

Appendix D - A copy of the Appellant's submission and further submissions

FORM 5
SUBMISSION ON PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Morven Ferry Limited
Address for Service: Morven Ferry Ltd
C/- Southern Planning Group
PO Box 1081
Queenstown 9348

Attention: Tim Williams
tim@southernplanning.co.nz
021 209 8149

1. This is a submission on the Proposed Queenstown Lakes District Plan.

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that the submission relates to are outlined below.

4. Morven Ferry Limited's submission is that:

- (a) Morven Ferry Limited owns Lot 2 DP 411193, Lot 1 DP 300661 & Lot 12 DP 323200. The Morven Ferry Ltd land is located on Morven Ferry Road, Queenstown. The Proposed District Plan zones this land Rural General. This zoning is identified on Proposed Planning Map 30 – Lake Hayes.

Morven Ferry Limited's submission relates to the following matters and seeks to achieve the following outcomes.

Morven Ferry Limited **opposes** the following Proposed District Plan (PDP) objectives and provisions insofar as they relate to the land identified above:

- 4.1 The PDP objectives, policies and rules of the Strategic Directions Chapter (3), Landscapes (6) and Rural General (21) that informs and supports the proposing zoning of Morven Ferry Limited's land and Lot 2 DP 397602, Lot 3 DP 397602, Lot 4 DP 397602 and Section 1 SO 455511 ("Barnhill Land") Rural General.
- 4.2 The PDP objectives, policies, rules, the QLD Land Development and Subdivision Code of Practice and the QLDC Subdivision Design Guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

Morven Ferry Limited **opposes** in part the following PDP objectives and provisions insofar as they relate to the land identified above:

- 4.3 The PDP objectives, policies and rules of the Strategic Directions Chapter (3) and Landscapes (6) that inform and support the objectives and provisions of the Rural Residential and Rural Lifestyle Chapter to the extent they do not support the changes proposed in this submission.
- 4.4 The PDP objectives and provisions of the Rural Residential and Rural Lifestyle Chapter as set out in this submission.

Morven Ferry Limited opposes the above objectives and provisions on the following basis:

- 4.5 The above zoning, objectives, policies and rules do not promote the purpose of the Resource Management Act 1991 because:
 - (a) The section 32 evaluation does not establish that the objectives are most appropriate for the land identified in this submission to achieve the purpose of the Act.
 - (b) The benefits and costs of the effects of the provisions referred to above in respect of Rural and Landscape chapters, have not been appropriately

assessed or quantified in accordance with section 32 of the RMA, nor have they been assessed with regards to their suitability for giving effect to the relevant objectives. In particular, the objectives and policies in the Rural chapter which provide a strong preference for agriculture/ farming activity have not been adequately justified. The proposed plan as notified does not strike an appropriate balance between accepting the inevitability of growth within the Wakatipu Basin, and how landscape values can be managed in light of this growth. The over importance placed upon farming activities in the Rural Zone renders much of this land incapable of efficient and effective future use and development. Farming is one method of utilising rural resources but the economic opportunities in the future are uncertain. The value of rates in many cases means that the farming incomes need to be high to meet those costs sustainably. Other activities that require a rural location such as residential and tourism uses may also provide economic wellbeing for landowners and the wider community. These activities should be supported and enabled through clear objectives and provisions.

- (c) The objectives and provisions in the Rural Landscape and Strategic Direction chapters create an emphasis on the protection of all landscapes without provision for appropriate use and development. This approach does not achieve the sustainable management purpose of the RMA. This submission seeks that all such policies and objectives are tempered in light of the sustainable management language of the RMA. The District Plan should balance the protection use and development of all natural and physical resources, taking into account particular section 6 and 7 matters requiring protection and maintenance. Any objectives and provisions which provide for a higher level of protection than that specified in Part 2 of the RMA without clear justification in a section 32 analysis should either be deleted or tempered accordingly.
- (d) The alternative provisions sought by way of relief in this submission have not been appropriately identified and assessed by Council in accordance with section 32 of the RMA.

Without derogating from the generality of the above, Morven Ferry Limited further submit that:

- 4.6 Morven Ferry Limited and Barnhill own adjoining land on Morven Ferry Road.
- 4.7 The zoning of the Morven Ferry Limited land and the adjoining Barnhill land as Rural General in the PDP is not the most appropriate or efficient zoning.
- 4.8 Attached to this submission (**Appendix [A]**) is a report summarising the s32 analysis that the submitter and Barnhill have undertaken in respect of the land identified in this submission.
- 4.9 The assessment concludes that pursuant to 32 the most appropriate zoning for the land is a Rural Visitor and Rural Residential zoning as identified on the proposed zoning map attached to this submission, **Appendix [B]**.
- 4.10 The assessment also identified site specific provisions to ensure the zoning reflects the specific characteristics of the Morven Ferry environment. These changes are detailed in the s32 report.
- 4.11 The section 32 analysis that accompanies Chapter 27 Subdivision and Development provides no evidence that monitoring of the operative provisions and the controlled activities status for Rural Residential and Rural Visitor subdivision has been ineffective or inefficient. The benefits and costs of the proposed provisions referred to above have not been appropriately assessed or quantified in accordance with section 32, nor have they been assessed with regards to their suitability for giving effect to the relevant objectives and policies.
- 4.12 The proposed discretionary regime for subdivision will impose significant uncertainty and costs on development without any justifiable benefits.
- 4.13 The existing controlled activity regime for subdivision has provided an appropriate framework for ensuring good subdivision outcomes. A controlled activity regime enables Council to exercise its control to ensure good design outcomes without creating significant uncertainty and cost to the subdivision and development process within zones that anticipates rural living and subdivision.

4.14 Subdivision certainty is key to efficient and effective uses of resources in the district, and this is facilitated by clear understanding of the outcomes which can be achieved in any particular zone or area. If subdivisions are retained as a completely discretionary activity, then subdivision may be appropriate in any given zone, but not on every particular site. A case by case assessment is required and despite the certainty of non-notification there is no certainty as to what might be approved.

5. The submitter seeks the following decision from the Queenstown Lakes District Council:

5.1 That the Morven Ferry Limited and Barnhill land is re-zoned as identified on the Proposed Zoning Map (**Appendix [B]**) attached to the this submission. The proposed re-zoning identifies Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B.

5.2 The following provisions are added to Chapter 12 Rural Visitor Zone (additions underlined) insofar as they relate to the Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B:

12.4.5.2 Zone Standards

i Building Height

The maximum height of buildings and other structures within the Morven Ferry Zone A shall be:

- All Buildings 8m

The maximum height of buildings and other structures within the Morven Ferry Zone B shall be:

- Agricultural & Viticultural Buildings 10m
- All other Buildings 8m

Viii Site Coverage

Within the Morven Ferry Zone B the maximum building coverage shall be 5% of the zone.

ix Road Set Back

Within the Morven Ferry Zone B no building or structure shall be located closer than 35m to Morven Ferry Road.

