

### Attachment B – Variation Recommendations and Errors and Omissions not recommended for further action

Table 3: Variation recommendations identified by Panel not recommended for further action				
Chapter	Stage	Provision/Matter	Panel Recommendation and Discussion	Recommended Action
Chapter 2 Definitions	1	<b>New definition</b> “Emergency services”	<p>Emergency services currently falls under the PDP definition of Community Services.</p> <p>The experts both agreed that the definition sought was unnecessary given the existing definition. The Panel noted, however, that should the RPS include such a definition then the Council may need to initiate a variation to include it.</p> <p>The RPS has included a definition of emergency services (taken from section 4 of the Civil Defence Management Act 2002 and includes health and disability services, which are separately defined under the PDP).</p>	<p>None – it would have effects in all zone-specific chapters (in that new provisions would need to be introduced to bring it in line with Community Activities or otherwise it will default to a non-complying status for not listed).</p> <p>The PDP does currently provide for emergency services through the existing definition of Community Activities.</p>
	1	<b>Adjoining Land (Subdivision)</b> Includes land separated from other land only by a road, railway, drain, water race, river or stream.	<p>The definition of “Adjoining land” currently only applies in relation to Chapter 27. The Panel noted that it makes sense to have a consistent definition of the term adjoining land between land use and subdivision provisions.</p> <p>The PDP currently uses a wide range of terms including ‘adjoining’ and ‘adjacent’ and ‘immediately adjoining’.</p>	<p>None at this stage – due to wide spread use of similar terms throughout the PDP and the potential for these to be affected by appeals it is recommended that this be deferred to a later time.</p>
	1	<b>Airport Activity</b> Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including: a. aircraft operations which include private aircraft traffic, domestic and international aircraft traffic, rotary wing operations; b. aircraft servicing, general aviation, airport or aircraft training facilities and associated offices;	<p>The Panel considered that the use of the term “including” was not indicative of an exhaustive list, and that if a different meaning was intended that this would need to be achieved through variation.</p>	<p>None – “Airport Activity” is under appeal to include additional activities.</p>

Table 3: Variation recommendations identified by Panel not recommended for further action				
Chapter	Stage	Provision/Matter	Panel Recommendation and Discussion	Recommended Action
		c. runways, taxiways, aprons, and other aircraft movement areas; d. terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances.		
	1	<b>Community Activity</b> Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes day care facilities, education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, fire stations, courthouses, probation and detention centres, government and local government offices.	The Panel accepted a submission requesting that the reference to “ <i>Police Stations</i> ” to refer to “ <i>Police Purposes</i> ” and recommended that the Council consider whether reference to Fire Stations should similarly be broadened.  The Panel also noted that the definition of Community Activities appeared to exclude recreation activities such as Council aquatic facilities and indoor courts.	The Stage 2 definition of Recreation facilities has overtaken the latter point.  No action at this stage. Fire Service sought separate new definition of emergency facilities (see comment on that point)
	1	<b>Domestic livestock</b> Means livestock bred, reared and/or kept on a property, excluding that which is for the purpose of commercial gain. a. In all zones, other than the Rural, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry per site, and does not include adult roosters or peacocks; and b. In the Rural, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a site for family consumption, as pets, or for hobby purposes and from which no	The reporting officer identified that this definition is framed similar to a rule, and that some parts might be able to be shifted in the relevant zone.  Currently the lack of reference in many chapters would render domestic livestock a non-complying activity. The effects from livestock tend to be more nuisance effects so there could potentially be ways to deal with these matters under the Health Act instead of RMA.	No PDP action at this stage – would suggest that a bylaw is considered under the Health Act to control these matters, and remove this definition and activity entirely from within the PDP once bylaw is in place.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
		financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster and peacock per site. Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity.		
	1	<b>Mast</b> Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.	A submitter sought that the term mast include reference to communications relating to navigation and meteorological facilities.  The Panel considered that the use would likely fall within the existing definition but that a variation would be required to broaden it explicitly.  Note that Chapter 30 specifically refers to “masts or poles for navigation or meteorology” in a number of exceptions to rules.	None – Chapter 30 (Energy and Utilities) clearly anticipates that these facilities include the use of masts.
	1	<b>Passenger Lift Systems</b> Means any mechanical system used to convey or transport passengers and other goods within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. Excludes base and terminal buildings.	The Panel considered whether the definition should be varied to widen it to include passenger lift systems not associated with the Ski Area Sub-Zones, but considered that (due to existing resource consent applications) it was unlikely to be required at this point.	None – This definition is under appeal.
	1	<b>New definition</b> Support structure	The reporting officer on Chapter 30 recommended a new definition for “support structure” however the Panel hearing the definitions chapter concluded that, given the wide variety of provisions in which the term “support	No action required – the Hearing Panel for the definitions stream did not agree with the recommendation.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			structure” occurs, they did not think that a satisfactory definition could be created to encompass all the actual uses of the term that would improve on the ordinary natural meaning of the words.	
	1	<p><b>Temporary activities</b> Means the use of land, buildings, vehicles and structures for the following listed activities of short duration, limited frequency and outside the regular day-to-day use of a site:</p> <ul style="list-style-type: none"> <li>a. temporary events;</li> <li>b. temporary filming;</li> <li>c. temporary activities related to building and construction;</li> <li>d. temporary military training;</li> <li>e. temporary storage;</li> <li>f. temporary utilities;</li> <li>g. temporary use of a site as an informal airport as part of a temporary event.</li> </ul>	<p>The reporting officer recommended changes to expand the ambit of provision for informal airports</p> <p>403. Ms Leith recommended amendment to this term reflecting recommendations made to the Stream 5 Hearing Panel considering Chapter 35 – Temporary Activities &amp; Relocated Buildings, together with minor grammatical/reformatting changes. The Stream 5 Hearing Panel largely accepts the suggested amendments. It considers, however, that there is no scope to expand the ambit of provision for informal airports and recommends that the final bullet point be amended to provide a limit on that provision<sup>181</sup>. We heard no evidence that would cause us to take a different view.</p> <p>404. Accordingly, Appendix 1 shows the changes recommended by Ms Leith, save for the final bullet point, where we have adopted the Stream 5 Hearing Panel’s recommendation.</p>	No action required – the Panel did not appear to directly suggest widening provision for informal airports, and to do so would not be consistent with the approach to deal with informal airports on a zone by zone basis.
