

## **ANNEXURE A – RELIEF SOUGHT**

Amendments requested to :

- a. the Zone Purpose,
- b. the Zone Objectives and Policies
- c. New Corbridge RVZ rules
- d. Insertion of the Corbridge Structure Plan

Changes are identified in red underlined or strike through text.

## 46 Rural Visitor Zone

### 46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District's landscapes, ~~at a small scale and low intensity~~, and in a manner that recognises the particular values of those landscapes. By providing for visitor industry activities within the rural environment, including in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

The effects of land use and development on landscape are managed by controlling the nature, scale and intensity of development ~~the limited extent and small scale of the Zoned areas~~, and directing sensitive and sympathetic development to areas of lower landscape sensitivity identified within each Zone, where the landscape can accommodate change and the adverse effects on landscape values will be managed. No Zone comprises areas of only high or moderate-high landscape sensitivity. The Zone is not located on Outstanding Natural Features. ~~Effects on landscape are further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.~~

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreational activities and recreational activities. Onsite staff accommodation is also specifically provided for. Residential activity is not widely provided for ~~anticipated in~~ the Zone. Limited provision for residential activity is made, with exceptions provided for onsite staff accommodation ancillary to commercial recreational activities and visitor accommodation, and for residential activity on building platforms at Arcadia that were consented under a prior rural visitor zoning and up to 35 residential units with Corbridge.

### 46.2 Objectives and Policies

**46.2.1 Objective – Visitor accommodation, commercial recreational activities and ancillary commercial activities are provided through a Rural Visitor Zone location only in areas of landscape sensitivity ~~occur at a small scale and low intensity in rural locations~~ where:**

- a. ~~the protection of~~ the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes ~~is achieved~~ **can be protected;**
- b. in ~~areas not within Outstanding Natural Features or Outstanding Natural Rural Character Landscapes~~, the maintenance of landscape character, and the maintenance or enhancement of visual amenity values, is achieved;
- c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided;
- d. amenity values of the surrounding environment are maintained;
- e. they do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects;
- f. activities anticipated within each Zoned area can be adequately serviced with wastewater treatment and disposal, potable and firefighting water supply, and safe vehicle access or alternative water-based transport; and

- g. significant or intolerable risks from natural hazards to people and the community are avoided.

### Policies

- 46.2.1.1 ~~Provide for innovative and appropriately located and designed~~ ~~Enable~~ visitor accommodation and commercial recreational activities within the Zone, including ancillary onsite staff accommodation and limited residential activity, where the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.
- 46.2.1.2 Areas identified for development within a Rural Visitor Zone shall be difficult to see from public places, with built development largely contained within areas of lower landscape sensitivity, with any areas of Moderate – High and High Landscape Sensitivity specifically identified.
- 46.2.1.3 Ensure the location, nature, scale and intensity of visitor accommodation, commercial recreational activities, ancillary onsite staff accommodation, residential activity and associated aspects such as traffic generation, access and parking, informal airports, noise and lighting, maintain amenity values beyond the Zone and do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects.
- 46.2.1.4 Ensure the nature and scale of the combined activities in the Maungawera Rural Visitor Zone maintain amenity values beyond the Zone by specifically managing group size of commercial recreational activities and the capacity of visitor accommodation.
- 46.2.1.5 ~~Avoid residential activity within the Zone, except for enabling:~~
- a. ~~onsite staff accommodation ancillary to visitor accommodation and commercial recreational activities, where this accommodation is consistent with the small scale and low intensity of the development within the Zone; and~~
  - b. ~~residential activity on identified building platforms in the Arcadia Rural Visitor Zone (as approved by resource consent under a previous rural visitor zoning prior to 31 October 2019).~~
- 46.2.1.6 For commercial recreational activities and informal airports that exceed the standards limiting their scale and intensity, ensure the activity will protect the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes, and for other rural areas, ensure the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.
- 46.2.2 **Objective – Buildings and development that have a visitor industry related use are provided for at a scale consistent with their purpose** ~~sa small scale and low density~~ within the Rural Visitor Zone in areas of lower landscape sensitivity where:
- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
  - b. in rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the landscape character is maintained and the visual amenity values maintained or enhanced;
  - c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance

**the values specified in b. are avoided; and**

**d. amenity values of the surrounding environment are maintained.**

#### Policies

- 46.2.2.1 Strictly manage the location of buildings and development within the Zone by:
- a. providing for and consolidating buildings within the Zone in areas that are not identified on the District Plan web mapping application as a High Landscape Sensitivity Area or Moderate-High Landscape Sensitivity Area;
  - b. restricting buildings within areas identified on the District Plan web mapping application as Moderate-High Landscape Sensitivity unless they are located and designed, and adverse effects are mitigated, to ensure landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced;
  - c. avoiding buildings within areas identified on the District Plan web mapping application as High Landscape Sensitivity Areas; and
  - d. requiring consistency with other restrictions identified on the District Plan web mapping application.
  - e. As an alternative to the above, manage the location of buildings and development within specific parts of the Zone by way of a site specific structure plan.
- 46.2.2.2 Manage the effects of buildings and development on landscape values, landscape character and visual amenity values 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 historic homestead 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.
- 46.2.2.3 Provide for buildings that exceed the standards limiting their bulk and scale, only when adverse effects, including cumulative effects, are minimised, including through:
- a. In Outstanding Natural Landscapes, siting buildings so they are reasonably difficult to see from beyond the boundary of the Zone;
  - b. Outside Outstanding Natural Landscapes and Outstanding Natural Features, siting buildings so they are not highly visible from public places, and do not form the foreground of Outstanding Natural Landscapes or Outstanding Natural Features;
  - c. The design and location of buildings and opportunities for mitigating bulk, form and density;
  - d. Management of the associated aspects of the building(s) such as earthworks, car parking, fencing, and landscaping.
- 46.2.2.4 Within those areas identified on the District Plan web mapping application as High Landscape Sensitivity or Moderate-High Landscape Sensitivity, maintain open landscape character where it is open at present.

- 46.2.2.5 Enhance nature conservation values as part of the use and development of the Zone.
- 46.2.2.6 Manage the location and direction of lights to ensure they do not cause glare or reduce the quality of views of the night sky beyond the boundaries of the Zone, or reduce the sense of remoteness where this is an important part of the landscape character of the Zone.
- 46.2.2.7 Within the Walter Peak Water Transport Infrastructure overlay, provide for a jetty or wharf, weather protection features and ancillary infrastructure at Beach Bay while:
- 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;
  - minimising the loss of public access to the lake margin; and
  - encouraging enhancement of nature conservation and natural character values.
- 46.2.2.8 Ensure development can be adequately serviced through:
- the method, capacity and design of wastewater treatment and disposal;
  - adequate and potable provision of water;
  - adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation; and
  - 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.

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	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	39 Wāhi Tūpuna	District Plan web mapping application

#### 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).

## 46.6 Rules – Activities in the Corbridge RVZ

The Corbridge Structure Plan includes Activity Areas AA1-AA8. Activities identified to occur within the zone will be required to establish in accordance with Rule Table 46.6, General Standards Table 46.7 and Activity Area Specific Standards Table 46.8.

The purpose of the Corbridge Structure Plan is to consolidate visitor accommodation and associated activity, including buildings and infrastructure to the least sensitive locations of the Corbridge RVZ Rural Landscape, while enabling golf, an outdoor recreational activity that will support the maintenance of landscape character and amenity values throughout the zone and the surrounding area.

Activity Areas (AA1-AA4) contain a predomination of visitor accommodation activity and recreational facilities that will be well insulated by large areas of Golf Course and Open Space Areas. Activity Area AA5 provides residential accommodation for those employed at the site. The most sensitive parts of the zone as viewed from outside of the Corbridge RVZ are identified as High Landscape Sensitivity or Moderate-High Landscape Sensitivity and greater control over land use in those areas applies. The area of High Landscape Sensitivity adjacent to State Highway 6 is protected by the identification of Activity Area AA7 – Open Space Road Buffer.

The rules and standards for each activity area enable the following in each Activity Area:

Fairway Visitor Accommodation Activity Area (AA1) – Provides for visitor accommodation units, of which a limited number of are able to be used for residential activity, set within the high amenity peripherals of Golf Course Fairways.

Low Density Visitor Accommodation Activity Area (AA2) – Provides for visitor accommodation units set amongst generous areas of open space.

Higher Density Visitor Accommodation Activity Area (AA3) – Provides greater flexibility to establish a variety of visitor accommodation unit designs including opportunity for single level, multi-level, attached and detached units in close proximity to the Hotel and Golf facilities.

Hotel/Golf Facilities Activity Area (AA4) – Provides for hotel style visitor accommodation and associated activities, as well as Golf Club house and associated outdoor recreation facilities.