5.3 The following provision is added to Proposed Chapter 22 – Rural Residential and lifestyle zone

	Table 8: Rural Residential Morven Ferry Road	Non-compliance:
(i) 22.5.39	<u>Setback from Lot 1 DP 411193</u> <u>Buildings shall be setback a minimum of 15m from this boundary</u>	<u>NC</u>

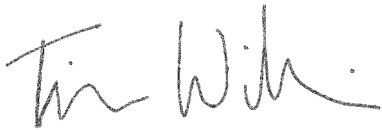
5.4 That the District Plan provides a complete and comprehensive set off provisions to enable subdivision and other land uses in rural areas in addition to agricultural and farming uses.

5.5 That the status of subdivision is a controlled activity within the Rural Residential zone and Rural Visitor zone.

5.6 The submitter seeks the changes identified above and any consequential amendments required to give effect to the changes. In the alternative it seeks any other changes/ relief as necessary or appropriate in order to address the matters outcomes and issues identified above, and the matters, outcomes and issues identified in **Appendix [A]**.

6. The submitter wishes to be heard in support of its submission.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Tim Williams (on behalf of Morven Ferry Limited)

**FURTHER SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE EIGHT OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: Morven Ferry Ltd
C/- Boffa Miskell Ltd
PO Box 110
CHRISTCHURCH

Attention: Chris Ferguson, Planner
Phone: (03) 353 7568
Mobile: 021 907 773
Email: Chris.Ferguson@boffamiskell.co.nz

Morven Ferry Ltd (MFL) makes further submissions on the Proposed Queenstown Lakes District Plan as set out in the **attached** document.

MFL confirms it is a person who has an interest in the proposal that is greater than the interest the general public has (it is affected by the content of a submission).

MFL would like to be heard in support of its further submission.

If other persons make a similar further submission then MFL would consider presenting joint evidence at the time of the hearing.

A copy of this further submission has been served on the original submitters to which this further submission relates.



Chris Ferguson

For and behalf of Morven Ferry Limited

18th day of December 2015

FURTHER SUBMISSIONS

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
<p>Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green (Submitter 626)</p> <p>C/- Southern Planning Group. PO Box 1081, Queenstown 9348.</p> <p>Attn: Tim Williams</p> <p>tim@southernplanning.co.nz</p>	<p>General District Plan Review Comments, Chapter 21 and Planning Map 30 (Submission Points 626.1, 626.6 and 626.7)</p>	<p>Support/</p>	<p>MFL supports the requested rezoning of the Barnhill and Morven Ferry Ltd land as Rural Residential Zone and Morven Ferry Rural Visitor Zone, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2). 	<p>We seek that the part of this submission relating to the General District Plan Review Comments, Chapter 21 and Planning Map 30 (Submission Points 626.1, 626.6 and 626.7) be allowed to the extent it is consistent with the reasons expressed in this further submission.</p>
	<p>General District Plan Review Comments and Chapter 12 Rural Visitor Zone rules (Submission Point 626.2)</p>	<p>Support</p>	<p>MFL supports the proposed changes to the Rural Visitor Zone rules, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 	<p>We seek that the part of this submission relating to the General District Plan Review Comments, Chapter 12 (Submission Points 626.2) be allowed to the extent it is consistent with the reasons expressed in this further submission.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
			3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2).	
	General District Plan Review Comments (Submission Point 626.3)	Support	<p>MFL supports the requested additional built form standard for the setback of buildings in the Rural Residential Zone, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2) 	We seek that the part of this submission relating to the General District Plan Review (Submission Points 626.3) be allowed to the extent it is consistent with the reasons expressed in this further submission.
	Chapter 21 Rural Zone (Submission Point 626.5)	Support	MFL supports the request that the status of subdivision is a controlled activity in the Rural Residential Zone and Rural Visitor Zone. Controlled activity status will ensure subdivision is appropriately managed, whilst providing certainty of outcome.	We seek that the part of this submission relating to Chapter 21 (Rural Zone) (Submission Points 626.5) be allowed to the extent it is consistent with the reasons expressed in this further submission.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
<p>Morven Ferry Limited (Submitter 629) C/- Southern Planning Group PO Box 1081 QUEENSTOWN 9348 tim@southernplanning.co.nz</p>	<p>General District Plan Review Comments, Chapter 21 and Planning Map 30 (Submission Points 629.1, 629.6 and 629.7)</p>	<p>Support/</p>	<p>MFL supports the requested rezoning of the Barnhill and Morven Ferry Ltd land as Rural Residential Zone and Morven Ferry Rural Visitor Zone, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2). 	<p>We seek that the part of this submission relating to the General District Plan Review Comments, Chapter 21 and Planning Map 30 (Submission Points 629.1, 629.6 and 629.7) be allowed to the extent it is consistent with the reasons expressed in this further submission.</p>
	<p>General District Plan Review Comments and Chapter 12 Rural Visitor Zone rules (Submission Point 629.2)</p>	<p>Support</p>	<p>MFL supports the proposed changes to the Rural Visitor Zone rules, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2). 	<p>We seek that the part of this submission relating to the General District Plan Review Comments, Chapter 12 (Submission Points 629.2) be allowed to the extent it is consistent with the reasons expressed in this further submission.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
	General District Plan Review Comments (Submission Point 629.3)	Support	<p>MFL supports the requested additional built form standard for the setback of buildings in the Rural Residential Zone, where:</p> <ol style="list-style-type: none"> 1) Based on a thorough investigation of the natural and physical resources of the area, including landscape values, a change in zoning is considered the most appropriate method to achieve the objectives of the PDP; 2) An appropriate design response is formulated providing for a limited amount of development that carefully responds to the landscape, topography, maintains amenity values for residents and can be adequately serviced; and 3) The methods (policies, rules and assessment matters) are appropriate to the values identified in 1), the design in 2) 	We seek that the part of this submission relating to the General District Plan Review (Submission Points 629.3) be allowed to the extent it is consistent with the reasons expressed in this further submission.
	Chapter 21 Rural Zone (Submission Point 629.5)	Support	MFL supports the request that the status of subdivision is a controlled activity in the Rural Residential Zone and Rural Visitor Zone. Controlled activity status will ensure subdivision is appropriately managed, whilst providing certainty of outcome.	We seek that the part of this submission relating to Chapter 21 (Rural Zone) (Submission Points 626.5) be allowed to the extent it is consistent with the reasons expressed in this further submission.

Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter: Morven Ferry Limited

1. This is a submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**)
2. Morven Ferry Limited (**Submitter**) could not gain a trade competition advantage through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA 1991).
3. The specific provisions that this submission relates to are: Chapter 24 Wakatipu Basin Variation (**Variation**), Chapter 27 Subdivision, Chapter 21 Rural General, Chapter 3 (Strategic Direction), Chapter 6 (Landscapes), Map 13d, and Map 30.