	1	<p><b>Wholesaling (Airport Zone)</b> Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.</p>	The definition as currently worded only applies to the Airport Zone. The Panel noted that a variation would be required to apply the definition beyond that zone.	None required – have referred to the leads on Industrial Zones for Stage 3 for their consideration
	1	<p><b>MASL</b> Means “metres above sea level”.</p>	<p>The Panel recommended defining MASL with reference to Otago datum, to avoid the effects of sea level rise on height rules.</p> <p>The PDP currently uses a number of different requirements in relation to height, including RL</p>	None at this stage - a number of height rules are under appeal and to adjust the definition of MASL may have wide and unintended effects on height limits across the PDP. This

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			("reduced level") and separately defined datum (such as Mt Nic 2000 datum in Chapter 43).	matter could be suitable for assessment in a later variation, to do a plan-wide assessment once appeals are resolved.
	1	<b>Mineral prospecting</b> Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities: <ul style="list-style-type: none"> <li>• geological, geochemical, and geophysical surveys;</li> <li>• the taking of samples by hand or hand held methods;</li> <li>• aerial surveys</li> </ul>	The Panel disagreed with the reporting officer and the submitter that definition sufficiently provided for low impact activity only as currently worded.	This definition was included in both Stage 1 and Stage 2 as a "new" definition (identical in both stages) and withdrawn under Stage 2 to avoid duplication and to prevent
	2	<b>New Definitions</b> Backpacker hostel Place of assembly Place of entertainment Rural selling place	The reporting officer on Chapter 29 (Transport) identified that a number of definitions had been removed through the decisions on Stage 1 that the Transport Chapter relied on, for example in calculating minimum car parking standards. The reporting officer considered that there could be a potential risk that applicants could argue that a lower level of parking could be provided than intended.	None at this stage – the chapter is currently open to appeal.
	2	<b>Off-Site Sign</b> means a sign which: <ol style="list-style-type: none"> <li>a. does not relate to goods or services available at the site where the sign is located;</li> <li>b. is not a Billboard Sign; and</li> <li>c. is not a Temporary Event Sign.</li> </ol>	The reporting officer recommended including a limitation to off-site signs, requiring them to be within 150 metres of the site on which the activity the sign is advertising is undertaken. The Panel considered that there was no scope for such a change, and noted that if the Council wished to include such limitations, it would need to initiate a variation.	None required – the Panel's definition is workable and practical.
	1	<b>Site</b>	The Panel noted that the hearings had raised issues with the definition of 'site', particularly the matter that where a property was split-zoned it would be considered more than one 'site'.	None required – overtaken by variation in Stage 2.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
Chapter 4 Urban Development	1	<b>Policy 4.2.2.20(e)</b> Ensure that development within the Arrowtown Urban Growth Boundary provides: ... e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.	The Panel identified that due to the Stage 2 variations, the reference to Rural Zone land in this policy may need consequential amendment, due to the introduction of the new Open Space and Recreation Zones and Wakatipu Basin Rural Amenity Zone.	No action recommended – the reference to Rural Zone land is still technically correct as there is still Rural Zoned land surrounding the Arrowtown area. The policy as currently worded is unlikely to give rise to unintended effects.
Chapter 6 Landscapes and Rural Character	1	<b>Policy 6.3.1</b> Classify the Rural Zoned landscapes in the District as: a. Outstanding Natural Feature (ONF); b. Outstanding Natural Landscape (ONL); c. Rural Character Landscape (RCL).	The Panel noted that the result of their recommendations on Stage 1 provisions of Chapter 6 meant that only Rural Zoned land would have a landscape classification and would therefore result in Chapter 6 not applying in the Wakatipu Basin.  The Panel recommended a variation if this was not what was intended.	No variation necessary. This matter has been overtaken by Stage 2 Wakatipu Basin, and the new policy 6.3.3A introduced through the Stage 2 decisions which effectively “carves out” the Wakatipu Basin from the other provisions in Chapter 6.
	1	<b>Policy 6.3.2</b> Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories.	As a result of Stage 1 decisions, Ski-Area Sub-Zones are located within the Rural Zone but through Policy 6.3.2 are excluded from the landscape classifications and the policies relating to them in the rest of Chapter 6.  The Panel queried whether this was an anomaly, given that ski areas appear too small to be a separate landscape under the tests applied by the Environment Court.	No action recommended – this carve out is in line with the intended application of Chapter 6 that provides for specific carve-outs where the area-specific provisions apply.
Chapter 7 Lower Density Suburban Residential Zone	1	<b>Rule 7.5.6</b> Landscaped permeable surface coverage At least 30% of the site area shall comprise landscaped (permeable) surface.	The Panel support a non-complying activity status for this rule.	No action required – this activity already has a non-complying status

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
Chapters 7 to 9 Lower Density Suburban Residential Zone, Medium Density Residential Zone, and High Density Residential Zone	1	<b>Rules 7.4.15, 8.4.16 and 9.4.20</b> Bulk material storage	The Panel had concerns that the rules could prevent construction materials being deposited on construction sites.	None – the deposition of construction materials on a site would be seen as a permitted activity “Temporary Construction-Related Activities” under Chapter 35 (Rule 35.4.8)
Chapters 7 and 8 Lower Density Suburban Residential Zone, Medium Density Residential Zone	1	<b>Rules 7.5.14 and 8.5.12</b> Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	The Panel recommended an increase in the setback from water bodies to 20m, to align with the width of an esplanade reserve to prevent foreclosing future subdivision in light of the significance of public access to waterbodies.	None at this stage. Such a change would require a comprehensive assessment as to how many waterbodies (3m+) there are within the LDSRZ and MDRZ to assess the cost to landowners of increasing the setback by nearly three times.