Worker Accommodation Activity Area (AA5) – Provides for the residential accommodation of workers associated with construction and on-going operational requirements of facilities within the zone.

Open Space Activity Area (AA6) – To retain large swathes of open space landscape between the activity areas that accommodate built development, and provide for a lake as a focal point for adjoining activity areas.

Open Space Road Buffer Activity Area (AA7) – To retain an open landscape character as viewed from State Highway 6, including the protection of structural shelterbelt plantings that provide enclosure of the other Activity Areas north of the Open Space Road Buffer Activity Area.

Golf Course Activity Area (AA8) – To provide for outdoor recreation activities while retaining open space.

The activity status specified in Table 46.6 applies when all the relevant General Standards in Table 46.7 and the relevant Activity Area Specific Standards in Table 46.8 are complied with. In cases of non-compliance with the standards in Tables 46.7 or 46.8, the activity status specified in the Non-Compliance Status column of those tables applies.

	<u>Table 46.6 – Activities</u>	<u>Activity Status</u>
<u>46.6.1</u>	<u>Farming</u>	<u>P</u>
<u>46.6.2</u>	<u>Visitor Accommodation in AA1-AA4</u>	<u>P</u>
<u>46.6.3</u>	<u>Commercial recreational activities in Activity Areas AA3, AA4 &amp; AA8</u>	<u>P</u>
<u>46.6.4</u>	<u>Recreation and recreational activity</u>	<u>P</u>
<u>46.6.5</u>	<u>Residential Activity in Activity Areas AA5</u>	<u>P</u>
<u>46.6.6</u>	<u>Homestay Activities in Activity Area AA1</u>	<u>P</u>
<u>46.6.7</u>	<u>Establishment of a Golf Course in Activity Area AA8</u>	<u>P</u>
<u>46.6.8</u>	<u>Planting to maintain shelterbelts that are identified on the Corbridge Structural Plan</u>	<u>P</u>
<u>46.6.9</u>	<u>Residential Activity in Activity Area AA1</u>  <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The number of Units being utilised for Residential Activity within AA1 not exceeding 35 as required by standard 46.8.2.</u></li> </ol>	<u>C</u>
<u>46.6.10</u>	<u>The construction, relocation or exterior alteration of buildings, other than identified in Rules 46.6.13 to 46.6.16, 46.6.18 and 46.6.27</u>  <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The compatibility of the building design, density and location with landscape and visual amenity values as viewed from outside of the Corbridge RVZ;</u></li> <li>b. <u>Landscaping and planting;</u></li> <li>c. <u>Lighting;</u></li> <li>d. <u>Servicing including water supply, firefighting, stormwater and wastewater;</u></li> <li>e. <u>Natural Hazards;</u></li> <li>f. <u>Design and layout of site access, on-site parking, manoeuvring and traffic generation; and</u></li> <li>g. <u>Any adverse effects on Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure located within the adjacent road, as shown on the Plan maps.</u></li> </ol>	<u>C</u>

<u>46.6.11</u>	<u>Licensed premises within Activity Areas AA3 and AA4</u>  <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The scale of the activity</u></li> <li>b. <u>Car parking and traffic generation</u></li> <li>c. <u>The configuration of activities within the building and site (e.g. outdoor seating, entrances etc)</u></li> <li>d. <u>Hours of operation</u></li> </ol>	<u>C</u>
<u>46.6.12</u>	<u>The exterior alteration or extension of any existing building within the Open Space Road Buffer Area (AA7), other than identified in Rules 46.6.18 and 46.6.27</u>	<u>RD</u>  a. <u>Visual amenity values;</u>  b. <u>external Appearance;</u>  c. <u>landscape treatment</u>
<u>46.6.13</u>	<u>The construction of any building within the Golf Course Activity Area (AA8) associated with golf course user-shelter, grounds keeping or maintenance, including storage of equipment and machinery associated with such use, other than identified in Rules 46.6.18 and 46.6.27</u>	<u>RD</u>  a. <u>landscape;</u>  b. <u>Visual amenity values;</u>  c. <u>Nature, scale and external appearance.</u>
<u>46.6.14</u>	<u>Landscaping within the Road Side Buffer Activity Area (AA7) other than provided by Rule 46.6.8</u>	<u>RD</u>  <u>Discretion is restricted to:</u>  <u>Effects on visual amenity, landscape and open space values from State Highway 6</u>
<u>46.6.15</u>	<u>Commercial recreational activities in Activity Area in AA6</u>	<u>D</u>
<u>46.6.16</u>	<u>The construction, relocation or exterior alteration of any</u>	<u>D</u>