Introduction

4. This Submission is made in addition to the Submitter's submission and further submission on Stage 1 of the Proposed District Plan. The relief sought in this submission should be considered in conjunction with and not replacing relief sought in the Stage 1 submission.
5. The Submitter opposes the Proposed Plan Chapters 3, 6, 24, and 27 insofar as they relate to the land identified in the Submitter's Stage 1 submission to the Proposed Plan, located at Morven Ferry Road, Legal Description Lot 2 DP 411193, Lot 1 DP 300661, Lot 12 DP 323200.

Reasons for the submission

6. The Submitter requested in its Stage 1 Submission that its land be rezoned from Rural General to a combination of Rural Residential and Rural Visitor or similar, and be specified as a Morven Ferry Road subzone (as detailed in the Zone Plan in **Appendix 3**). This rezoning intended to apply specific amendments to the provisions of the Rural Residential (or Wakatipu Basin Lifestyle Precinct) and Rural Visitor Zones which reflect the site specific nature of the rezoning.
7. The Variation as notified does not reflect the current and historical development which has occurred in the Wakatipu Basin. It provides for an arbitrary subdivision and development regime which does not recognise or provide for the enabling of any social, economic and cultural benefits of providing for rural living opportunities within the Basin, and including the Submitter's land. In particular, the restrictions on building coverage, building height, setbacks and farm buildings in the Wakatipu Basin Lifestyle Precinct do not reflect the existing rural residential and rural lifestyle character of the Basin, and will result in an inefficient land use regime which does not necessarily protect landscape values.

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8. The Variation is not supported by an adequate section 32 analysis, and does not adequately consider and allow for necessary future sustainable development. The objective and policies of Chapter 24 strongly prefer farming and agricultural activities without justification. The proposed zoning, building and subdivision restrictions do not accurately consider the character of the Basin as it now exists, and do not allow for future development where there is capacity to accommodate it.
9. Given the existing character, topography, and landscape of the Submitter's land, this land has the potential to absorb further rural lifestyle type subdivision and development while maintaining the amenity and landscape character of the area and without resulting in inappropriate adverse environmental effects. The Submitter's land is identified across Landscape Classification Units (LCU) 17 and 18, which are identified respectively as having 'moderate to low' and 'low' absorption capability for further development. This classification for LCU 18 in particular is not consistent with the existing and potential development of the area and is sought to be amended to 'moderate to low'. The land between Morven Ferry Road and the Kawarau River should be rezoned a mixture of Rural Residential (or Wakatipu Basin Lifestyle Precinct) and Rural Visitor, or zonings with similar provisions, as that is what is already in effect in parts of this area.

Summary of Relief

10. The submitter seeks the following decision:

- That the Variation be refused in its entirety, in particular as it pertains to the land the subject of this Submission, and that this be replaced with the relief sought in the Submitter's submission on Stage 1; or
- If the Variation is to be retained, that the Submitter's land be rezoned as a mix of Wakatipu Basin Lifestyle Precinct (within those areas previously requested to be rezoned Rural Residential in Stage 1) and Rural Visitor Zone, subject to further specific amendments to the provisions for a Morven Ferry subzone, and as reflected in the zoning plan included as Appendix 3.
- Seek alternative densities to what was notified for the Wakatipu Basin Lifestyle Precinct for the proposed Morven Ferry subzone by providing for a 4,000m² average density over the identified land;
- Specific amendments are included in the Landscape Classification Units relevant to Morven Ferry which better reflect the potential of this area to absorb the effects of future subdivision and development;
- Those parts of the Submitter's land not requested to be rezoned be amended in accordance with Appendix 1 and 2 attached as relevant to the Wakatipu Basin Rural Amenity Zone;
- The Submitter further seeks any alternative or consequential changes/relief as necessary or appropriate for the Submitter to pursue in order to address the matters and outcomes identified in this Submission.

11. The Table below sets out a summary of the relief sought and specific reasons for amendments to provisions in the Proposed Plan. These amendments and other consequential and contextual amendments sought are shown in track changes identified to Chapter 24 and 27 included as **Appendix 1** and **2** to this Submission.

Provision	Support/Oppose	Reasoning	Decision sought [New text shown as <i>underlined italics</i> and deleted text shown as <i>italics struck through</i>]
Chapter 3 –Strategic Direction (right of reply version)			
3.2.5.4.3 New policy	Include new policy	The current policy 3.2.5.4.2 recognises the need to 'provide for rural living opportunities in appropriate locations'. This is the only positive policy which acknowledges the existence and benefits of rural living development. In light of the new objective and policy suite sought in Chapter 24, which further recognises the benefits of rural living development, it is important that this is also recognised at the strategic level.	3.2.5.4.3 New Policy – <u>Recognise and provide for the amenity, social, cultural, and economic benefits of rural living development.</u>
3.2.5.5 Objective - The character of the district's landscapes is maintained by ongoing agricultural land use and land management	Oppose	The Wakatipu Basin Variation acknowledges that the character of the Basin is not predominantly derived from agricultural practices any longer, and is rather a mixed character which has evolved through rural and rural living subdivision and development. Given the Wakatipu Basin Rural Amenity Zone (WBRAZ) and Wakatipu Basin Lifestyle Precinct (Lifestyle Precinct) are a subset of 'rural land' and this Objective is not exclusive to Rural zoned land, it is important that this preference for continued agricultural use is only favoured where that is central to landscape character at present.	3.2.5.5 Objective - The character of the district's landscapes is maintained by ongoing agricultural land use and land management <u>where landscape character is derived from predominantly agricultural use.</u>
Chapter 6 – Landscapes (right of reply version)			
6.2 Values ...Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which		Chapter 6 was not promulgated with the Wakatipu Basin Variation in mind and therefore requires additional consequential changes to give specific policy support to those zones and subzones within the landscapes higher order chapter. The WBRAZ and Lifestyle Precinct recognises that landscape character and amenity values are not predominantly derived from agricultural uses, but rather a historic and evolved pattern of rural living and other lifestyle uses. It is also recognised, by way of the Precinct zoning, that there are places which are able to absorb further rural living subdivision and development and this needs to be recognised at the descriptive level of this chapter.	6.2 Values ...Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by