Chapter 9 High Density Residential Zone		<b>Policy 9.2.6.5</b> A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 800m of a bus stop or the edge of a Town Centre Zone.	The Panel considered that the policy was not justified within Chapter 9 as it did not relate to the land use issues addressed in the HDRZ.  This policy was subsequently varied as part of Stage 2.	No action – currently open to appeal under Stage 2.  Under appeal in Stage 1.
Chapter 12 Town Centre	1	<b>Rule 12.5.11.2</b> Discretion is restricted to: ... c. whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.	The Council’s noise expert did not support the use of covenants to address noise issues other than as a method for forewarning future property purchasers.  The Panel agreed that it should be removed and recommended a variation.	None at this stage - While both Panel and Council officers agreed it should be removed, being a matter of discretion it is a low priority.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	2	<b>Rule 12.4.7.2</b> Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.	The Panel accepted the new rule in Chapter 12 as it was notified with Chapter 29, but noted that the inclusion of the rule in 12.4.7 required a minor amendment to Rule 12.4.7.2 as a consequence for which there was not scope.  The Panel did not identify what the minor amendment required was.	None at this stage – it is not clear what amendment the Panel required. Rule 12.4.7.2 continues to make sense.
Chapter 15 Local Shopping Centre Zone	1	<b>Rule 15.5.8</b> Noise ... Exemptions: a. ... b. the noise limits shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan; c. the noise limits shall not apply to sound from aircraft operations at Queenstown Airport.	The Panel did not consider it likely that airports or windfarms would be located in the LSCZ and as such recommended these be deleted from the rule.  They also considered that rules in this zone should not be attempting to regulate noise produced in another zone and there considered the provision relating to aircraft operations should be deleted.	None at this stage – although unlikely to occur in this zone it's an exemption only so low priority.
Chapter 16 Business Mixed Use	1	<b>Rule 16.2.1.6</b> Acoustic insulation Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to limit the potential for reverse sensitivity effects.	The Panel recommended that the word “avoid” should be replaced with “ <i>limit the potential for reverse sensitivity effects</i> ” which they considered more practical in application.	No action required – Panel appears to have included change in decision version.
	1	<b>New standard</b> Landscaping	The reporting officer recommended a new standard requiring a minimum landscaped	No action required – design guidelines for the BMUZ are in



<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			coverage of 10%, however there was no scope for the Panel to include it.	progress for Stage 3 to address design matters.
		<b>Design Guidance</b>	The Council's expert recommended that design guidelines be implemented for the BMUZ.	No action required – BMUZ design guidelines are in progress for Stage 3 to address design matters.
Various	1	<b>Design Guidelines</b>	The Panel recognised the benefit of the Arrowtown Design Guidelines introduced in Stage 1 for identifying best practice and recommended the Council consider design guides for other urban areas of the District.	Residential Design Guidelines and design guidelines for the Business Mixed Use Zone are in progress for Stage 3 of the PDP review.
Various	1	<b>Home occupation</b> Standard applying maximum floor area	The Panel considered that the floor area limit standard applied to home occupations was unlikely to be able to be enforced or monitored.  The ODP included floor area limits on non-residential activities, and the PDP has continued this approach to ensure that the nature and scale of home occupations are ancillary to the primary residential purpose.	No action required at this stage – efficiency of standard to be monitored through future PDP monitoring.
Various	2	Notification of residential visitor accommodation and homestay	The Panel considered that the PDP should include appropriate provisions for the public and/or limited notification of RVA and homestay activities located on residentially zoned land where the activity status is discretionary or restricted discretionary.	None at this stage – the RMA currently prevents public notification of “residential activity” if controlled, restricted discretionary or discretionary. If the notification requirements of the RMA change in the future, a review may be required.
Chapter 22 Rural Residential and Rural Lifestyle	1	<b>Policy 22.2.1.3</b> Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would	The Panel queried whether the policy gave the flexibility it was intended to give, given the non-complying status for breaches of the density standards for both the Rural Residential and Rural Lifestyle Zones.	No action required – even with a non-complying activity consent the policy would still go towards meeting the objectives and policies limb of the

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
		enhance the character and amenity values of the zone and the District's landscapes.		gateway test under s104D of the RMA.
	1	<b>Rule 22.5.24</b> The maximum average density of residential units shall be 1 residential unit per 4000m <sup>2</sup> calculated over the total area within the zone.	The density rule in the Bob's Cove Rural Residential Sub-Zone requires averaging across the sub-zone.  The Panel considered that the rule could encourage a "first in first served" approach to development, and recommended this be reviewed in light of the existing development that has occurred in the area.	Action recommended in relation to the location-specific objectives and policies in Chapter 27 (Subdivision) can ensure that there is a clear link between the two chapters.
Chapter 24 Wakatipu Basin	2	<b>Non-Statutory Guidelines</b>	The Panel considered that there was some potential for the restricted discretionary activity status of subdivision and development in the Precinct to be treated a de facto controlled activity. It recommended the development of a set of non-statutory guidelines for subdivision design in the Wakatipu Basin Lifestyle Precinct.	None at this stage - Recommendation is for non-statutory guidelines, to be deferred as low priority. Restricted discretionary activity status will still enable the Council to decline subdivision of poor design, even where the minimum lot size is met.