	<u>building within the Open Space Activity Area (AA6), other than identified in Rule 46.6.27</u>	
<u>46.6.17</u>	<u>The establishment of a Golf Course outside of Activity Area AA8</u>	<u>D</u>
<u>46.6.18</u>	<u>The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate-High Landscape Sensitivity Area</u>	<u>D</u>
<u>46.6.19</u>	<u>Any activity not located in accordance with the Corbridge Structure Plan</u>	<u>NC</u>
<u>46.6.20</u>	<u>The construction or relocation of any building within the Open Space Road Buffer Area (AA7)</u>	<u>NC</u>
<u>46.6.21</u>	<u>Residential Activity outside of Activity Areas AA1 &amp; AA5</u>	<u>NC</u>
<u>46.6.22</u>	<u>Industrial Activity</u>	<u>NC</u>
<u>46.6.23</u>	<u>Commercial, retail or service activities not associated with visitor accommodation or commercial recreation or recreational activities</u>	<u>NC</u>
<u>46.6.24</u>	<u>Mining</u>	<u>NC</u>
<u>46.6.25</u>	<u>Informal Airports</u>	<u>NC</u>
<u>46.6.26</u>	<u>Licensed premises outside of Activity Areas AA3 and AA4</u>	<u>NC</u>
<u>46.6.27</u>	<u>The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as being a High Landscape Sensitivity Area</u>	<u>NC</u>
<u>46.6.28</u>	<u>The removal of any shelterbelt planting rows that are identified on the Corbridge Structure Plan within the Open Space Road Buffer Activity Area (AA6)</u>	<u>NC</u>
<u>46.6.29</u>	<u>Any other activity not listed in this Table</u>	<u>NC</u>
<u>46.6.30</u>	<u>Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport</u>	<u>PR</u>

**46.7 General Standards applicable to all Activity Areas identified on the Corbridge Structure Plan**

	<b><u>Table 46.7 – General Standards</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.7.1</u>	<p><u>Building Material and Colours</u></p> <p><u>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</u></p> <p><u>All exterior surfaces* must be coloured in the range of browns, greens or greys including;</u></p> <p><u>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Landscape</u></li> <li>b. <u>Visual Amenity Values; and</u></li> <li>c. <u>External Appearance</u></li> </ul>

	<p><u>All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</u></p> <p><u>* Excludes soffits, windows and skylights (but not glass balustrades).</u></p> <p><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></p>	
<u>46.7.2</u>	<p><u>Setback of Buildings</u></p> <p><u>Buildings shall be set back a minimum of 15m from the Zone boundary.</u></p>	<u>D</u>

**46.8 Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan**

<b><u>Table 46.8: Activity Area Specific Standards</u></b>		
	<b><u>Fairway Visitor Accommodation (AA1)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.1</u>	<u>The maximum number of Units shall be 150</u>	<u>NC</u>
<u>46.8.2</u>	<u>The maximum number of Units to be used for Residential Activity shall be 35</u>	<u>NC</u>
<u>46.8.3</u>	<u>The maximum Ground Floor Area of any Unit shall be 400m<sup>2</sup></u>	<u>NC</u>
<u>46.8.4</u>	<u>The minimum separation distance between Units shall be 8m</u>	<u>NC</u>
<u>46.8.5</u>	<u>Units shall be set back a minimum of 10m from any vehicle access or service lane</u>	<u>NC</u>
<u>46.8.6</u>	<u>The maximum height of any building shall be 6.0m</u>	<u>NC</u>
	<b><u>Low Density Visitor Accommodation Activity Area (AA2)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.7</u>	<u>The maximum number of Units shall be 100</u>	<u>NC</u>
<u>46.8.8</u>	<u>The maximum Ground Floor Area of any Unit shall be 300m<sup>2</sup></u>	<u>NC</u>
<u>46.8.9</u>	<u>The minimum separation distance between Units shall be 8m</u>	<u>NC</u>
<u>46.8.10</u>	<u>Units shall be set back a minimum of 10m from any vehicle access or service lane</u>	<u>NC</u>
<u>46.8.11</u>	<u>The maximum height of any building shall be 6.0m</u>	<u>NC</u>
	<b><u>Higher Density Visitor Accommodation Activity Area (AA3)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.12</u>	<u>The maximum building coverage within the Higher Density Visitor Accommodation Activity Area (AA3) shall be 50%</u>	<u>NC</u>

