4-46.4 Rules - Activities	Accept in part
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.5	Oppose	That Rule 46.4.7 be amended as follows: Remove the word 'and' from the end of provision d. Add the word 'and' to the end of provision e. Add a new matter of control as provision f. as follows 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure	1.4-46.4 Rules - Activities	Accept in part
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.6	Oppose	That Rule 46.6 be amended as follows: Add a new provision as e. as follows 'Rule 46.4.6 The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11).' Add a new provision as f. as follows 'Rule 46.4.7 Farm Building'.	1.6-46.6 Non-Notification of Applications	Accept in part
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.7	Oppose	That 46.6 be amended to include a new rule as follows: 46.6.X For any application for resource consent where Rules 46.4.6(g) and 46.4.7(f) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.	1.6-46.6 Non-Notification of Applications	Accept in part



31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.8	Oppose	That 46.3.3 be amended to add a new provision as follows: Advice Note: 46.3.3.X New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. To assist plan users in complying with NZECP 34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps. For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at <a href="http://www.auroraenergy.co.nz">www.auroraenergy.co.nz</a> or contact Aurora for advice	1.3-46.3 Other Provisions and Rules	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.1	Oppose	That Chapter 46 (Rural Visitor Zone) be rejected.		Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.2	Oppose	That the submitter's land at 707 Wanaka Luggate Highway comprising approximately 322 hectares (legally identified as Sec 65 BLK IV Lower Wanaka SD, Pt Sec 64 BLK IV Lower Wanaka SD, Sec 67 BLK IV Lower Wanaka SD, Sec 66 BLK IV Lower Wanaka SD, Sec 1 BLK II Lower Wanaka SD) located between the Clutha River and Wanaka Luggate Highway/State Highway 6 be re-zoned from Rural Zone to Rural Visitor Zone		Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.3	Oppose	That 46.1 (Rural Visitor Zone Purpose) be amended as follows: The Rural Visitor Zone provides for visitor industry activities to occur in location: that can absorb the effects of development without compromising landscape values within the District's rural land resource. By providing for visitor industry activities, the Zone recognises the contribution that the visitor industry, associated services and facilities make to the economic and recreational values of the District. The primary method of managing land use and development will be directing sensitive and sympathetic development to where the landscape can accommodate change, and the adverse effects on landscape values from land use and development will be cumulatively minor. The design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward ensuring buildings are not visually dominant over rural open space and are integrated into the landscape. The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the more sensitive Outstanding Natural Landscapes within the Zone with the exception being for onsite staff accommodation (including staff related to construction of the facilities within the zone) ancillary to commercial recreation and visitor accommodation activities	1.1-46.1 Purpose	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.4	Oppose	That Objective 46.2.1 be amended as follows: Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate locations to a scale that maintain or enhances the District's landscape values.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.5	Oppose	That Policy 46.2.1.1 be amended as follows: Provide for innovative and appropriately located and designed visitor accommodation, including ancillary commercial activities and onsite staff accommodation, recreation and commercial recreation activities where landscape values will be maintained or enhanced.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.6	Oppose	That Policy 46.2.1.2 be amended as follows: Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's attractions, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.7	Support	That Policy 46.2.1.3 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.8	Oppose	That Policy 46.2.1.4 be amended as follows: Recognise the remote location of some of the District's Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including construction of facilities themselves and onsite staff accommodation.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.9	Support	That Policy 46.2.1.5 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.10	Oppose	That Policy 46.2.1.6 be amended as follows: Ensure that any land use or development not otherwise anticipated in the Zone, protects or enhance landscape values and nature conservation values relative to the landscape classification of each Rural Visitor Zone.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.11	Oppose	That Policy 46.2.1.7 be amended as follows: Avoid residential activity within Outstanding Natural Landscapes with the exception of enabling onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities and the construction of facilities.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.12	Oppose	That a new objective be added as follows: 46.2.X Objective - Within the Cobridge Rural Visitor Zone, provide for rural visitor activity to be established in locations that do not conflict with Wanaka Airport Activities	1.2-46.2 Objectives and Policies	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.13	Oppose	That a new Policy be added as follows: 46.2.X.1 Provide for rural visitor activity while: a. providing for and consolidating buildings within the Corbridge Rural Visitor Zone in locations that will not conflict with Wanaka Airport Activity, including suitably locating activities that may otherwise conflict with Wanaka Airport's Outer Control Boundary. b. encouraging activity types that will complement activities or demands generated by Wanaka Airport activities. c. Ensuring that adequate residential activities and staff accommodation is provided so that growth associated with the development of the zone does not exacerbate the shortage of housing supply in Wanaka	1.2-46.2 Objectives and Policies	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.14	Oppose	That Objective 46.2.2 be amended as follows: Buildings and development that have a visitor industry related use are enabled where landscape character and visual amenity values are appropriately maintained or enhanced relative to the landscape classification of each Rural Visitor Zone.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.15	Oppose	That the opening text of Policy 46.2.2.1 be amended as follows: Protect the landscape values of the Zone and the surrounding Rural Zone landscapes by: (...)	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept in part

31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.16	Oppose	That the opening text of Policy 46.2.2.2 be amended as follows: Land use and development, in particular buildings, shall maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding landscapes by: (...)	1.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.17	Oppose	That a new rule be added as 46.4.X to make any activity not in accordance with the Corbridge Structure Plan a Non-Complying activity.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.18	Oppose	That Rule 46.4.5 be amended to make Informal Airports within the Corbridge Rural Visitor Zone a Non-Complying Activity.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.19	Oppose	That a new rule 46.4.X be added into Table 46.4 which makes Residential Activity not provided for by Rules 46.4.2 and 46.4.3 but located in accordance with the Corbridge Structure Plan a Restricted Discretionary activity, with discretion being restricted to the relationship of the proposed residential activity with surrounding rural visitor activities. And, amend rule 46.4.13 to provide an exception to the new rule proposed above.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.20	Oppose	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the Hotel area of the Corbridge Structure Plan, with a non-complying activity status if breached.	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.21	Oppose	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the visitor accommodation area of the Corbridge Structure Plan to be 12m, with a non-complying activity status if breached	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.22	Oppose	That Rule 46.5.3 be amended to provide for a maximum ground floor area within the Hotel area of the Corbridge Structure Plan to be 1000m <sup>2</sup> , with a restricted discretionary status if breached with the same matters of discretion as currently listed by Rule 46.5.3	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.23	Oppose	That Rule 46.5.4 be amended as follows: Setback of buildings from natural waterbodies (...)	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.24	Oppose	That a final Corbridge Structure Plan be inserted into Chapter 46 Rural Visitor Zone.		Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.1	Oppose	That Lot 1 DP 19171 and Lot 2 DP 19171 totaling approximately 11.9 hectares located on the right of Skippers Road approximately 9.8 km from the intersection of Skippers Road and Coronet Peak Road be included within the Rural Visitor Zone and the previous zoning and overlays be removed.		Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.2	Oppose	That Chapter 46 (Rural Visitor Zone) be adopted given that amendments sought in this submission or issues raised in this submission are made.		Accept in part
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.3	Oppose	That a new Rule 46.5.1.3 be added to increase the permissible building height from 6 m to 8 m.	1.5-46.5 Rules - Standards	Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.4	Oppose	That any other additional or consequential relief, including but not limited to the maps, issues, objectives, policies, rules, discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made		Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.3	Support	That rule 46.4.6 be retained as notified.	1.4-46.4 Rules - Activities	Accept in part
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.4	Oppose	That a new rule be added as follows: 46.4.X Emergency Service Facilities Activity Status: Controlled Activity Control is reserved to: a. Vehicle maneuvering, parking and access, safety and efficiency; b. Location, design and external appearance of buildings; c. Locational, functional and operational requirements; d. Community safety and resilience; e. Landscaping	1.4-46.4 Rules - Activities	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.5	Oppose	That Rule 46.5.1.1 be amended as follows: The maximum height of buildings shall be 6m (except for emergency services as 7m).	1.5-46.5 Rules - Standards	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.6	Oppose	That rule 46.5.1.2 be amended as follows: Within the Water Transport Infrastructure Overlay identified on the District Plan maps the maximum height of buildings shall be 4m (Except for emergency services as 7m).	1.5-46.5 Rules - Standards	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.7	Support	That Rule 46.5.7 be retained as notified.	1.5-46.5 Rules - Standards	Accept in part
31024	Day	Matthew	Wayfare	Wayfare	31024.1	Oppose	That the Operative District Plan provisions as they relate to Walter Peak Rural Visitor Zone (on the land Wayfare sought to be rezoned Rural Visitor Zone under its submissions on the Proposed District Plan Stage 1) be retained, or Amend the Rural Visitor Zone provisions as they relate to Walter Peak so that they have materially the same effect as the Operative District Plan provisions; or Withdraw Walter Peak from the proposed Rural Visitor Zone provisions and engage with Wayfare to develop a bespoke regime for the area, potentially including a new zone (the "Walter Peak Tourism Zone"); Redraft the provisions applying to the Walter Peak Rural Visitor Zone, or redraft as a bespoke Walter Peak Tourism Zone to achieve outcomes which generally: i) Reinforce the appropriateness of setting aside the Walter Peak land for tourism development, including as part of the anticipated environmental outcomes for the District ii) Protect the existing tourism and transport facilities to and at Walter Peak, and enable their expansion and diversification iii) Enable tourism development including any ancillary activities iv) Enable residential development v) Encourage the restoration and enhancement of indigenous vegetation vi) Promote development which supports and enables the restoration and enhancement of indigenous vegetation vii) Permit of control the location and design of buildings, with discretion restricted only to buildings located along the lakefront (excluding Beach Bay) viii) Permit the use and ongoing development of trails ix) Control earthworks above permitted activity thresholds x) Permit commercial recreation xi) Permit visitor accommodation and hospitality xii) Permit residential visitor accommodation xiii) Permit industrial activity that is ancillary to permitted activities xiv) Permit staff/worker accommodation xv) Permit residential development xvi) Permit farming, maintenance, landscaping xvii) Permit works associated with natural hazard mitigation xviii) Permit or control utilities and electricity generation activities xix) Enable water transport activities and infrastructure in Beach Bay that is integrated with land use development within the Rural Visitor Zone xx) Exclude/exempt activities within the Walter Peak Rural Visitor Zone from having to conform to the standards in the District Wide Chapters. Include appropriate bespoke provisions to the Walter Peak Rural Visitor Zone where necessary. xxi) Do not include any prohibited or non-complying activities within the Walter Peak Rural Visitor Zone xxii) Include a non-notification provision so that applications for resource consent will not be publicly notified or served on affected parties.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.2	Oppose	That the Outstanding Natural Landscape classification in Walter Peak Rural Visitor Zone be removed, or clarify that the Outstanding Natural Landscape provisions do not apply to the Rural Visitor Zone		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.3	Support	That the provisions which apply to the Water Transport Infrastructure Overlay be retained as notified.		Accept
31024	Day	Matthew	Wayfare	Wayfare	31024.4	Oppose	That the Water Transport Infrastructure Overlay be increased so that it applies over the entire Beach Bay area.		Reject