	2	<b>Policy 24.2.2.1</b> Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and amenity values that is more than minor, or affect the safe and efficient operation of the roading and trail network or access to public places.	The Panel was of the opinion that the policy should be focused on amenity values rather than landscape character and visual amenity values given the difficulty in traffic and noise (for example) could have adverse effects on these values.	None required – the decisions version of the policy references amenity values rather than specifying visual amenity values so the problem does not arise to the extent the Panel was concerned about.
	2	<b>Policy 24.2.3.2</b> Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.	The Panel queried the sentence structure, noting that is potentially the round way round and that the policy intends to ensure that reverse sensitivity effects resulting from new rural living and non-residential activities are avoided or mitigated.	None at this stage – given the existing definition of reverse sensitivity in Chapter 2 the policy is still understandable.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	2	<b>Rule 24.4.9</b> Farm Buildings	A submitter raised concerns about the possibility under the rules for a proliferation of small farm buildings. The Panel recommended the Council monitor implementation of these rules to identify if this is a material issue, and if so, insert further controls by way of variation.	None at this stage – to monitor effects of permitted farm buildings as part of PDP monitoring
	2	<b>Rule 24.5.11</b> Setback from boundaries of non-residential buildings housing animals	The Panel were concerned that the third matter of discretion for this rule, which read: <i>c. Reverse sensitivity effects on adjacent properties including odour and noise;</i> had been drafted incorrectly so to incorrectly reference the sensitive activity (that is, a building housing animals is not a sensitive activity for this purpose) but considered that they did not have the scope to correct it.	None at this stage – as noted above, given the existing definition of reverse sensitivity in Chapter 2 the matter is still understandable.
Chapter 27 Subdivision and Development	1	<b>Rule 27.5.6</b> Any subdivision that does not fall within any rule in section 27.5	Subdivision for residential purposes in ONLs and ONFs would fall under the discretionary activity status of Rule 27.5.6.  The Panel recommended that residential subdivision and development in ONLs and ONFs be able to be publicly notified given the national interest in their protection.	None at this stage –the activity status of subdivision is currently under appeal and a variation could potentially undermine that process.
	1	New policies for subdivision relating to residential flats, building platforms, cross-lease/unit title subdivisions, and esplanade reserves.	The Panel identified a number of topics that, while they had rules, could have stronger policy direction (particularly those rules with a non-complying status given the section 104D gateway test requirements).	None at this stage – the Zone provisions would provide additional guidance on these matters (for example, whether infill development is appropriate in that area). There may be some benefit in reviewing, however these matters are not likely to be high priority matter. Generally the matters of discretion, or a fully discretionary status, will enable these matters to be addressed.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	1	<p><b>Policy 27.2.5.12</b> Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.</p>	<p>The reporting officer recommended changes to policy to prevent the policy potentially committing Council to accept vesting of such land where it is not fit for purpose or would impose unreasonable costs on the Council. The Panel did not consider there to be scope to include the reporting officer's amendments.</p>	<p>None – policy as worded by the Panel in the decision does not commit Council in unreasonable circumstances but rather focuses on subdivision design.</p>
	1	<p><b>Policy 27.2.5.14</b> Treat and dispose of sewage in a manner that: a. maintains public health; b. avoids adverse effects on the environment in the first instance; and c. where effects on the environment cannot be reasonably avoided, mitigates those adverse effects to the extent practicable.</p>	<p>The reporting officer recommended amended wording of the last limb of the policy to explicitly state that adverse effects should be avoided in the first instance and, where this is not reasonably possible, minimised “<i>to an extent that is proportionate to the level of significance of the effects</i>”.</p> <p>The Panel did not have scope to include the recommended change.</p>	<p>Not considered necessary to vary for further certainty at this point. The Panel's version of the policy is in line with case law and is not out of line with policy language used elsewhere in the PDP.</p>
	1	<p><b>Policy 27.2.5.16</b> Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while: ... c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</p>	<p>The reporting officer recommending including an additional limb to the policy to require connections to electricity and telecommunications to the residential building platform where they are provided for.</p> <p>The Panel considered it an appropriate addition but did not have scope to include it.</p> <p>Generally, subdivisions are a restricted discretionary activity, with a matter of discretion including energy supply and telecommunications.</p>	<p>Not considered necessary – the policy is worded broadly (by requiring connections “generally” to the lot boundaries), and would not necessarily prevent the requirement to install to the residential platform where this was considered to be necessary to ensure adequate provision.</p>

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	1	New policies and definition for Structure Plans	<p>The reporting officer supported the introduction of a policy framework and definition to support the application of structure plans, however did not consider there to be scope.</p> <p>The Panel agreed with the officer that there was a policy gap.</p> <p>Note that there are existing location-specific policies that identify specific structure plans (e.g. Jacks Point, Millbrook, West Meadows etc) within Chapter 27, and there is also an existing definition of Structure Plan in Chapter 2.</p>	None at this stage – structure plans are limited to those resort zones included in Stage 1 and some in Stage 3 of the review. There are location-specific policies referring to these structure plans currently in the plan. Recommend waiting until the review of the remaining special zones (where the majority of structure plans lie) in a future stage of the review.
	1	Subdivision in Ski Area Sub-Zones	<p>A submitter sought a controlled activity status for subdivision in the Ski Area Sub-Zones.</p> <p>The Panel considered that the most appropriate way to achieve this would be for ski companies to pursue inclusion of a Structure Plan to incorporate into the PDP.</p>	No action - Activity status of subdivision has been widely appealed.
	1	<p><b>Rule 27.5.7</b> All urban subdivision activities, unless otherwise provided for, within the following zones ...</p>	In relation to a submission seeking controlled activity status for subdivision, the Panel recommended the inclusion of the Outline Development Master Plan for Peninsula Bay by way of variation to enable this activity status.	None – restricted discretionary activity status is consistent with subdivision in other areas.