<p>have reduced the open character exhibited by larger scale farming activities.</p> <p>While acknowledging these rural areas have established rural living and development there is limited capacity for sensitive and sympathetic housing and development in appropriate locations. A substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural living development has a finite capacity if the District's distinctive rural landscape values are to be sustained</p>			<p>larger scale farming activities.</p> <p>While Acknowledging these rural areas have established rural living and development, <u>and landscape character and amenity values are derived from that evolved land use</u>, there is limited capacity for <u>further sensitive and sympathetic subdivision</u> housing and development in appropriate locations <u>where this maintains and enhances existing landscape and amenity values</u>. A substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural living development has a finite capacity if the District's distinctive rural landscape values are to be sustained <u>has benefits for the District and can also can maintain and enhance rural landscape values where this is located in areas which have the ability to absorb further subdivision and development</u></p>
<p>Policy 6.3.2 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations within the Wakatipu Basin, and inappropriate in many locations throughout the District wide Outstanding Natural Landscapes</p>	<p>Oppose</p>	<p>T The Wakatipu Basin does not include ONF/ONL zoned land and is therefore not intended to be captured by this policy.</p> <p>The statement that subdivision and development is inappropriate in almost all locations in the Wakatipu Basin is in direct contradiction to the WBRAZ and precinct provisions which provide for an effects-based approach to further development.</p>	<p>Policy 6.3.2 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations within the Wakatipu Basin, and inappropriate in many locations throughout the District wide Outstanding Natural Landscapes</p>
<p>Policy 6.3.1.5 Encourage Rural Lifestyle and Rural Residential Zone plan changes in preference to ad-hoc subdivision and development and ensure these occur in areas where the landscape can accommodate change</p>		<p>There is no lower order policy support in the Precinct or rural living zones for a preference to direct plan changes over resource consent applications for further development.</p>	<p>Policy 6.3.1.5 Encourage <u>rural living</u>. Rural Lifestyle Zone and Rural Residential Zone plan changes in preference to ad-hoc subdivision and development and ensure these <u>where this occurs</u> in areas where the landscape can accommodate change</p>

<p>New Policy 6.3.1.x</p>		<p>Currently this policy suite provides for the protection of rural amenity values from further rural living subdivision and development, however does not recognise specific amenity benefits of this development, as requested to be included in Chapter 24.</p> <p>New policy recognition is required within Chapter 6 which specifically recognises the Wakatipu basin distinct character, its separate development and subdivision regime, and the benefits of the same.</p>	<p>New Policy 6.3.1.x - <u>Recognise the distinctive character of the Wakatipu Basin and the amenity benefits of rural living development in this area.</u></p>
<p>Variation to Stage 1 Landscapes Chapter 6:</p> <p>Part 6.2 Values - Last paragraph: Delete.</p> <p>Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.</p> <p>Part 6.4 Rules - Amend:</p> <p>6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</p> <p>6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:</p>		<p>It is not efficient to assess development in all zones not zoned rural against landscape classification objectives, policies and assessment matters. Those zones have been assumed to particularise landscape issues where they are relevant within the lower order chapter.</p> <p>Rural living zones including the Lifestyle Precinct are areas which by their definition are considered to be able to absorb some effects of further subdivision and development. Those chapters already particularise landscape concerns and it is unnecessary to require further assessment against the entirety of Chapter 6.</p>	<p>Variation to Stage 1 Landscapes Chapter 6:</p> <p>Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the <u>majority of the remaining Rural Zoned land (except for Rural Residential, Rural Lifestyle, and Wakatipu Basin Lifestyle Precinct zones)</u> and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.</p> <p>Part 6.4 Rules - Amend:</p> <p><u>6.4.1.2 The landscape categories apply only to the Rural Zone, with the exception of the following areas in the Rural Zones: The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</u></p> <p>6.4.1.3 The landscape categories assessment matters do not apply to the</p>

<p>a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. The Gibbston Character Zone. d. The Rural Lifestyle Zone. e. The Rural Residential Zone</p>			<p>following within the Rural Zones:</p> <p>a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. The Gibbston Character Zone. d. The Rural Lifestyle Zone. e. The Rural Residential Zone <u>f. The Wakatipu Basin Lifestyle Precinct</u></p>
<p>Chapter 21 (Rural Zone – Assessment matters Right of Reply)</p>			
<p>21.7.2 – 21.7.3 RLC Assessment Matters</p>		<p>If the submission above is not accepted and the landscape categories (including assessment matters) are applied to all zones, including the WBRAZ, then further amendments are required as set out.</p> <p>Further additions to RLC assessment matters are required to be included given Chapter 6 was promulgated without the Wakatipu Basin variation in mind. These additions recognise the specific and different character of the Basin, and the intention that further development in this Zone be led by an effects-based planning approach which is primarily guided by detailed landscape classification units.</p>	<p>21.7.2.3 Effects on landscape quality and character</p> <p>c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Landscape <u>and the characteristics identified in the applicable Landscape Classification Units (for development within the Wakatipu Basin Rural Amenity Zone).</u></p> <p>21.7.2.4 Effects on visual amenity</p> <p>Whether the development will result in a loss of the visual amenity of the Rural Landscape, having regard to whether and the extent to which:</p> <p>...</p> <p><u>g. the proposed development complements existing landscape character and development patterns and characteristics as described in the applicable Landscape Classification Units (for development within the Wakatipu Basin Rural Amenity Zone).</u></p> <p>21.7.3.3 other factors and positive</p>

			<p>effects, applicable in all the landscape categories</p> <p>...</p> <p><u>g. Whether the proposed development provides for rural living opportunities in areas which are capable of absorbing effects of further rural living subdivision and development.</u></p>
Chapter 24 – Wakatipu Basin			
<p>Chapter 24 and Stage 2 Map 13d – Wakatipu Basin Rural Amenity Zone</p>	Oppose	<p>The proposed zoning under the Wakatipu Basin Variation as set out in Chapter 24 is opposed in full. The proposed zoning does not sufficiently take into consideration the actual character and current utilisation of land in the Basin, and inappropriately zones certain areas as Rural Amenity while in reality they are of a Lifestyle Precinct character. There is a mismatch between the limitations enforced under the proposed zones, and the use and general character of the land in practice. Inaccurately zoning land in this manner will be a barrier to sensible development of the Wakatipu Basin in the future.</p> <p>What is sought is zoning that sufficiently takes into consideration the actual character and practical use of the land, through comprehensive landscape assessment, and zones the land accordingly. Lifestyle Precinct zoning should be extended to areas within the Basin where actual use of the land is beyond what is allowed for under the Rural Amenity restrictions.</p>	<p>1. <i>Amend Chapter 24:</i> As per the amendments set out in Appendix 1.</p> <p>2. <i>Amend Map 13d:</i> Delete Map 13d and replace with the Queenstown Lakes Stage 1 Proposed District Plan maps with a mixture of Rural Residential and Rural Visitor Zoning over the Submitter's land as identified in its Stage 1 submission.</p>
<p>Stage 2 Map 13d / Map 30 – Lake Hayes</p>	Oppose	<p>The zoning boundary of the Rural Amenity and Lifestyle Precinct Zones is opposed.</p> <p>The proposed zoning of this area as Rural Amenity Zone ignores the established character of the land and its current utilisation by land owners. Zoning should more carefully take into consideration the character of the area, and should be consistent with the activities currently carried out on the land and the needs associated with those activities.</p> <p>The area between Morven Ferry Road and the Kawarau River (identified in the Stage 1 submission) contains areas which are suitable of being rezoned according to the stage 1 submission relief, or otherwise as Wakatipu Basin Lifestyle Precinct and Rural Visitor Zone. Chapter 24 provisions specific to the Morven Ferry Road area are proposed in this submission, in regards to three proposed subareas (as detailed in the map in Appendix 3):</p>	<p><i>Amend Map 13d / Map 30 to:</i></p> <p>Rezone the Submitter's land as set out in Appendix 3 but replacing the 'Morven Ferry Road Rural Residential Zone' with a 'Wakatipu Basin Lifestyle Precinct -Morven Ferry sub zone'; and</p> <p>Rezone the Submitter's land to Morven Ferry Rural Visitor Zones A and B as set out in Appendix 3.</p>