31024	Day	Matthew	Wayfare	Wayfare	31024.5	Oppose	That the Rural Visitor Zone at Walter Peak be extended to include the adjoining legal roads, marginal strip and Beach Bay Reserves.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.6	Support	That rule 46.5.6.2 relating to the number of people that can participate in commercial recreation activities, be retained as notified.		Accept
31024	Day	Matthew	Wayfare	Wayfare	31024.7	Oppose	That the strategic provisions be amended if deemed necessary or appropriate, to support the amendments which relate to this submission.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.8	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be made.		Reject
31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.1	Oppose	That a new policy be added as follows: 46.2.1.X Enable educational facilities to establish throughout the Rural Visitor Zone, ensuring that the scale and effects of these activities do not adversely affect visitor accommodation, commercial recreation and ancillary commercial activities.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Reject
31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.2	Oppose	That a new activity be added to Table 46.4 be added as follows: 46.4.X Educational Facilities: Restricted Discretionary Council's discretion shall be restricted to the following matters: 1. The extent to which it is necessary to locate the activity within the Rural Visitor Zone. 2. Reverse sensitivity effects of adjacent activities. 3. The extent to which the activity may adversely impact on the transport network. 4. The extent to which the activity may adversely impact on the streetscape. 5. The extent to which the activity may adversely impact on the noise environment	1.4-46.4 Rules - Activities	Reject
31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.3	Oppose	That any consequential changes to provisions to give effect to the relief sought in the submission be provided.		Reject
31030	byrch	christine			31030.1	Oppose	That the purpose of the Rural Visitor Zone be written more clearly.		Accept
31030	byrch	christine			31030.2	Oppose	That 46.5.7 (Informal Airports) be amended so that the activity status for non compliance is non-complying.	1.5-46.5 Rules - Standards	Reject
31030	byrch	christine			31030.3	Oppose	That the Proposed District Plan stipulates restrictions on the extent of the Rural Visitor Zone.		Accept
31030	byrch	christine			31030.4	Oppose	That the Proposed District Plan provide clear guidelines describing what areas (if any) are suitable for the Rural Visitor Zone.		Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.1	Oppose	That the Rural Visitor Zone be applied to the submitter's land at 569 Glenorchy-Queenstown Road (Lot 2 DP 27037 and Section 1-2 Survey Office Plan 434205). This site has an area of 3.6 hectares, is located on the southern side of Glenorchy-Queenstown Road and is approximately 8 km west of the centre of Queenstown.		Reject
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.2	Support	That 46.1 is retained as notified.	1.1-46.1 Purpose	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.3	Support	That Objective 46.2.1 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.4	Support	That Policy 46.2.1.1 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.5	Support	That Policy 46.2.1.2 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.6	Support	That Policy 46.2.1.3 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.7	Support	That Policy 46.2.1.4 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.8	Support	That Policy 46.2.1.5 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.9	Support	That Policy 46.2.1.6 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.10	Support	That Policy 46.2.1.7 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.11	Support	That Objective 46.2.2 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.12	Support	That Policy 46.2.2.1 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.13	Support	That Policy 46.2.2.2 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.14	Support	That Policy 46.2.2.3 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.15	Support	That Policy 46.2.2.4 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.16	Support	That Policy 46.2.2.5 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.17	Support	That Rule 46.4.2 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.18	Support	That Rule 46.4.6 be retained as notified.	1.4-46.4 Rules - Activities	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.19	Support	That Rule 46.4.12 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.20	Support	That Rule 46.5.1 be retained as notified.	1.5-46.5 Rules - Standards	Accept

31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.21	Support	That Rule 46.5.2 be retained as notified.	1.5-46.5 Rules - Standards	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.22	Support	That Rule 46.5.5 be retained as notified.	1.5-46.5 Rules - Standards	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.23	Support	That Rule 46.6 be retained as notified.	1.6-46.6 Non-Notification of Applications	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.24	Oppose	That further or consequential or alternative amendments necessary to give effect to the submission be provided.		Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.1	Support	That Policy 46.2.2.1 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.2	Support	That Policy 46.2.2.3 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.3	Support	That Policy 46.2.2.4 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.4	Support	That Rule 46.4.10 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.5	Support	That Rule 46.4.11 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.6	Oppose	That the words "Except for the Arcadia Rural Visitor Zone" are inserted at the start of Rule 46.5.6.1.	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.7	Oppose	That Rule 46.5.6.1 be amended as follows: the word 'and' be deleted from the end of matter of discretion (d), the word 'and' be added to the end of matter of discretion (e), a new matter of discretion be added as (f) as follows 'effects on nearby recreation use and amenity values	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.8	Oppose	That an additional Rule 46.5.8 be added as follows: 'Commercial Recreation Activity in the Arcadia Rural Visitor Zone must meet the standard: described in Rule 21.9.1' with a Discretionary non-compliance status	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.9	Oppose	That Rule 46.5.7 be amended as follows: Informal Airports: Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming Activities, Informal Airports shall not exceed 15 flights per week except for the Arcadia Rural Visitor Zone. Within the Arcadia Rural Visitor Zone, informal airports must meet the standards in Rule 21.10.2. Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure). Non-compliance status: Discretionary	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.10	Oppose	That Rule 46.6(d) is amended to read as follows: 'Rules 46.5.6 and 46.5.8 commercial recreational activities.'	1.6-46.6 Non-Notification of Applications	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.11	Oppose	That Rule 46.6 is amended to add an additional provision as follows 'e. Rule 46.5.7 informal airports.'	1.6-46.6 Non-Notification of Applications	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.12	Support	That the intent of the notified Rural Visitor Zone to provide more control over the type of development that may occur within the Zone be retained as notified.		Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.13	Oppose	That consideration be given to the impacts of development and commercial recreation activities with large groups close to the wilderness reserve near the Arcadia Rural Visitor Zone.		Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.14	Support	That the mapping of the Rural Visitor Zone High Landscape Sensitivity Area and Moderate-High Landscape Sensitivity Area be retained as notified.		Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.1	Oppose	That the Wakatipu Basin Rural Amenity Zone over the submitter's land on the south-western side of Morven Ferry Road, Arrow Junction, approximately 750m north of the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rejected.		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.2	Oppose	That the submitter's land at Morven Ferry Road, Arrow Junction, approximately 750m north of the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rezoned Rural Visitor Zone with sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B' or that the submitter's land is rezoned to the Operative District Plan Rural Visitor Zone with the sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B'		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.3	Oppose	That all of the amendments sought to the Operative District Plan Rural Visitor Zone specific to the Morven Ferry Rural Visitor Zones set out in the submitter's submission on Stage 1 of the Proposed District Plan Review be implemented.		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.4	Oppose	That alternative, consequential, or necessary additional relief to give effect to this submission be provided.		Accept in part
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.5	Oppose	That 46.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.1-46.1 Purpose	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.6	Oppose	That Objective 46.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.7	Oppose	That Policy 46.2.1.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.8	Oppose	That Policy 46.2.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept

31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.9	Oppose	That Policy 46.2.2.2 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2-46.2.2 Objective - Buildings and development that have a visitor industry related	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.10	Oppose	That Rule 46.4.7 be amended to include the following text: The rule does not apply to the Morven Ferry Rural Visitor Zones. Farm Buildings in the Morven Ferry Rural Visitor Zones are permitted.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.11	Oppose	That a new rule be inserted in Table 46.4 as 46.4.x which provides for 'Commercial activities in the Morven Ferry Rural Visitor Zones' as a restricted discretionary activity.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.12	Oppose	That a new rule be inserted in Table 46.4 as 46.4.xx that provides for 'Residential activities in the Morven Ferry Rural Visitor Zones' as a discretionary activity.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.13	Oppose	That Rule 46.4.13 be amended to read as follows: Residential activity except as provided for in Rules 46.4.2, 46.4.3 and 46.4.xx.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.14	Oppose	That Rule 46.4.14 be amended to read as follows: Commercial, retail or service activities except as provided for in Rules 46.4.2, 46.4.3 and 46.4.x.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.15	Oppose	That Rule 46.5.1 be amended to include an additional limb as follows: 45.5.1.3: The maximum height of buildings in the Morven Ferry Rural Visitor Zone shall be 8m, except for agricultural and viticultural buildings where the maximum height of buildings shall be 10m. Non compliance status: Non complying.	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.16	Oppose	That Rule 46.5.2 be amended to read as follows: 46.5.2.1 The maximum ground floor area of any building shall be 500m <sup>2</sup> . ; 46.5.2.2 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone A shall be 1500m <sup>2</sup> . ; 46.5.2.3 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone B shall be 3000m <sup>2</sup> .	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.17	Oppose	That a new rule be inserted into Table 46.5 as 46.5.x to read as follows: Setback from Roads Buildings shall be setback a minimum of 35m from Morven Ferry Road. Non compliance: Restricted Discretionary with discretion restricted to: a. Nature and scale; b. Reverse Sensitivity effects; and c. Functional need for buildings to be located within the setback.	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.18	Oppose	That Rule 25.5.5 be amended to provide an exception for the Morven Ferry Road Visitor Zones.	1.7-Variation to Earthworks Chapter 25:	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.19	Oppose	That Rule 25.5.6 be amended to include the Morven Ferry Rural Visitor Zones.	1.7-Variation to Earthworks Chapter 25:	Reject
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.1	Oppose	That part of the submitter's site (Gibbston Valley Station, Lot 4 DP 27586), having an approximate area of 160 hectares, located south of Gibbston Valley Road and accessed off Resta Road as shown in Annexure A to the submission be rezoned to Rural Visitor Zone.		Reject
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.2	Support	That Chapter 46 (Rural Visitor Zone) be retained as notified.		Accept in part
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.3	Oppose	That any other additional or consequential changes be made to the Proposed District Plan that will fully give effect to the matters raised in the submission.		Reject
31039	Henderson	Dave		Cardona Cattle Company Limited	31039.1	Oppose	That 3207 Gibbston Highway, being Lot 8 DP 402448, with an area of 113.4ha, located at Victoria Flats, Gibbston on the western side of the Kawarau River, is rezoned to Rural Visitor Zone.		Reject
31039	Henderson	Dave		Cardona Cattle Company Limited	31039.2	Oppose	That Chapter 46 is adopted subject to the amendments sought to include part of Lot 8 DP 402448 within the Rural Visitor Zone in submission 31039.1.		Accept in part
31039	Henderson	Dave		Cardona Cattle Company Limited	31039.3	Oppose	That any additional relief to give effect to the matters raised in the submission is given.		Reject
31043	Burdon	Richard and Sarah		Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon	31043.1	Oppose	That the property 1208 & 1905 Makarora - Lake Hawea Road (SH6), being the Lake Hawea Holiday Park located on the south-western shore of Lake Hawea, made up of Lots 1 DP 418972 (1.39ha), Lot 2 DP 418972 (5.56ha) and Sec 2 Block II Lower Hawea Survey District SO 13368 (15.68ha) be rezoned to Rural Visitor Zone.		Reject
31043	Burdon	Richard and Sarah		Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon	31043.2	Oppose	That should Lake Hawea Holiday Park, 1208 & 1905 Makarora - Lake Hawea Road (SH6), being Lots 1 & 2 DP 418972 and Sec 2 Block II Lower Survey District SO 13368, be rezoned Rural Visitor Zone, that specific rules are sought for alternative height controls, with an 8 metre height control for land close to the hill and 5.5 metres for land closer to the lake as shown in the 'Proposed Height Areas' map attached to submission 31043.		Reject
31045	Ibbotson	Russel		Albert Town Village Holdings Ltd	31045.1	Oppose	That Lot 1 DP 388147, that has an area of 0.49 hectares, located on the corner of Albert Town - Lake Hawea Road and Templeton Street, is rezoned to allow for commercial/visitor accommodation activities		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.1	Oppose	That the approximately 34.4 hectare site at 280 Wanaka-Mt Aspiring Road, West Wanaka, commonly referred to as 'Barn Pinch Farm' and 'The Olive Grove', legally described as Lot 1 DP 367753, be re-zoned Rural Visitor Zone		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.2	Oppose	That Chapter 46 is adopted subject to the amendments sought in the submission.		Accept in part
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.3	Oppose	That the policy and rule framework of Chapter 46 be amended to provide for residential activity alongside visitor accommodation activities within the Rural Visitor Zone.		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.4	Oppose	That the provisions of Chapter 46 be amended so that rural land that is not within an Outstanding Natural Landscape is provided for within the Rural Visitor Zone.		Accept
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.5	Oppose	That any additional changes are made to give effect to the matters raised in the submission.		Accept in part