Chapter 28 Natural Hazards	1	<p><b>Policy 28.3.2.4</b> Where practicable, promote the use of natural features, buffers and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risk.</p>	<p>The Panel noted that this policy would need to be reviewed to ensure it aligned with Policy 4.1.10 of the RPS once it became operative.</p> <p>Policy 4.1.10 of the RPS became operative in January 2019.</p>	No action required – currently under appeal by Otago Regional Council.
Chapter 29 Transport	2	<b>Active Transport Plans</b>	The Panel recommended, as a result of a submission, that maps identifying active transport network linkages be included in the PDP however noted that the Active Transport Wanaka Maps	No action required - Do not recommend codifying maps in the PDP that could be subject to change.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			<p>were not complete at the time of the hearings. The Panel recommended a variation to include the maps once they were completed.</p> <p>The Wanaka Network Operative Framework dated August 2018 contains maps identifying active transport linkages but clearly states that it is a live document and subject to change.</p>	
	2	<p><b>Rule 29.5.2(d)(i)</b> The following activities may provide some or all of the parking spaces required by Table 29.4 off-site (on a different site to that which the land-use activity is located on),</p> <p>(i) Residential units and visitor accommodation units or activities in any High Density Residential Zone, Medium Density Residential Zone, or Business Mixed Use Zone is located within 800m of an established public transport facility or a public transport facility identified on any Council Active Transport Network Plan may provide, all of the car parking required off-site.</p>	<p>The Panel considered that the 800m standard would not have any discernible effect on walkability or transport choice and recommended a reduction to 400m.</p> <p>The Panel acknowledged that they heard no evidence on this matter, but recommended that Council consider a variation to substantially reduce the 800m standard.</p>	None at this stage – the Panel’s recommendation was not supported by evidence. The rule will be monitored as part of PDP monitoring to determine effectiveness.
	2	<b>29.13 Schedule 29.1 Road Classification</b>	The Panel noted that during the course of the hearing it was raised that Industrial Place off Gorge Road has been incorrectly classified as an arterial road.	None at this stage – this is a very discrete matter. Recommend awaiting the close of the appeal period.
Chapter 30 Energy and Utilities	1	<p><b>Objective 30.2.1, Policies 30.2.1.1 and 30.2.1.2</b> 30.2.1 The sustainable management of the District’s resources benefits from the District’s renewable and non-renewable energy resources and the electricity generation facilities that utilise them.</p>	The Panel considered that the provisions as worded appeared to place equal importance on both renewable and non-renewable energy resources, which was not supported by the rules which differentiated the two methods.	None at this stage - This chapter has been widely appealed in Stage 1 and a variation could potentially undermine this process.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
		30.2.1.1 Recognise the national, regional and local benefits of the District's renewable and non-renewable electricity generation activities. 30.2.1.2 Enable the operation, maintenance, repowering, upgrade of existing non-renewable electricity generation activities and development of new ones where adverse effects can be avoided, remedied or mitigated.		
	1	<b>Policy 30.2.5.4</b> Assess the priorities for servicing established urban areas, which are developed but are not reticulated.	There was consensus between the Panel and the reporting officer that this policy be deleted as not implementing the objective.	None at this stage – while it appears to be a policy directed to utility providers, it does not undermine the application of the PDP by remaining and is therefore not a high priority.
Chapter 31 Signage	2	<b>Digital Signage</b>	The Panel noted that it is unclear whether digital signage can be used by some signage types that are permitted, such as traffic warning signs or public transport information signs.	None at this stage – Rule 34.4.14 provides for any signs associated with a road network activity to be permitted.
	2	<b>Policy 31.2.1.4</b> Off-site signs are provided for in limited circumstances.	The Panel considered that notified Objective 31.2.6 was not an objective, and as such should be deleted however did not have the scope to do so. They subsequently relocated the objective to become a policy instead.	None required – the Panel have resolved the issue.
	2	<b>Policy 31.2.1.2</b> When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, consider the character and amenity values anticipated by the nearest adjoining Zone.	The Panel considered that policy may be too narrow by only referencing the “nearest adjoining zone”, particularly given that in relation to a road, it is not uncommon for there to be more than one zone in the vicinity. The Panel considered that widening the policy to enable the most sensitive zone to be taken into account would require a variation.	None at this stage – the effect of amending the policy is likely to be minor.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	2	<b>Rule 31.4.18</b> Signs on any Category 1, 2 or 3 item listed in the Inventory of Listed Heritage Features in Chapter 26 Historic Heritage or within a setting or extent of place shown in Section 26.8.1.	The Panel queried whether this rule should also apply to signs within a heritage overlay area.  195. Finally, we note that it may also be appropriate for this rule to apply to signs with heritage overlay areas as defined in Section 26.10. We recommend the Council investigate whether a variation should be initiated to include such a provision.	Not a priority – given the much larger areas that area incorporated into heritage overlay areas (when compared to listed items or their extents) the effect of signage is likely to be more minor than the listed features or their extent.
	2	<b>Rules 31.6</b> Activity Status of Signs in Commercial Areas	The Panel considered there to be a good argument that the signage provisions for the Airport Zone – Wanaka should be in line with the Rural Zone, rather than the Airport Zone – Queenstown, and recommended that the Council consider a variation to provide a signage regime for Wanaka Airport more appropriate for its rural location.  This appears to conflict with the recommendation of the Stage 1 Panel to put a UGB around Wanaka Airport to recognise the range of activities provided for in the zone.  Provisions considered appropriate and in line with other Airport Zone.	None at this stage – under Rule 31.3.2.12 and Rule 17.4.2 Airport Zones are not subject to the rules in Chapter 31 unless the sign is located within 20m of the zone boundary.