		<ul style="list-style-type: none"> • Morven Ferry Road Residential Zone (now identified as Wakatipu Basin Lifestyle Precinct – Morven Ferry subzone) • Morven Ferry Visitor Zone A • Morven Ferry Visitor Zone B <p>Zoning the Morven Ferry area in this way would enable future development which achieves the sustainable management purpose of the Act and is an efficient use of resources. It is important to have capacity in the Basin for responsible development of residential blocks and visitor accommodation, which both respects the rural amenity of the Basin and provides opportunities for future development that will benefit both land owners and the wider community.</p>	
<p>Rule 24.4.5</p> <p>The construction of buildings including exterior alteration to existing buildings including buildings located within an existing approved/registered building platform area.</p>	Oppose	<p>It is unreasonable to require restricted discretionary activity resource consent for building construction and alterations on pre-approved building platforms.</p> <p>This activity is a controlled activity under the Queenstown Lakes Operative District Plan. QLDC's Proposed District Plan Fact Sheet 07 – Residential Buildings in Rural Areas, specifically noted that requiring resource consent 'to construct or alter a building located within an approved building platform' is 'considered inefficient' 'because the merits of whether a building is appropriate in that location has already been considered as part of the original resource consent to identify the building platform'.</p> <p>The proposed change to restricted discretionary status is in direct contradiction to QLDC's previous section 32 analysis on Stage 1, and is generally illogical, for the reasons pointed out by QLDC themselves.</p>	Amend Rule 24.4.5 (as per amendments set out in Appendix 1) so this is a permitted activity.
<p>Table 24.3 standards</p> <ul style="list-style-type: none"> • Building coverage; • Setbacks from internal and Roadside boundaries; • Setbacks from landscape features; • Heights of buildings; • Protection of amenity trees; and; • Farm buildings. 	Oppose	<p>Various standards identified in chapter 24 seek to remove or reduce the extent of existing landowner rights in the Wakatipu Basin.</p> <p>These rights include:</p> <ul style="list-style-type: none"> • building coverage; • setbacks from internal and roadside boundaries; • setbacks from landscape features; • heights of buildings; • protection of amenity trees; and • Farm buildings. <p>There is no justification identified in the Variation and supporting</p>	<p>1. <i>Amend Chapter 24:</i></p> <p>As per the amendments set out in Appendix 1.</p> <p>2. <i>Amend Chapter 24</i></p> <p>To include any Morven Ferry specific provisions which were included in the Submitter's Stage 1 Submission</p>

		<p>section 32 analysis which supports removing rights pertaining to these standards. The matters of discretion associated with a breach of those standards ensures that design outcomes complement the existing character of an area already.</p> <p>Rules protecting amenity trees have been removed given this is ultra vires the tree protection rules in section 76 of the RMA.</p> <p>Further specific provisions have been added to these standards and associated rules which are specific to the Morven Ferry Road subzone and which reflect the relief set out in the Stage 1 Submission.</p>	
New rules and provisions sought		<p>New rules as set out in Appendix 1 are sought to be included which reflect and retain the discretionary regime established under the Operative District Plan.</p> <p>Additional provisions (including specific rules, assessment matters, objectives and policies) are proposed to be included into Chapter 24 as necessary to reflect the relief sought in the Stage 1 submission and to give effect to an integrated Morven Ferry subzone within the Wakatipu Basin Lifestyle Precinct</p>	<p>1. <i>Amend Chapter 24:</i> As per the amendments set out in Appendix 1.</p> <p>2. <i>Amend Chapter 24</i> By including any further provisions as necessary in Chapter 24 which reflect the relief sought in the Stage 1 submission and give effect to an integrated Morven Ferry subzone within the Wakatipu Basin Lifestyle Precinct</p>
Chapter 27 – Subdivision			
Rule 27.4.2	Oppose	<p>Rule 27.4.2 as proposed in the Variation does not account for subdivision of balance lots which otherwise meets the density requirements of the Precinct Zone; an exception to this rule has been added to allow for this.</p>	<p>Amend Chapter 27 provisions as set out in Appendix 2</p>
<p>Rule 27.5.1</p> <p>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.</p>	Oppose	<p>80ha is an illogical minimum lot area restriction for the Rural Amenity Zone. 80ha is too large to be reasonably maintained as a private residential lifestyle block. Requiring residential blocks of this size invites the risk of visual degradation of the area, from lots that are not well maintained against weeds, wildings, and general ruin. In the alternative, 80ha lots are too small to accommodate viable economic activities or cost effective farming.</p> <p>An 80ha lot minimum is inconsistent with the high demand for land and the current section shortage in the Wakatipu Basin. Land needs to be available to sufficiently meet the needs of future sustainable growth in the area, and the 80ha minimum is an inefficient and wasteful use of the land available. Protection and</p>	<p>Delete Rule 27.5.1 and replace with a discretionary subdivision regime which will allow for an effects based approach in the Amenity Zone.</p> <p>Amend Rule 27.5.1 to provide for sub-precinct zones which have a range of densities, reflecting historical development patterns and ability for landscape to absorb further change</p> <p>Amend Rule 27.5.1 to provide for a specific Wakatipu Basin Lifestyle Precinct – Morven</p>

		<p>maintenance of the character and amenity of the rural landscape is possible without such tight restrictions.</p> <p>A stepped density approach for different Precinct areas is supported.</p>	<p>Ferry sub zone with a 4000m² average density</p> <p>(see Appendix 2)</p>
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12. Section 32 Analysis

- The benefits and costs of the effects of the provisions referred to above in respect to Chapter 24 have not been appropriately assessed or quantified in accordance with section 32 of the RMA, nor have they been assessed with regards to their suitability for giving effect to the relevant objectives and policies.
- The objectives and policies in Chapter 24, which provide a strong preference for agriculture and farming activities, have not been adequately justified. The proposed plan as notified does not strike an appropriate balance between accepting the inevitability of growth within the Wakatipu Basin, and how landscape values can be managed in light of this growth. The over importance placed upon farming activities in the Rural Zone renders much of this land incapable of efficient and effective future use and development. Farming is one method of utilising resources but economic opportunities in the future are uncertain; the value of rates in many cases means that the farming incomes need to be high to meet those costs sustainably. Other activities that require a rural location such as residential and tourism uses may also provide economic wellbeing for landowners and the wider community. These activities should be supported and enabled through clear objectives and provisions.
- The objectives and provisions in Chapter 24 create an emphasis on the protection of all landscapes without provision for appropriate use and development. This approach does not achieve the sustainable management purpose of the RMA. This submission seeks that all such policies and objectives are amended in light of the sustainable management purpose of the RMA.
- The purpose of the Act is better achieved by rezoning parts of the Submitter's land Wakatipu Basin Lifestyle Precinct – Morven Ferry subzone, Rural Residential Zone (as sought in the stage 1 submission), or similar, and Rural Visitor Zone (with Morven Ferry specific provisions) subject to the proposed modifications to the Plan as sought in this submission.