## **APPENDIX 3**

### **Summary tables for re-zoning requests**

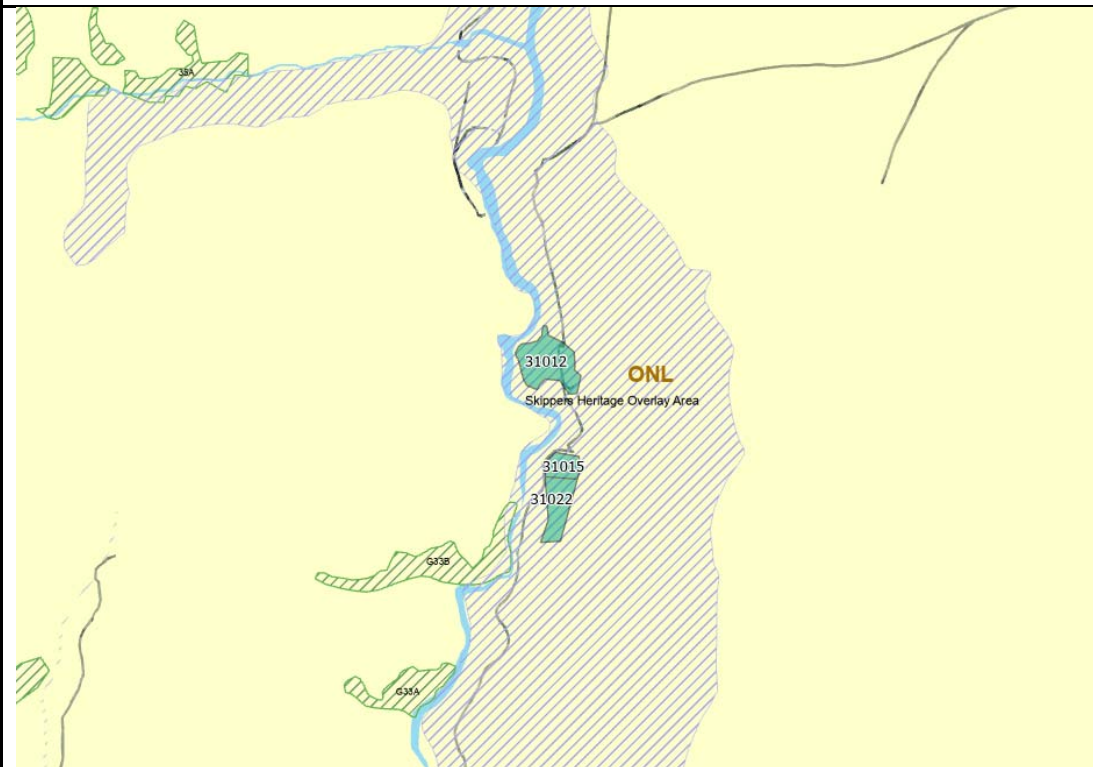
<b>Submission and property information</b>	
Submission number and name	<b>31012 Ben Hohneck</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	13.5 ha (approximately)
Request referred to in report as	Skippers
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural – Planning map 10 Skippers Heritage Overlay Area
Legal Description	LOTS 3-4 and PT LOT 1 DP 18856 BLK XI SHOTOVER SD5677, OT15C/615, OTA2/1228 (1447 Skippers Rd – several other sites are encompassed)
Total area of property	13.5 ha (approximately)
QLDC Property ID	2947 2949
QLDC Hazard Register	-
Supporting information provided by applicant	-
Position of Council experts	Reject

**Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31012 (and 31015, 31022)



<b>Submission and property information</b>	
Submission number and name	<b>31013, M and K Scott</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	1800m <sup>2</sup> (North Site) 4700m <sup>2</sup> (South site)
Request referred to in report as	Loch Linnhe North site: Wye Creek South site: Homestead
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural – Planning map 13
Legal Descriptions	P230 SECS 1 3-5 SO 23882 BLK VCONEBURN SD NEVIS SOUTH WAKATIPU SDS – BAL AT 291 31/21 28441/139 – LOCH LINNHE (Loch Linnhe Station, south of Drift Bay 2911 Kingston Road)
Total area of property (all of Loch Linnhe)	7172 ha
QLDC Property ID	63230
QLDC Hazard Register	North site: active debris-dominated alluvial fan South site: active composite alluvial fan, inactive debris-dominated alluvial fan
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of Wye Creek site showing area of re-zoning request, from submission.

**Aerial photograph of the site**



**Figure. 1** Aerial photo of Homestead site showing area of re-zoning request, from submission.

**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31013 – 2 sites approximately 14 kilometres apart

<b>Submission and property information</b>	
Submission number and name	<b>31014 Heron Investments Limited</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	114 ha (approximately)
Request referred to in report as	Camp Hill Road
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural
Legal Description	Lots 1-2 DP 21025 and Section 1 SO 20288 Block III Lower Hawea Survey District and Lot 2 DP 21025 (93 Camp Hill Road, Maungawera, between Wanaka and Hawea)
Total area of property	114 ha
QLDC Property ID	10264
QLDC Hazard Register	Concealed active fault (Nevis-Cardrona Fault System) Flood-water dominated active alluvial fan (South-western corner)
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