<u>46.8.13</u>	<u>Building Size</u>  <u>The maximum Ground Floor Area of any building shall be 1,000m2</u>	<u>RD</u>  <u>Discretion is restricted to:</u>  a. <u>landscape;</u> b. <u>Visual amenity values; and</u> c. <u>Nature, scale and external appearance;</u>  d. <u>Density of development.</u>
<u>46.8.14</u>	<u>The maximum height of any building shall be 12.0m</u>	<u>NC</u>
	<b><u>Hotel/Golf Club Facilities Activity Area (AA4)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.15</u>	<u>The maximum building coverage within the Hotel/Golf Club Facilities Activity Area (AA4) shall be 70%</u>	<u>NC</u>
<u>46.8.16</u>	<u>Building Size</u>  <u>The maximum Ground Floor Area of any building shall be 1,000m2</u>	<u>RD</u>  <u>Discretion is restricted to:</u>  d. <u>landscape;</u> e. <u>Visual amenity values; and</u> f. <u>Nature, scale and external appearance;</u>  g. <u>Density of development.</u>
<u>46.8.17</u>	<u>The maximum height of buildings shall be 12.0m</u>	<u>Exceedance to a total height of 16m: RD</u>  <u>Discretion is restricted to:</u>  a. <u>landscape</u> b. <u>Visual amenity values</u> c. <u>management of effects related to visibility of building form outside of the Corbridge Rural Visitor Zone including landscape</u>

		<u>treatment;</u>
		<u>Exceedance to a total height greater than 16m:</u> <u>NC</u>
	<b><u>Worker Accommodation Activity Area (AA5)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.18</u>	<u>The maximum number of residential units shall be 100</u>	<u>D</u>
<u>46.8.19</u>	<u>When a Residential Unit is occupied by a Household, at least one of the occupants must be part of the staff employed within the Corbridge Rural Visitor Zone; OR</u>  <u>When a Residential Unit is not occupied by a Household each bedroom shall be occupied by at least one person who is part of the staff employed within the Corbridge Rural Visitor Zone.</u>	<u>NC</u>
<u>46.8.20</u>	<u>The maximum Ground Floor Area of any Residential Unit shall be 160m<sup>2</sup></u>	<u>D</u>
<u>46.8.21</u>	<u>The maximum building coverage within the Worker Accommodation Activity Area (AA5) shall be 40%</u>	<u>D</u>
<u>46.8.22</u>	<u>The maximum height of buildings shall be 5.0m</u>	<u>Exceedance to a total height of 6.5m: RD</u>  <u>Discretion is restricted to:</u>  <u>a. <u>landscape</u></u> <u>b. <u>Visual amenity values</u></u> <u>c. <u>management of effects related to visibility of building forms outside of the RVZ, including landscape treatment ;</u></u>  <u>Exceedance to a total height greater than 6.5m: NC</u>
<u>46.8.23</u>	<u>The minimum separation distance between units shall be 4m.</u> <u>This standard does not apply to units that share a party wall.</u>	<u>NC</u>
<u>46.8.24</u>	<u>Residential Units shall be set-back a minimum of 4.5m from any vehicle access or service lane</u>	<u>NC</u>



	<b><u>Open Space Activity Area (AA6)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.25</u>	<u>The maximum Ground Floor Area of any building shall be 25m<sup>2</sup></u>	<u>NC</u>
<u>46.8.26</u>	<u>The maximum height of any building shall be 5.0m</u>	<u>NC</u>
	<b><u>Golf Course Activity Area (AA8)</u></b>	<b><u>Non Compliance Status</u></b>
<u>46.8.27</u>	<u>The maximum Ground Floor Area of any building shall be 25m<sup>2</sup></u>	<u>D</u>
<u>46.8.28</u>	<u>The maximum height of any building shall be 5.0m</u>	<u>NC</u>