13. I wish to be heard in support of my submission

14. I will consider presenting a joint case with others presenting similar submissions



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Appendix 1 – Proposed amendments to Chapter 24 – Wakatipu Basin

24. Wakatipu Basin

24.1 Purpose

This chapter applies to the Wakatipu Basin Rural Amenity Zone (the Zone) and Wakatipu Basin Lifestyle Precinct (the Precinct) ~~which is part of the Zone~~. The purpose of the Zone is to ~~protect~~, maintain and enhance the ~~particular established~~ character and amenity ~~values~~ of the ~~rural Wakatipu Basin~~ landscape which distinguishes the Wakatipu Basin from other parts of the District that are zoned Rural.

A primary focus of the Zone is on ~~protecting~~, maintaining and enhancing ~~rural the~~ landscape and amenity values ~~of the Basin, while noting that productive farming is not a dominant activity in the Wakatipu Basin which have been derived from a mix of rural and lifestyle activities, while accepting that productive farming is not a dominant activity in the Wakatipu Basin.~~ ~~To achieve the purpose of the Zone a minimum lot size of 80 hectares is required if subdividing and all buildings except small farm buildings in the Zone require resource consent as a means to.~~ Within the Zone, Landscape Classification Units (LCUs) are identified which further particularise the landscape values of those areas to provide a basis for assessment of the effects of any further subdivision and development and to ensure rural landscape character and visual amenity outcomes are fulfilled ~~for that LCU and the wider Zone~~.

A wide range of supportive activities that rely on and seek to locate within the ~~rural landscape resource~~ ~~Wakatipu Basin~~ are contemplated in the Zone, including rural living ~~at a variety of low~~ densities, recreation, commercial and tourism activities as well as enabling farming and farming related activities. There are also ~~some~~ established industrial type activities that are based on rural resources or support rural type activities.

Land within the District is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision and applications for resource consent for buildings.

Within the Zone, variations in landscape character support higher levels of development in identified ~~Wakatipu Basin Lifestyle Precinct~~ areas. The Precinct provides for ~~rural~~ residential living opportunities within areas where additional development can be absorbed without ~~detracting from the resulting in inappropriate adverse~~ landscape and visual amenity ~~values effects of the on the Precinct character and and the wider landscape character and amenity values of the wider Zone and its surrounding~~ landscape context.

There is a diversity of topography and landscape character within the Precinct that has a variety of existing lot sizes and patterns of development. The Precinct ~~incorporates enables~~ a range of rural ~~lifestyle living type~~ developments, generally characterised as low-density residential development on rural land. ~~These sites include scattered rural residential, farmlet and horticultural sites.~~ Existing vegetation including shelter belts, hedgerows and exotic amenity plantings characterise the Precinct.

While the Zone and Precinct do not contain Outstanding Natural Features or Landscapes, they do contain part of the District's distinctive and high amenity value landscapes and are located adjacent to or nearby Outstanding Natural Features and Landscapes. Some land within the Precinct has been identified as being of particular landscape sensitivity. ~~A rule requiring a setback of buildings and development from these identified landscape features as shown on the planning maps requires that an assessment is undertaken to ensure the values of these landscapes are maintained.~~

Development within the Zone or Precinct that is adjacent to or nearby Outstanding Natural Features or Landscapes is to be managed to ensure that the Outstanding Natural Features or Landscapes are protected from inappropriate subdivision, use and development. ~~While there are~~

Comment [AL1]: It is important to recognise that the special character and amenity of the Basin is derived from rural living and development which has occurred over the lifetime of the ODP. It is this domestication in the landscape which creates a varied and manicured environment which is valued by residents and visitors. Appropriately describing the existing environment is critical for the basis of sound planning decisions moving forward.

Comment [AL2]: This method has been added into the purpose description as the LCU's can act as guidelines for subdivision and development and are central to determinations of whether and to what extent particular areas can accommodate further development effects, and those areas which cannot.

Comment [AL3]: Low density implies LDR Zone or one type of density across the Basin, but in reality the existing rural living patterns are greatly varied.

Comment [AL4]: This rule has been removed given a 50m setback provision as identified, in all instances, is not justified. The ONLF provisions within Chapters 3 and 6 are stringently applied to subdivision such that their outstanding values are protected on a case by case basis. There are many instances where location of buildings within 50m of an ONLF would not otherwise undermine that landscape.

Requiring a setback of 50m for buildings, but not controlling other domestic elements such as planting and fences in the same way is arbitrary and would lead to incremental creep into the ONLF which would be more likely to undermine that landscape.

The first part of this sentence is retained as the policy support for protection of adjacent ONLFs is not opposed.

~~not specific setback rules for development in relation to Outstanding Natural Features or Landscapes, all buildings except small farm buildings and subdivision require resource consent. Discretion is provided to manage the effects of subdivision, use and development on any adjacent or nearby Outstanding Natural Feature or Landscape, as well as managing the effects on landscape character and visual amenity values within the Zone and Precinct.~~

Comment [AL5]: This has been deleted due to unnecessary detail and repetition within the Purpose section

In the Precinct, ~~a limited opportunity for subdivision for rural living activities~~ is provided for with a range of minimum densities which reflect existing use rights, historical zoning, and landscape sensitivities in particular areas, ~~with a minimum lot size of 6000m² in conjunction with an average lot size of one hectare (10,000m²)~~. This approach recognises different characteristics between different Precinct areas and also differentiates the Precinct from the Zone. Controls on the location, nature and visual effects of buildings are used to provide a flexible and ~~design-led~~ **effects-based** response to the landscape character and visual amenity qualities of the Precinct.

Comment [AL6]: This reflects the intention of the incorporation of LCUs into decision making to ensure that the particular characteristics which are required to be protected are recognised within an LCU, as distinct from those areas which can accommodate further development. Removal of the blanket density regime also allows for variation in development potential between different LCUs and different areas of Precinct zoning according to their landscape sensitivity. Variation in density is further discussed in the amendments to chapter 27.

Building location, access, services, earthworks, landscaping, infrastructure and natural hazards are managed through the identification of suitable building platforms at the time of subdivision. These matters as well as the bulk and location, building design and finish may also be ~~assessed~~ **controlled by way of conditions** at the time of obtaining resource consent for a building.