Area of requested re-zoning

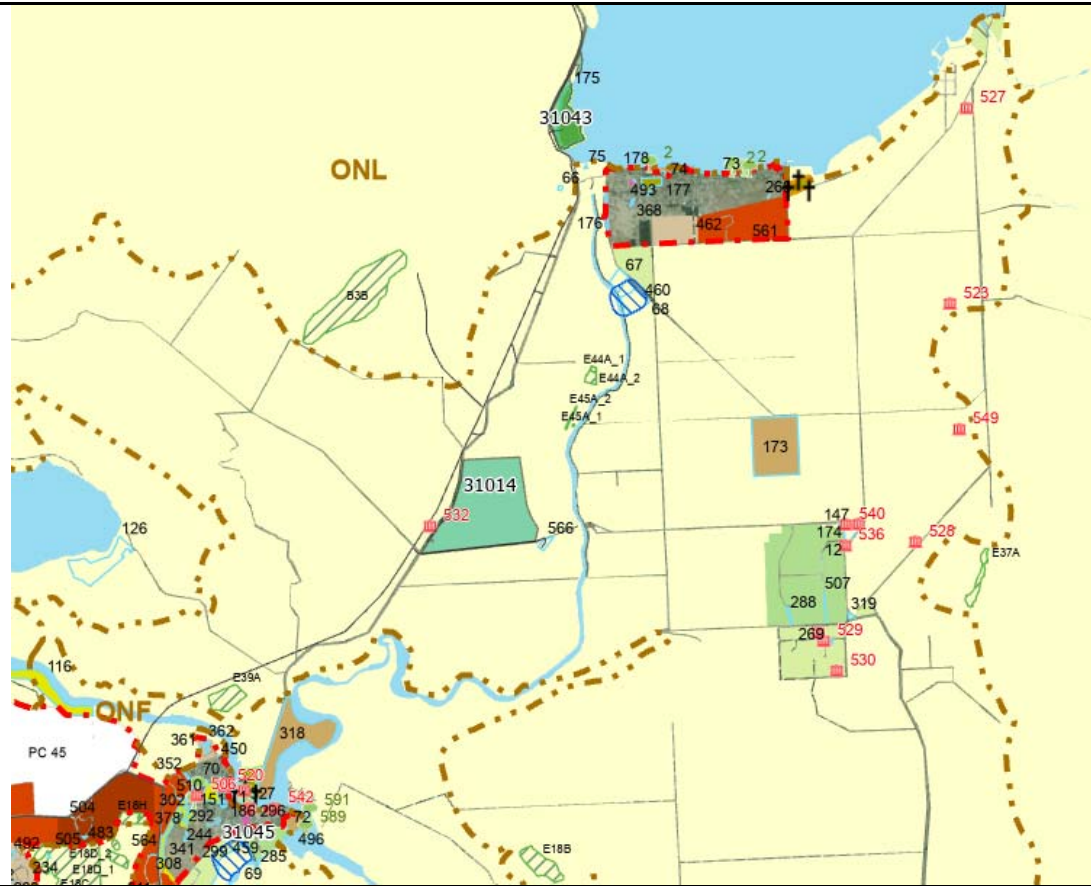


Figure. 2 PDP Stage 1 & 2 Decision zoning, showing 31014

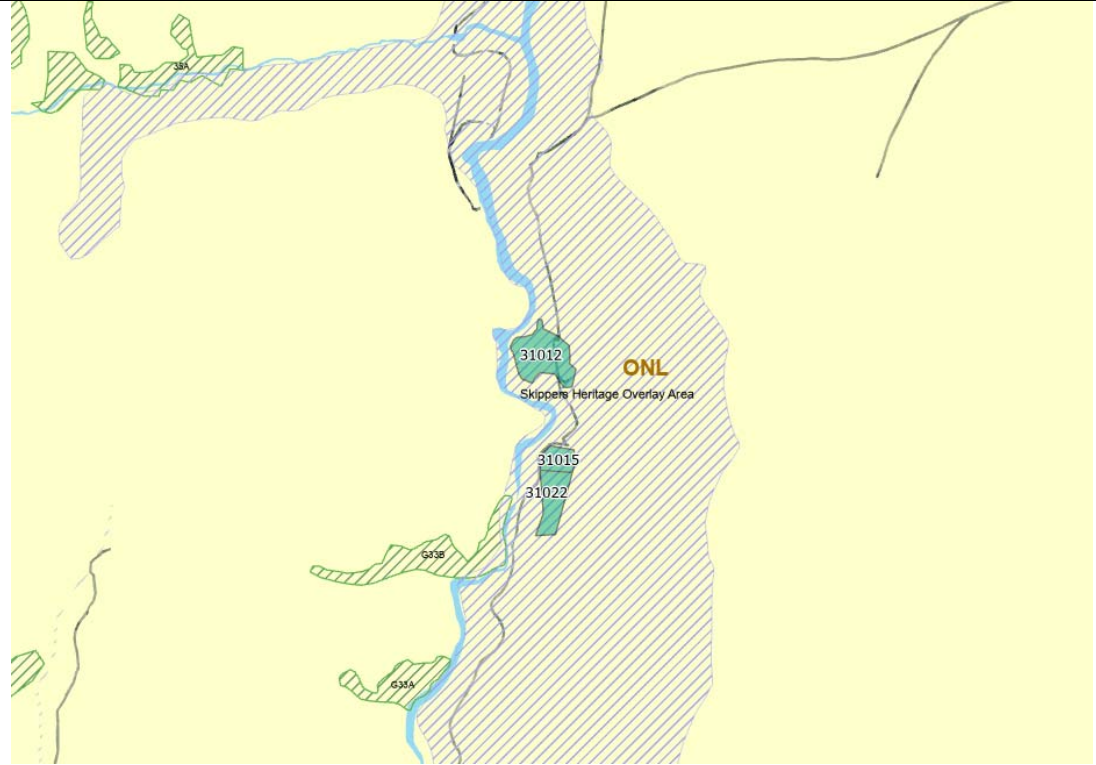
<b>Submission and property information</b>	
Submission number and name	<b>31015 Brett Mills</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	4 ha (approximately)
Request referred to in report as	Skippers
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural – Planning map 10 Skippers Heritage Overlay Area
Legal Description	Lot 1 DP 19171 Blk XI Shotover SD (1354 Skippers Canyon Road)
Total area of property	4 ha
QLDC Property ID	2952
QLDC Hazard Register	Landslides, non-verified or outside priority areas
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31015 (and 31012, 31022)

<b>Submission and property information</b>	
Submission number and name	<b>31016 Brett Mills (Moonlight)</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	6.78 ha (approximately)
Request referred to in report as	Moonlight Track
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural – Planning map 10 Skippers Heritage Overlay Area ONL
Legal Description	Sec 82 BLK XIX Shotover SD (North of Arthurs Point – Moonlight Track)
Total area of property	6.78 ha
QLDC Property ID	2967
QLDC Hazard Register	Landslides, non-verified or outside priority areas
Supporting information provided by applicant	-
Position of Council experts	Reject

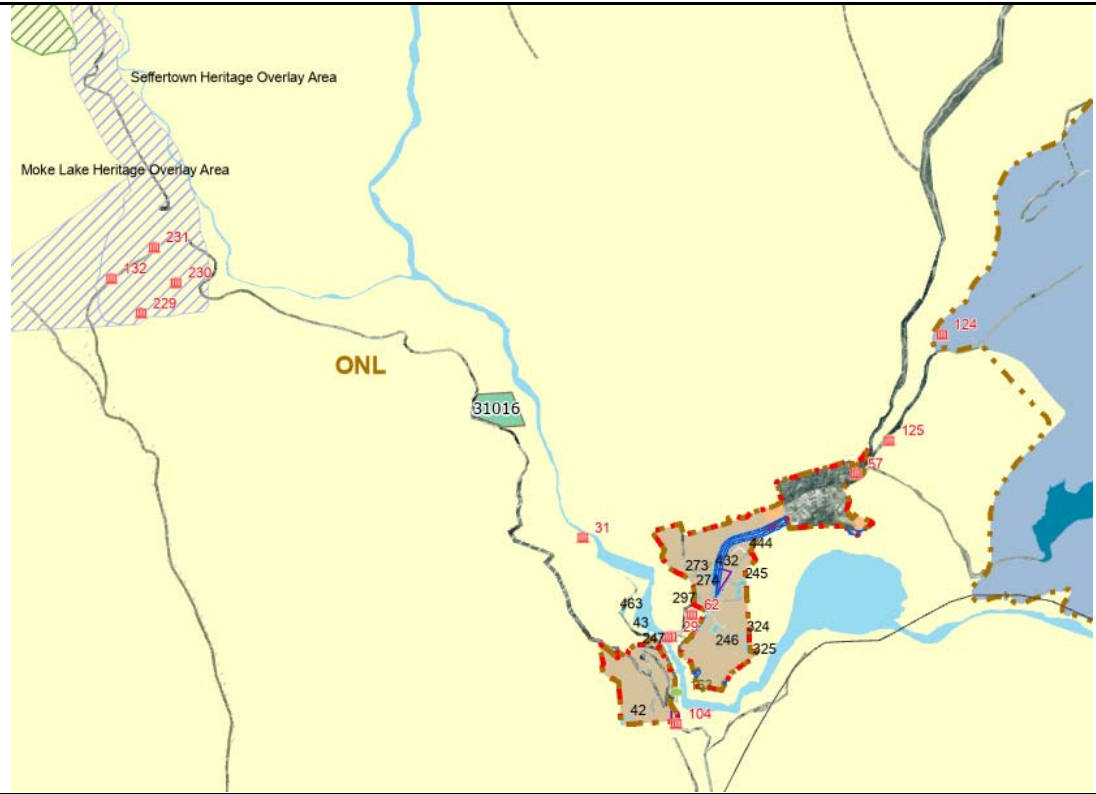
#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission.



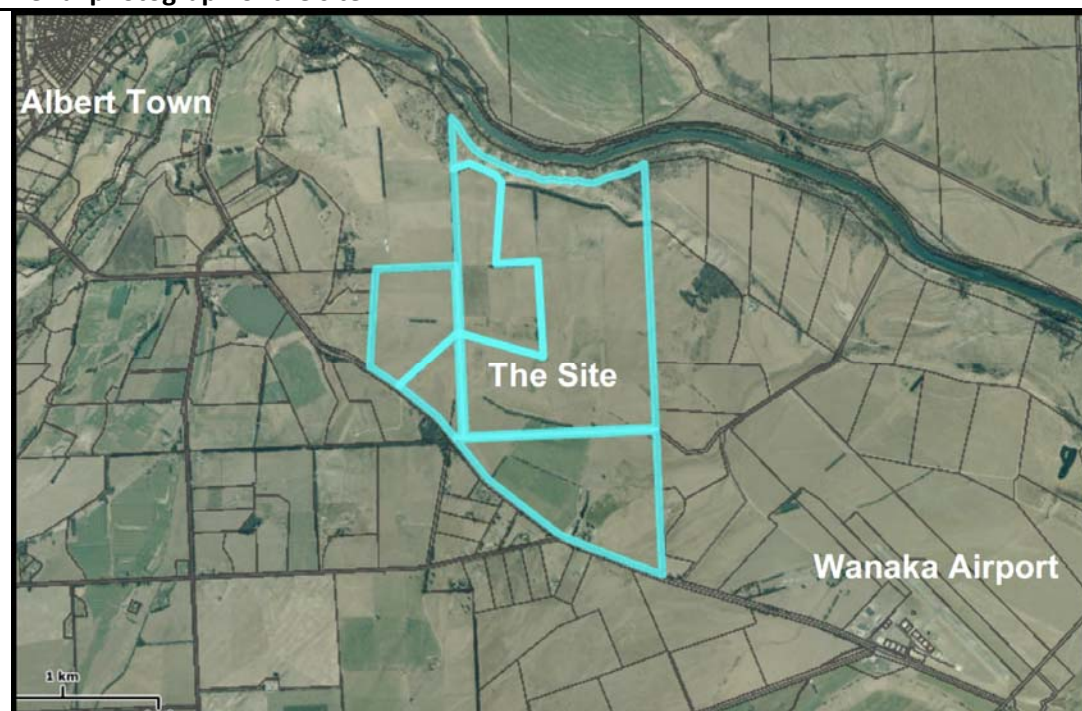
**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31016