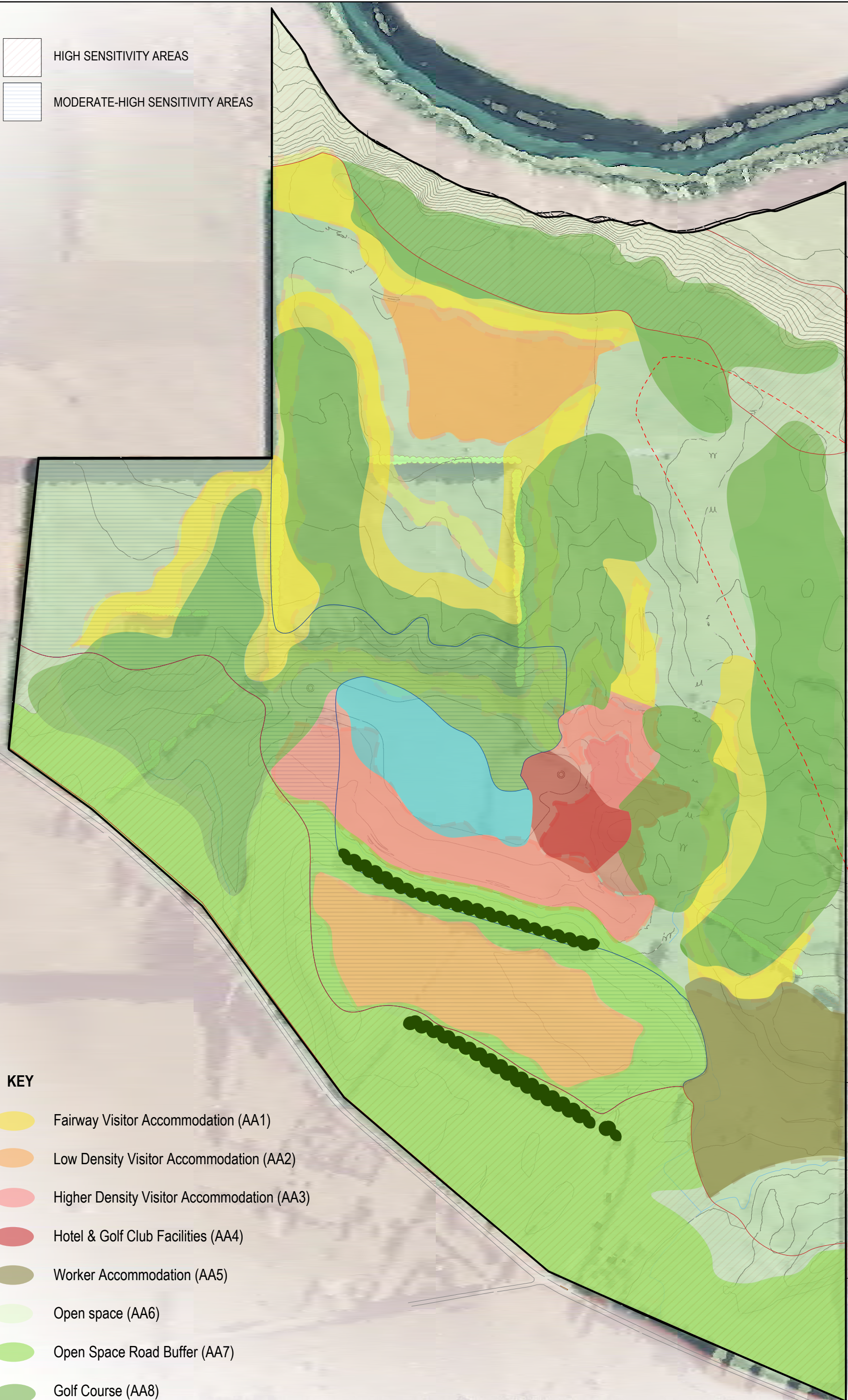
**27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.**

<b><u>Zone</u></b>	<b><u>Minimum Lot Area</u></b>
<u>Rural Visitor Zone</u>	<u>No Minimum with exception of Activity Area AA5 as identified by the Corbridge Structure plan which should have a minimum lot size of 3.0ha</u>

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**Corbridge Rural Visitor Zone - Structure Plan**

-  HIGH SENSITIVITY AREAS
-  MODERATE-HIGH SENSITIVITY AREAS



**KEY**

-  Fairway Visitor Accommodation (AA1)
-  Low Density Visitor Accommodation (AA2)
-  Higher Density Visitor Accommodation (AA3)
-  Hotel & Golf Club Facilities (AA4)
-  Worker Accommodation (AA5)
-  Open space (AA6)
-  Open Space Road Buffer (AA7)
-  Golf Course (AA8)
-  Shelterbelts to be retained

**CORBRIDGE RURAL VISITOR ZONE**

DRAFT STRUCTURE PLAN

05/08/2020

SCALE: 1 : 8000 @ A3