Pursuant to Section 86B (3) of the Act the following rules have immediate legal effect:

- **Rule 24.4.21 Activities on or over the surface of waterbodies.**
- **Rule 24.5.7 Setback of buildings from waterbodies.**
- **Rule 24.5.12 Grazing of animals in or on the margin of waterbodies.**

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.54 and related policies apply to the Zone and Precinct. Objective 24.2.65 and related policies apply to the Precinct only.

24.2.1 Objective - Landscape and visual amenity values are protected, maintained and enhanced.

Policies

24.2.1.1 ~~Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values~~ **Assess all applications for subdivision and development against the relevant Landscape Classification Units described in Schedule 24.8.**

24.2.1.2 ~~Recognise that the amenity and landscape characteristics of the Zone are derived from historical rural and rural living subdivision and development.~~

~~24.2.1.2~~

24.2.1.3 Ensure subdivision and developments ~~are~~ **is** designed (including accessways, services, utilities and building platforms) to minimise ~~inappropriate~~ modification to the landform, and maintain and enhance the landscape character and visual amenity values.

24.2.1.4 Ensure that subdivision and development maintains and enhances the Wakatipu Basin landscape character and visual amenity values identified for the ~~Landscape~~ **e**Character ~~u~~Units ~~as described in Schedule 24.8.~~

24.2.1.5 Maintain and enhance the landscape character and visual amenity values associated with the Zone ~~and Precinct~~ and surrounding landscape context by controlling the

Comment [AL7]: Ensuring the key policy for maintaining landscape values is the assessment of LCU's will provide for an effects based planning approach, which appropriately responds to development potential of each particular area.

Comment [AL8]: It is important to recognise amenity in the Basin is derived not only from pastoral land use, but also a varied form and pattern of rural living development which has evolved over time.

Comment [AL9]: The introduction of built form will usually have the effect of modification of the landscape but not all such modification will be inappropriate.

colour, scale, form, coverage, location ~~(including setbacks from boundaries and from Identified Landscape Features)~~ and height of buildings and associated infrastructure, vegetation and landscape elements.

24.2.1.6 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of identified landscape features.

24.2.1.7 Ensure ~~the scale and location of~~ non-residential activities ~~avoid maintains and enhances adverse effects on the~~ landscape character and visual amenity values.

24.2.1.8 Control earthworks and vegetation clearance so as to minimise adverse ~~changes to effects on the~~ landscape character and visual amenity values.

~~24.2.1.9 Ensure land use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.~~

~~24.2.1.10~~ 24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which ~~buildings built form are subservient to complements~~ natural landscape elements.

~~24.2.1.11~~ 24.2.1.10 Facilitate the provision of walkway, cycleway and bridle path networks.

~~24.2.1.12~~ 24.2.1.11 Manage lighting so that it does not cause ~~adverse inappropriate~~ glare to other properties, roads, public places or the night sky.

~~24.2.1.13~~ 24.2.1.12 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua ~~as set out in Chapter 5.~~

24.2.2 Objective – Existing development rights and additional rural living opportunities are recognised and provided for

~~24.2.2.1 Recognise and provide for existing and consented rights to carry out land-use activities and to erect and use buildings.~~

~~24.2.2.2 Recognise and provide for the social, cultural, and economic benefits derived from rural living subdivision and development, including:~~

- ~~• The enjoyment of rural living amenities by residents and visitors~~
- ~~• The opportunity for rural living opportunities within close proximity to employment and social opportunities in town centres;~~
- ~~• The diversification of land use where farming is no longer viable or economically productive;~~
- ~~• The onsite and offsite employment opportunities generated by subdivision, construction, landscaping, property maintenance and related activities;~~
- ~~• The efficient and effective use of a finite rural land resource;~~

Comment [AL10]: The avoid wording of this provision would not otherwise allow for the establishment of any non-residential activities. Many such activities rely on the rural land resource and contribute positively to the amenity of the Basin, e.g. cellar door operations.

Comment [AL11]: This is deleted as is a repetition of 24.2.1.3 and 24.2.1.4 above

Comment [AL12]: The intention of this new objective and policy suite is to specifically recognise the benefits associated with further rural living subdivision and development within the Basin. Post King Salmon, applications for consent are assessed primarily against the provisions of the Plan, and short of any validity of the plan are not assessed directly against Part 2. Therefore, if a Plan does not provide for the positive and enabling elements of Part 2, these are not otherwise considered in the case of resource consents. The Plan may also otherwise be argued to be 'incomplete' for this same reason.

Comment [AL13]: Existing rights within the Basin are critical to many landowners who have invested and developed their land on the basis of controlled activity rights. It is an efficient use of planning resources to reduce uncertainty and consenting requirements.

Comment [AL14]: Each of the benefits listed are tangible and have positive impacts on the Wakatipu and wider District. It is equally legitimate to recognise and provide for these benefits as part of the enabling aspect of section 5 of the RMA as it is to provide for landscape protection as in the above policy suite.

24.2.224.2.3 Objective – Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.

Policies

~~24.2.2.124.2.3.1~~ ~~Support~~ Provide for a range of non-residential activities, including commercial, recreation and tourism related activities which rely on the rural land resource and where these activities protect, maintain or enhance the landscape character and visual amenity values identified in the relevant Landscape Classification Unit.

~~24.2.2.224.2.3.2~~ Ensure traffic, noise and the scale and intensity of non-residential activities do not adversely impact on the landscape character and visual amenity values or affect the safe and efficient operation of the roading and trail network or access to public places.

~~24.2.2.3~~ ~~Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in relation to other generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.~~

~~24.2.2.424.2.3.3~~ Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.

~~24.2.2.5~~ ~~Ensure non-farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.~~

~~24.2.2.624.2.3.4~~ Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity, having regard to the differing densities of the Zone and Precinct.

24.2.324.2.4 Objective – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.

Policies

~~24.2.3.124.2.4.1~~ Ensure ~~informal airports~~ are not compromised by the establishment of incompatible activities.

~~24.2.3.224.2.4.2~~ Ensure reverse sensitivity effects on residential lifestyle and non-residential activities are avoided or mitigated.

~~24.2.3.324.2.4.3~~ Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.

24.2.424.2.5 Objective - Subdivision and ~~land use~~ development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Policies

~~24.2.4.124.2.5.1~~ Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

Comment [AL15]: Deleted as there is no justification for compatibility or comparability of non-residential activities. This could often not be achieved in most instances of non-residential activities given the different scale and nature of effects generated from non-residential use. , e.g. in the instance of a commercial cellar door operation, traffic and bulk and location effects are unlikely to be comparable to those of existing uses in the Basin. This is also a repetition of the reverse sensitivity concerns addressed in 24.2.3.2 above.

Comment [AL16]: Deleted as repetition of 224.2.3.2 above

~~24.2.4.24.2.5.2~~ Provide for improved public access to and the maintenance and enhancement of the margins of waterbodies including Mill Creek and Lake Hayes.