<b>Submission and property information</b>	
Submission number and name	<b>31021 - Corbridge Estates Limited Partnership</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	322 ha (approximately)
Request referred to in report as	Corbridge
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural
Legal Descriptions	Sec 65 BLK IV Lower Wanaka SD Pt Sec 64 BLK IV Lower Wanaka SD Sec 67 BLK IV Lower Wanaka SD Sec 66 BLK IV Lower Wanaka SD Sec 1 BLK II Lower Wanaka SD (707 Wanaka Luggate Highway)
Total area of property	322 ha
QLDC Property ID	63020
QLDC Hazard Register	-
Supporting information provided by applicant	Approved subdivision information Draft structure plan Landscape report
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission



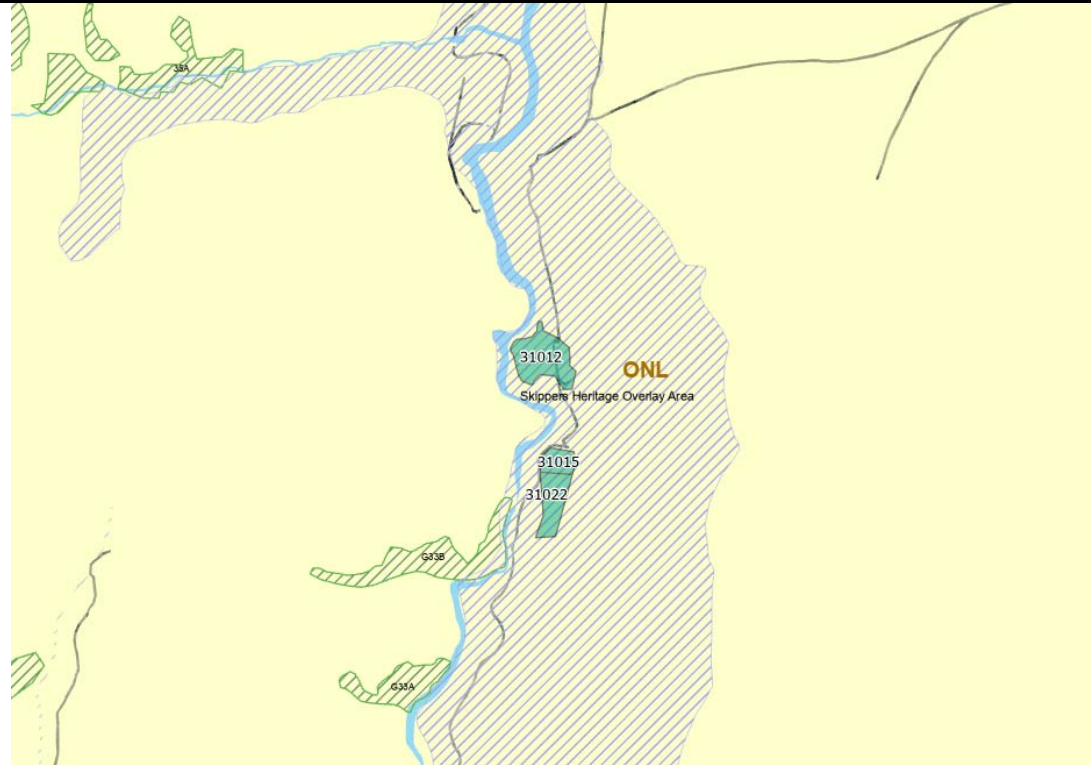
<b>Submission and property information</b>	
Submission number and name	<b>31022 - Malaghans Investments limited</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	12 ha (approximately)
Request referred to in report as	Skippers
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural – Planning map 10 Skippers Heritage Overlay Area
Legal Descriptions	Lot 1 DP 19171 Lot 2 DP 19171
Total area of property	12 ha
QLDC Property ID	2951 + 2951
QLDC Hazard Register	Landslides, non-verified or outside priority areas
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31022 (and 31012, 31015)

<b>Submission and property information</b>	
Submission number and name	31033 - Matakauri Lodge Limited
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	3.6 ha
Request referred to in report as	Matakauri Lodge
ODP Zone and mapping annotation	Rural Lifestyle Zone
Stage 1 or 2 PDP Zone and mapping annotation	Rural Lifestyle Zone
Legal Descriptions	Lot 2 DP 27037 Section 1-2 Survey Office Plan 434205 (569 Farrycroft Row, Closeburn Glenorchy – Queenstown Road)
Total area of property	3.6 ha
QLDC Property ID	52,480
QLDC Hazard Register	-
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

Area of requested re-zoning



Figure. 2 PDP Stage 1 & 2 Decision zoning, showing 31033

<b>Submission and property information</b>	
Submission number and name	<b>31035 - Barnhill Corporate Trustee Limited and DE, ME Bunn &amp; LA Green</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	1.5 ha (zone A) 18.7 ha (zone B)
Request referred to in report as	Morven Ferry road
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Stage 1 – Rural Stage 2 – Wakatipu Basin Rural Amenity Zone
Legal Descriptions	Lots 2 – 4 DP 397602 (Morven Ferry Road, Wakatipu Basin)
Total area of property	63 ha
QLDC Property ID	27591
QLDC Hazard Register	-
Supporting information provided by applicant	-
Position of Council experts	Reject

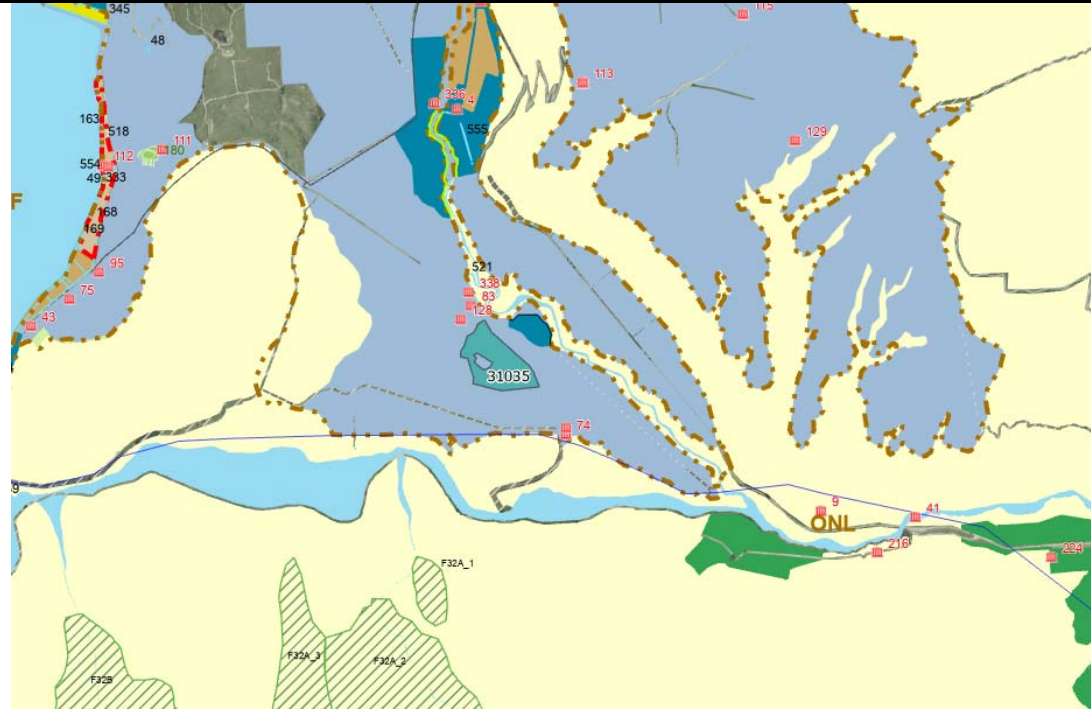
#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of site showing area of re-zoning request, snipped from <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=54b71877c7564c3a971810491ff9cdc8> 18 March 2020