Chapter 32 Protected Trees	1	<b>Rules 32.4.2, 32.4.12 and Rule 32.4.14</b> Significant Trimming	The decision version of Chapter 32 provides for significant trimming of protected trees as a discretionary activity.  The Panel considered that the discretionary activity status was not justified, given that the scope of matters to be considered in such an application would be relatively narrow.	Not a priority – while agree that it could be a more efficient consent pathway to be a restricted discretionary activity there is no immediate issue that requires rectification
	1	<b>Rule 32.4.5</b>	The Panel had concerns that the wording of the rule provided an opportunity for land owners to	No imminent problem – the rule requires a report from a



<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
		The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property subject to the following activity standards: a. Notification of the removal or significant trimming shall be made to the Council prior to commencing the works. b. Following the works a report must be provided from a technical arborist outlining that the tree was dead, diseased or damaged or likely to cause an imminent hazard to life or property.	avoid their obligations by removing the tree prior to justification of the need for removal.	technical arborist that must identify that the tree met the criteria.
	1	<b>Table 2</b> (Trees not scheduled)	The Panel would have removed the rules under Table 2 if they had scope, as they considered that the Council as landowner has full control over the fate of trees on streets and within public places, and other legislation (such as the Local Government Act) would potentially be more efficient than the resource consent process.  The table in effect applies the same consenting standards to the Council as other land owners. There is also an objective and policy suite (Objective 32.2.2 and associated policies) that relate to this matter.	None – while there are other methods available to those parties that manage trees within those areas, for the purposes of consistency it is more simple to leave the table as it is.
Chapter 33 Indigenous Vegetation and Biodiversity	1	New objectives, policies and rules for incentives for indigenous biodiversity.	The Panel recommended that Council investigate including objectives, policies, rules and other methods in the PDP to provide incentives to ensure the long-term protection and maintenance of areas of indigenous biodiversity.  Note that the Ministry for the Environment is currently in the process of developing a National Policy Statement for Indigenous Biodiversity.	Recommend waiting for this NPS to prevent having to potentially vary again in the near future to ensure compliance with a new NPS.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
Chapter 35 Temporary Activities and Relocated Buildings	1	<b>Rule 35.4.12</b> Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m <sup>2</sup> in gross floor area. Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone.	The Panel had concerns about the use of an advice note to state the non-compliance status of an activity failing to meet a standard.	None – this provision is under appeal, with parties seeking definition of temporary storage.
	1	<b>Rule 35.5.1</b> Glare All fixed exterior lighting must be directed away from adjacent sites and roads.	The Panel recommended that the Council consider whether the rule is necessary.	None – this provision is under appeal, with parties seeking water-related and health and safety addition
Chapter 36 Noise	1	<b>Policies 36.2.1.1 and 36.2.1.2</b> 36.2.1.1 Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development. 36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects.	The Panel recommended that the Council review the two policies with a view to providing clearer guidance as to how the objective is to be achieved and did not consider that the use of the words “Avoid, remedy or mitigate” were helpful.	None at this stage. While more directive language would be desirable, it not an urgent requirement and has no unintended consequences.
	2	<b>Table 2 Title</b>	The Panel noted that Stage 1 included a recommendation that the second column of the table should be headed “ <i>Zones sound is received in</i> ” but that this had not been implemented.	None required. This change does appear to have been given effect to.
	2	<b>Rule 36.4.5</b> In the Rural Zone and the Gibbston Character Zone, sound from farming and forestry activities, and bird scaring devices, other than sound from stationary motors and stationary equipment.	The reporting officer recommended amending Rule 36.4.5 to include reference to the Wakatipu Basin Rural Amenity Zone, but the Panel considered it a substantive change for which they had no scope.  The Panel further noted that provided farming activities are permitted then they can continue as they relate to the emission of noise provided the noise standards in Part 36.5 are met in accordance with 36.3.2.3.	None required at this stage. Low priority because, as identified by the Panel, noise emission from these established activities will continue to be permitted subject to compliance with 36.3.2.3.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	1	<b>Rule 36.5.14</b> Sound from the Airport Zone - Queenstown received in the Residential Zones, and the Rural Zone, excluding sound from aircraft operations that are subject to the Queenstown Airport Designation No.2.	The Council's noise expert considered that this rule, which provides for noise from the Airport Zone to be received at a higher level in the Residential and Rural areas than other noise sources, to be inconsistent with the protection of amenity values that the PDP seeks to achieve.  The Panel agreed, and would have recommended its deletion had they had the scope.	Not at this stage to prevent undermining the appeals process relating to the Noise, Airport Zone and Designation chapters.
	1	<b>Rule 36.5.13</b> Commercial Motorised Craft Sound from motorised craft must be measured and assessed in accordance with ISO 2922:2000 and ISO 14509-1:2008.	The Panel recommended that the same noise limits should apply to all motorised craft, not just those that are used for commercial purposes.	None. Subject to appeal, with parties seeking deletion of the whole standard. A variation would potentially undermine the appeal process.
	1	<b>Rule 36.7</b> Ventilation Requirements for Other Zones (Table 5)	This rule provides ventilation requirements for critical listening environments in the Wanaka and Queenstown Town Centre Zones, the Local Shopping Zones and the Business Mixed Use Zone.  The Council's noise expert identified an error in the "Low Setting" (that 0.5 ac/hr should be used instead of 1-2 ac/hr) however there were no submissions on this to enable the change to be made.	None - the whole section is under appeal.
Chapter 38 Open Space and Recreation Zones	2	<b>Rules 38.9.30 and 38.11.4</b> Harvesting and Management of existing Forestry	A submitter raised the issue that the use of the term "Management" in relation to forestry was sufficiently broad as to potentially require consents for everyday forestry activities such as pruning, but there was no scope to address the matter.  Note that the rules relating to harvesting and management of forestry in Chapter 38 are not	None at this stage – to monitor to check for effectiveness.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			inconsistent with the NES for Plantation Forestry as it is either located in a ONL/ONF (and therefore rule can be included in a District Plan) or the forest does not meet the definition of Plantation Forestry under the NES.	