**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31035

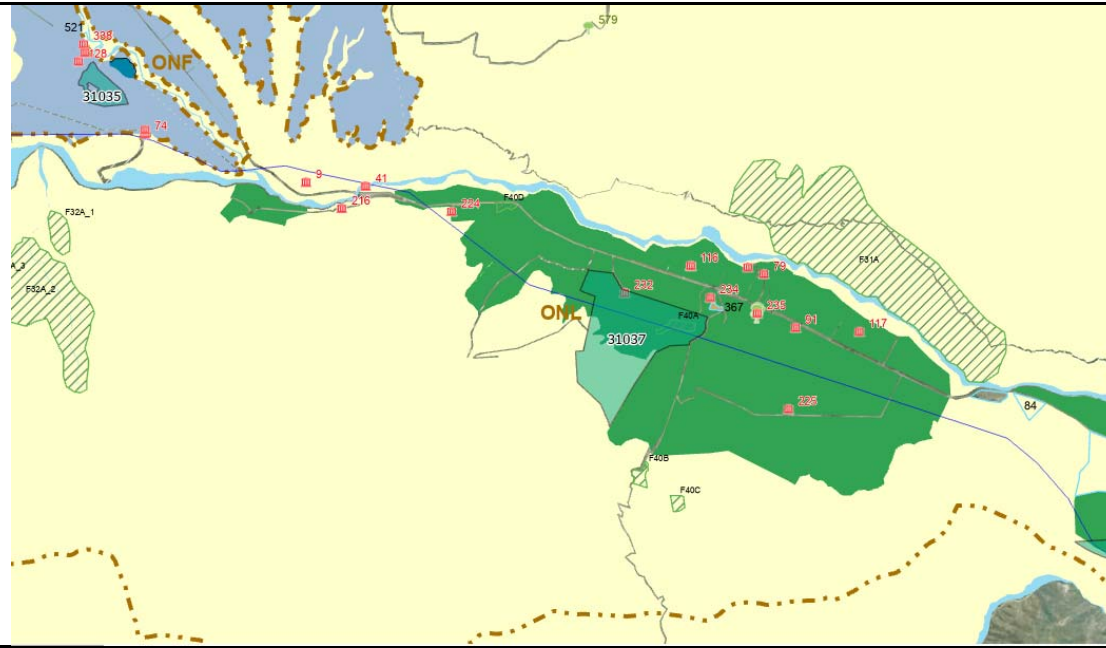
<b>Submission and property information</b>	
Submission number and name	31037 - Gibbston Valley Station Limited
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	161 ha (approximately)
Request referred to in report as	Gibbston Valley Station (GVS)
ODP Zone and mapping annotation	Rural + Gibbston Character Zone
Stage 1 or 2 PDP Zone and mapping annotation	Rural Gibbston Character Zone Planning Maps 13 and 15a
Legal Descriptions	Lot 4 DP 387160 (Western end of Gibbston Highway)
Total area of property	200 ha
QLDC Property ID	63060
QLDC Hazard Register	Schist debris landside, activity unknown Inactive alluvial fan Inactive fault Active alluvial fan (gully)
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, snipped from <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=54b71877c7564c3a971810491ff9cdc8> 18 March 2020

**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31037

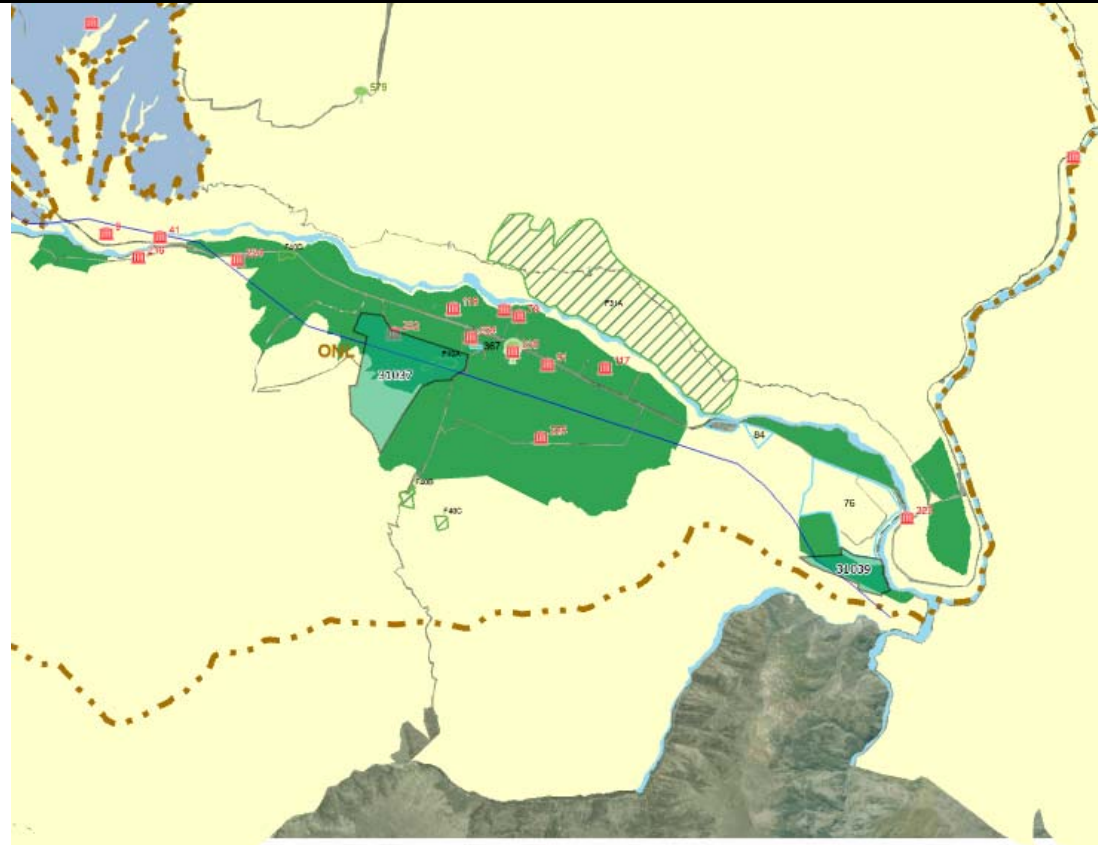
Submission and property information	
Submission number and name	<b>31039 - Cardrona Cattle Company Limited</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	41 ha (approximately)
Request referred to in report as	Cardrona Cattle Company (CCC)
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural Gibbston Character Zone Planning Maps 13 and 15a
Legal Description	Lot 8 DP 402448 (Victoria Flats, 207 Gibbston Valley Highway)
Total area of property	145 ha
QLDC Property ID	87440
QLDC Hazard Register	Area susceptible to shallow debris flows (south-west of site) Inactive fault
Supporting information provided by applicant	-
Position of Council experts	Reject

#### Aerial photograph of the site



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, snipped from <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=54b71877c7564c3a971810491ff9cdc8> 18 March 2020.

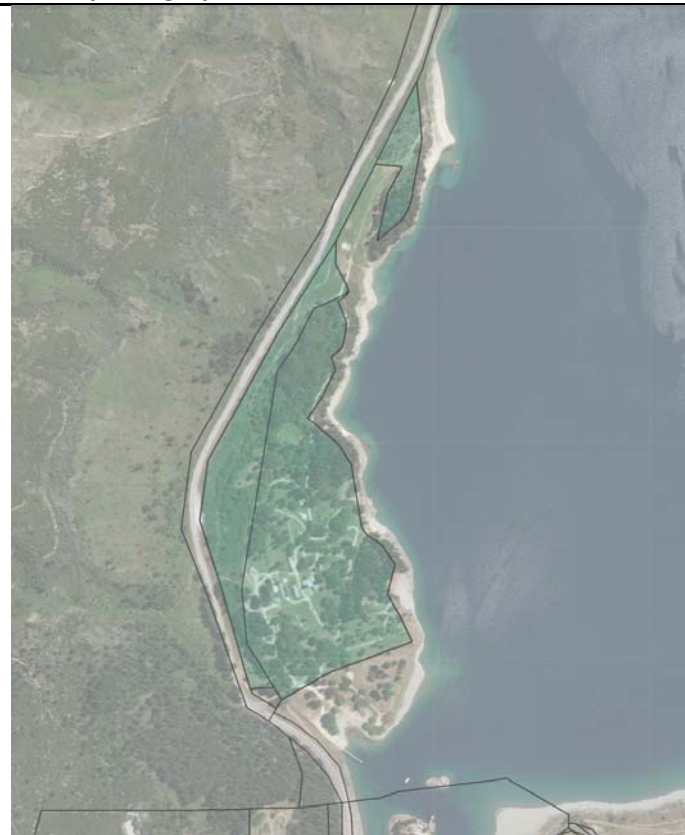
**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31039 (showing 31037 as well)