	2	New zoning approach to recreation land	The Panel considered that it would be appropriate for a bespoke zone to apply to land used for recreation but which is in private ownership.	None at this stage – this would have wide implications and would likely require significant variation to Chapter 38, which would not be appropriate until the nature of any appeals is known.
Chapter 41 Jacks Point	1	<b>Jacks Point Structure Plan</b>	The Panel noted that, based on the evidence of landscape architects, that a more intensive level of development would be appropriate in a small portion of the R(HD)-F Activity Area.	None at this stage – JPZ Structure Plan and a large portion of the chapter is currently under appeal.
Mapping	1	<b>Map 11</b> Luggate	The Panel noted that there may be a case for rezoning parts of Luggate to a fully urban residential zoning, but that this would be dependent on infrastructure matters.	None required at this stage – For Stage 3 assessment as part of Townships Zone
	1	<b>Map 18a</b> Wanaka Airport zoning	The Panel was concerned that there was a potential for any conditions on the designation applying to Wanaka Airport to be avoided if reliance was made on the zone provisions.  Note that the definition of “airport activities” currently excludes “airport operations”, which would prevent the conditions on the designation being avoid. The definition of “airport activities” is currently under appeal.	None required at this stage – definition of “airport activities” currently under appeal.
	1	<b>Map 18a</b> Urban Growth Boundary at Wanaka Airport	The Panel considered that the range of activities allowed at Wanaka airport effectively made it an urban zone, and to be consistent with the strategic objectives and policies it should be encompassed by an Urban Growth Boundary.	None – the application of all UGBs is currently under appeal in Stage 1.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			Note that this view is inconsistent with the Stage 2 Panel's consideration of Wanaka Airport in their discussion on signage limits, in which they considered Wanaka Airport to be a more rural environment.	
	1	<b>Map 41</b> Urban Growth Boundary at Jacks Point	The Panel recommended a variation to adjust the UGBs so they only enclose the urban portions of the Jacks Point Zone.	None – the application of all UGBs is currently under appeal in Stage 1.
	1	<b>Map 18</b> SNA E18C Mt Iron	The Panel accepted a submitter's expert evidence that a 2.3-hectare area surrounding SNA E18C was worthy of being included in the SNA.  The alternative SNA was put forward as a compensation measure as part of a request for a rezoning.	None required at this stage – this SNA is under appeal. Additionally, this vegetation would still fall under the protection of Chapter 33.
	1	<b>Map 16</b> Makarora	The Panel identified that if the Council wishes to allow room for the Makarora townships to grow, it has the option of doing so as a variation of the existing Townships Zone.	None required at this stage – For Stage 3 assessment as part of Townships Zone
	1	<b>Various</b> Special Character Overlay	The Panel considered that a Special Character Overlay that manages amenity values identified in a special character statement could be useful in Queenstown, but that the PDP framework currently does not provide for such areas.  The Panel recommended that Council undertake planning studies to identify these areas.	None at this stage – a Special Character Area is still being sought through appeal in relation to Park Street and a variation could potentially undermine that process.
	1	<b>Map 13</b> Ben Lomond	The Panel recommended that an area of Department of Conservation Rural Zoned land be varied to be included in the Stage 2 Open Space and Recreation Zone variations immediately adjacent.	None – overtaken by decisions on Stage 2
	1	<b>Map 33</b> Sugar Lane	The Panel recommended that the Council consider undertaking a planning study of the	None at this stage – see above re special character overlay.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
			<p>Frankton Marina/Sugar Lane area, including the Z Energy site, to identify its optimal future development.</p> <p>Sugar Lane was identified by the Panel as an area that might be suitable for a Special Character Overlay.</p>	
	1	<b>Map 31a</b> Glenda Drive	The Panel noted that a number of Rural Zoned properties around Glenda Drive would be more appropriately zoned Industrial but that there was no scope to do so.	None – referred to Stage 3 Industrial Zone topic leads
	1	<b>Map 15</b> Loch Linnie Station	The Panel recommended that the Council consider these sites when reviewing the ODP Rural Visitor Zone, and evaluate whether a Farm Base Area concept is worth introducing.	None – referred to Stage 3 Rural Visitor Zone topic lead
	1	<b>Map 39</b> Kingston	The Panel recommended that the Council consider the zoning of small sites within the Kingston when the Township Zone is reviewed.	None – referred to Stage 3 Townships topic lead
	1	<b>Map 12</b> Walter Peak	The submitter sought a rezoning of Rural Zoned land adjacent to land not notified (ODP Rural Visitor Zone). The Panel recommended that the Council consider the introduction of a variation to rezone this site when it reviews the Rural Visitor Zone.	None – referred to Stage 3 Rural Visitor topic lead
	1	<b>Map 15</b> Gibbston	A submitter sought a sub-zone of the Gibbston Character Zone. The Panel considered the idea had merit but that would have been better expressed as a Resort Zone or alternatively suggested that perhaps the Gibbston Character Zone should be substantially revised to recognise more tourism rather than focussing on viticulture.	None at this stage – the whole chapter has just been reviewed. A Private Plan Change would be more appropriate than a variation for this type of change.
	1	<b>Map 13</b> The Station at Waitiri Gibbston	A submitter sought an upzoning of land in the Gibbston Character Zone to Rural Lifestyle Zone to allow for more residential development, however the Panel suggested that the land might have been better zoned Rural.	None at this stage – Gibbston Character Zone has sufficient controls to enable residential development to be controlled.

<b>Table 3: Variation recommendations identified by Panel not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision/Matter</b>	<b>Panel Recommendation and Discussion</b>	<b>Recommended Action</b>
	2	<b>Map 13d</b> Rural/Wakatipu Basin	The Panel noted that in instances where the ONL or ONF boundaries within the Wakatipu Basin had been adjusted as a result of submissions they had no scope to amend the underlying zoning, resulting in small areas of Rural Zoned land with a RCL classification within the Wakatipu Basin.	None at this stage – re-notifying land as Wakatipu Basin Rural Amenity Zone would potentially undermine progress on Stage 2 appeals.
	2	<b>Map 30a</b> Ladies Mile	When zoning the Ladies Mile area, the Panel noted that submitters are entitled to have a decision on the zoning of their land based on the options that are open to them and absent any scope issues, but did note that it was open to Council to withdraw this land from the PDP review if it deemed that course appropriate.  This is not a variation recommendation as such. There is currently a number of Expression of Interests under the HAASHA in this area that are due to be heard at a full Council meeting.	None at this stage - an assessment of the potential options for this land are going before the Council in April.
	2	<b>Map 21</b> Visitor Accommodation Sub Zones in Wanaka	Although the Panel technically had scope to include more areas of VASZ across the central Wanaka Medium Density Residential Zone, they considered that to do so would be to undermine the rights of the people involved in the process and recommended the Council investigate appropriate locations and methods to make future provision for VA in Wanaka.	None at this stage – VA in Wanaka to be monitored to determine need for more provision.

<b>Table 4: Errors and Omissions identified by Council staff not recommended for further action</b>				
<b>Chapter</b>	<b>Stage</b>	<b>Provision</b>	<b>Discussion</b>	<b>Recommended Action</b>
Chapter 23 Gibbston Character Zone	1	<b>Rule 23.5.9</b> Commercial recreation activity undertaken outdoors and involving not more than 10 persons in any one group.	There is an inconsistency between the rules relating to permitted commercial activity between the Rural Zone and the Gibbston Character Zone. The Gibbston Character	None at this stage - Rule 21.9.1 is currently subject to appeal and

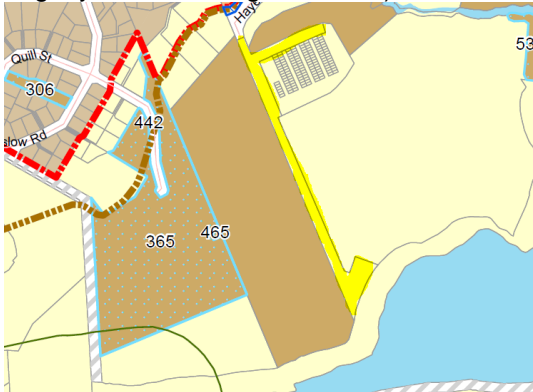
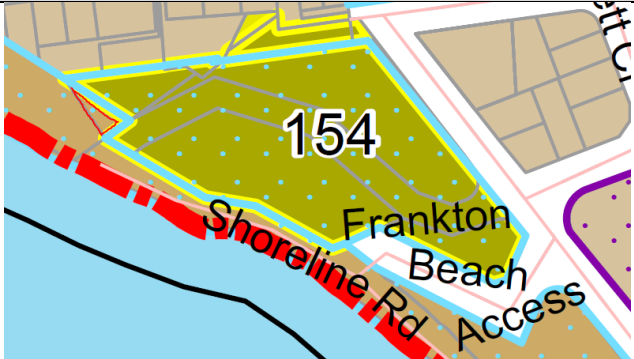
Table 4: Errors and Omissions identified by Council staff not recommended for further action				
Chapter	Stage	Provision	Discussion	Recommended Action
			Zone limits it to a maximum of 10 people whereas the Rural Zone rule 21.9.1 allows for up to 12,	any variation could undermine that process.
Chapter 38 Open Space and Recreation Zones	2	<b>Rule 38.11.8</b> Informal Airport Located within the Future Helipad Area	The rule refers to a “Future Helipad Area” however there is no annotation reflecting this on the planning maps. The Panel Chair has confirmed that the provision drafting is not correct and that the rule should refer to the ‘Bob’s Peak Area’ as per Rule 38.11.9.	No action at this stage – to wait for result of appeals.
Mapping	2	<b>Map 30a</b> Lot 205 DP 505513 (Shotover River Flats – highlighted in bright yellow in the figure below.) 	This parcel was not notified in Stage 2 as part of the Open Space and Recreation Zone despite the fact that it is vested for Recreation Reserve, and instead its Stage 1 notified zoning of Rural (which was transferred to Stage 2 as part of the Wakatipu Basin variation) was confirmed.	No action at this stage – it is likely that there are a number of other reserves that have been vested since the PDP was notified or were missed in error, and a separate variation or plan change to address all of these areas at one time would be more efficient than including one or two at this point in time.
	2	<b>Map 33</b> Section 46 Block XXI Shotover SD (Frankton – small triangular parcel identified in red in the left of the figure below.)	This parcel was notified as Informal Recreation Zone as per the adjoining shoreline land, however the Parks Department has advised that it is used as part of the campground and should be appropriately be identified as Community Purposes – Camping Ground.	No action at this stage – it is likely that there are a number of other reserves that have been vested since the PDP was notified or were missed in error, and a separate variation or plan change to address all of these areas at one time would be more efficient than including



Table 4: Errors and Omissions identified by Council staff not recommended for further action				
Chapter	Stage	Provision	Discussion	Recommended Action
		 <p>The map shows a green-shaded area labeled '154' situated near a coastline. A red dashed line indicates the 'Shoreline Rd' and a blue line indicates 'Access'. The area is labeled 'Frankton Beach'. The map also shows surrounding brown and grey areas representing other land parcels or infrastructure.</p>		one or two at this point in time.