<b>Submission and property information</b>	
Submission number and name	<b>31043 - Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon</b>
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	22 ha (approximately)
Request referred to in report as	Lake Hawea Holiday Park
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural and Open Space and Community Purposes ONL
Legal Descriptions	Lots 1 and 2 DP 418972 and Sec 2 Block II Lower Hawea Survey District SO13368 (Lake Hawea Holiday Park, 1905 Makarora-Lake Hawea road Albert Town)
Total area of property	1.39ha 5.56ha 15.68ha
QLDC Property ID	54250
QLDC Hazard Register	Active composite alluvial fan Less recently active alluvial fan
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**

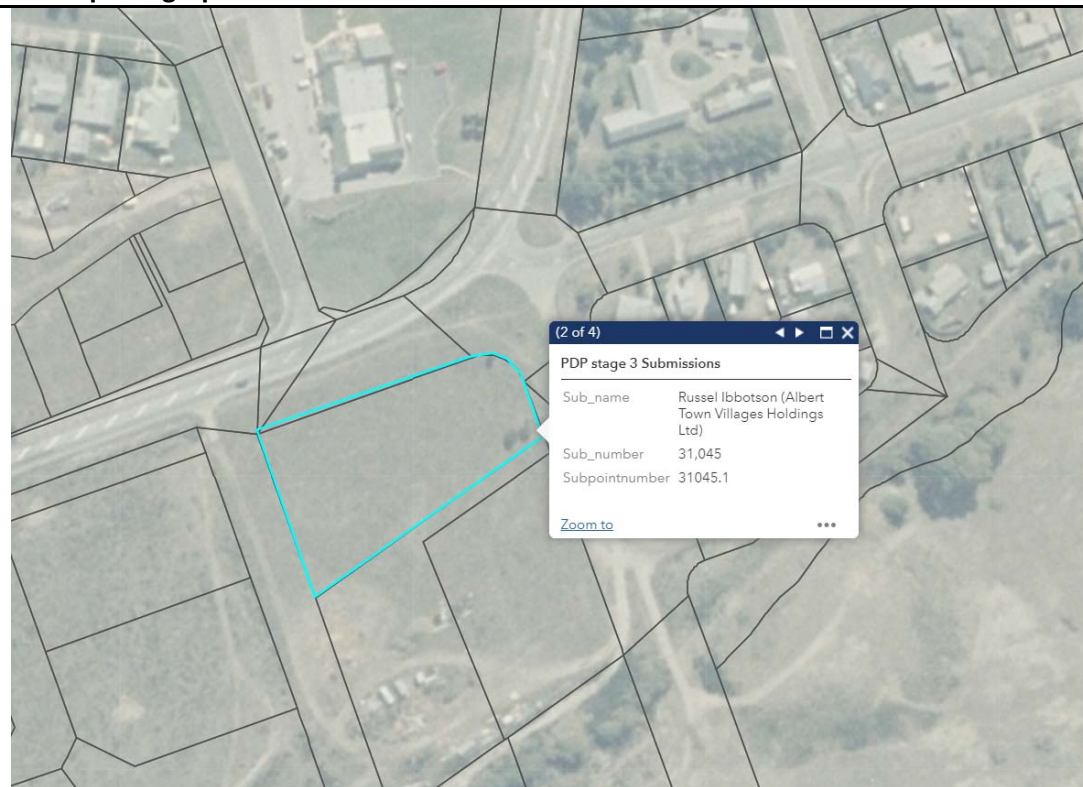


**Figure. 1** Aerial photo of subject site showing area of re-zoning request, snipped from <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=54b71877c7564c3a971810491ff9cdc8> 18 March 2020.



Submission and property information	
Submission number and name	31045 - Russel Ibbotson (Albert Town Villages Holdings Ltd)
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	600 m <sup>2</sup>
Request referred to in report as	Albert Town Villages Holdings Ltd
ODP Zone and mapping annotation	Rural residential
Stage 1 or 2 PDP Zone and mapping annotation	Rural residential
Legal Description	Lot 1 DP 388147 Albert Town, corner of Wanaka/Lake Hawea Main State Highway and Templeton Way
Total area of property	600 m <sup>2</sup>
QLDC Property ID	23468
QLDC Hazard Register	-
Supporting information provided by applicant	-
Position of Council experts	-

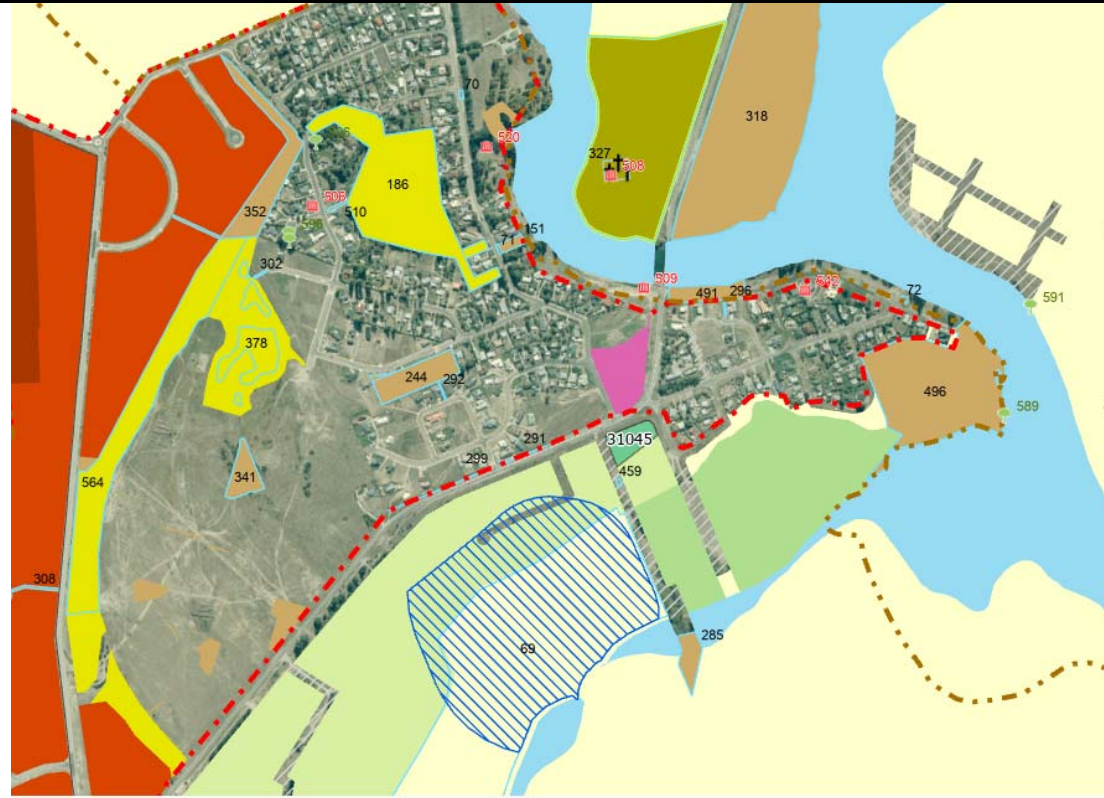
#### Aerial photograph of the site



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, snipped from <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=54b71877c7564c3a971810491ff9cdc8> 18 March 2020.



**Area of requested re-zoning**



**Figure. 2** PDP Stage 1 & 2 Decision zoning, showing 31045

<b>Submission and property information</b>	
Submission number and name	31053 - John & Jill Blennerhassett
Stage 3b zone requested	Rural Visitor Zone
Area of re-zone request	34.4 ha
Request referred to in report as	Blennerhassett
ODP Zone and mapping annotation	Rural
Stage 1 or 2 PDP Zone and mapping annotation	Rural ONL Planning Maps 7,18 and 22
Legal Description	Lot 1 DP 367753 (280 Wanaka-Mt Aspiring Road, West Wanaka, commonly referred to as "Barn Pinch Farm" and "The Olive Grove")
Total area of property	34.4 ha
QLDC Property ID	2442
QLDC Hazard Register	Waterfall Creek alluvial fan (high hazard investigation, ORC 2011)
Supporting information provided by applicant	-
Position of Council experts	Reject

#### **Aerial photograph of the site**



**Figure. 1** Aerial photo of subject site showing area of re-zoning request, from submission