~~24.2.4.3~~ Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

~~24.2.4.4~~ Ensure development does not generate servicing and infrastructure costs that fall on the wider community.

~~24.2.4.524.2.5.3~~ Ensure development infrastructure is self-sufficient and does not exceed capacities for infrastructure servicing. Ensure development infrastructure and servicing is provided in accordance with the provisions as set out in Chapter 27.

~~24.2.4.624.2.5.4~~ Ensure that other utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity values, having regard to the important function and location constraints of these activities.

Comment [AL17]: The provisions of Chapter 27 are comprehensive for subdivision development infrastructure. Consolidating this assessment here will simplify the planning regime.

24.2.524.2.6 Objective - The landscape character and visual amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.

Objective 24.2.65 and policies 24.2.65.1 to 24.2.65.6 apply to the Precinct only.

Policies

~~24.2.5.124.2.6.1~~ Provide for rural residential subdivision, use and development ~~only~~ where it protects, maintains or enhances the landscape character and visual amenity values as described within the ~~L~~andscape ~~e~~Character ~~u~~nit as defined in Schedule 24.8.

~~24.2.5.224.2.6.2~~ Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

~~24.2.5.324.2.6.3~~ Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

~~24.2.5.424.2.6.4~~ Implement minimum ~~and~~ average lot size standards in conjunction with building coverage and height standards ~~so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development to enable development and variation in subdivision design and layout which reflects the characteristics identified in the applicable Landscape Classification Units.~~

~~24.2.5.5~~ Maintain and enhance a distinct and visible edge between the Precinct and the Zone.

~~24.2.5.624.2.6.5~~ ~~Retain~~ Encourage the retention of established vegetation where this contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

Comment [AL18]: The intention of an average lot size is not to reduce cumulative effects, but to encourage variation in subdivision design

24.3 Other Provisions and Rules

24.3.1 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	Planning Maps	

24.3.2 Advice Notes

- 24.3.2.1 A permitted activity must comply with all of the rules and any relevant district wide rules.
- 24.3.2.2 The surface of lakes and rivers are zoned Rural, unless otherwise identified on the Planning Maps as zoned Wakatipu Basin Rural Amenity Zone.
- 24.3.2.3 Guiding Principle: Previous Approvals
- Requirements relating to building platforms and conditions of consents, including landscaping or other visual mitigation, that are registered on a site's computer freehold register as part of a resource consent approval by the Council are considered by the Council to remain relevant and will remain binding unless altered or cancelled.
 - Applicants may apply to alter or cancel any conditions of an existing resource consent as a component of an application for resource consent for development. Whether it may be appropriate for the Council to maintain, or to alter or cancel these conditions shall be assessed against the extent to which a proposal accords with the objectives and provisions of the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.
- 24.3.2.4 These abbreviations for the class of activity status are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying
PR	Prohibited		

~~24.3.2.5 Clarifications of the meaning of root protection zone, minor trimming of a hedgerow, minor trimming and significant trimming are provided in Part 32.3.2 of the Protected Trees Chapter 32.~~

Comment [AL19]: Reference to this proposed rule have been deleted due to this being ultra vires s76 RMA

24.3.3 General Rules

- 24.3.3.1 The Wakatipu Basin Lifestyle Precinct is a sub-zone of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precinct. Where specific rules and standards are identified for the Precinct in Tables 24.2 and 24.3, these shall prevail over the Zone rules in Table 24.1.
- 24.3.3.2 All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 24.1 to 24.3.

24.4 Rules – Activities

Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone		Activity Status
24.4.1	Any activity not listed in Tables 24.1 to 24.3.	NC
24.4.2	Farming.	P
Buildings and residential activities		
24.4.3	The use of land or buildings for residential activity except as provided for in Table 24.1 or Table 24.2.	P
24.3.4	One residential unit per site / <u>residential building platform</u> .	P
24.3.4	<u>The creation of a new residential building platform</u>	D
24.4.5	The construction of buildings including exterior alteration to existing buildings, <u>that are:</u> <u>a. including buildings</u> located within an existing approved/registered building platform <u>area; or</u> <u>b. would have been a permitted or controlled activity on 23 November 2017 under the previous Rural Residential Zone.</u> <u>Discretion is restricted to:</u> <ul style="list-style-type: none"> <u>• Building location scale and form.</u> <u>• External appearance including materials and colours.</u> <u>• Accessways.</u> <u>• Servicing and site works including earthworks.</u> <u>• Retaining structures.</u> <u>• Infrastructure (e.g. water tanks).</u> <u>• Fencing and gates.</u> <u>• External lighting.</u> <u>• Landform modification, landscaping and planting (existing and proposed).</u> <u>• Natural hazards.</u> Excludes farm buildings as provided for in Rule 24.4.8	P/PD
24.4.6	Residential Flat not exceeding 150m ² gross floor area and attached to the Residential Unit.	P

Comment [AL20]: This retains the operative plan position with respect to a discretionary regime for identification of new building platforms.

Identification of platforms within the precinct is separately provided for in table 24.2 below which is prescribed by density requirements in Chapter 27

Because no density is proposed in this submission for the Amenity Zone, it is appropriate that the default is a discretionary regime.

Comment [AL21]: Proposed to be amended to reflect the PDP rights as notified and which reflect ODP rights which have existed for a number of years. The proposed change from controlled to RD for this activity is a fundamental shift in policy for the Wakatipu Basin, given that property values are critically dependent upon rights to build in certain locations. There is no need to require this activity as restricted discretionary given that the identification of a building platform has in all instances already gone through a thorough landscape assessment as to the effects of future buildings within that platform.

Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone

**Activity
Status**

24.4.7	Residential Flat not exceeding 150m ² gross floor area that is not attached to the Residential Unit. Discretion is restricted to: <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • <u>Natural hazards.</u> 	RD
24.4.8	Farm Buildings.	P
24.4.9	The construction of any buildings including the physical activity associated with buildings such as roading, access, lighting, landscaping and earthworks not specifically provided for by any other rule in Table 24.1 or Table 24.2. Non-residential activities	D
24.4.10	Roadside stall buildings.	P
24.4.11	Home occupation.	P
24.4.12	Informal airports.	P
24.4.13	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.	P
24.4.14	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site where the access is onto a State Highway.	D
24.4.15	Commercial recreational activities that are undertaken on land, outdoors and involve not more than 12 persons in any one group.	P
24.4.16	Commercial recreational activities that are undertaken on land, outdoors and involve more than 12 persons in any one group.	D
24.4.17	Cafes and restaurants.	D
24.4.18	Residential visitor accommodation and homestays.	P
24.4.19	Visitor accommodation.	D

Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone		Activity Status
24.4.20	Community activities.	D
24.4.21	Activities on or over the surface of waterbodies.	D
24.4.22	Industrial activities directly associated with wineries and underground cellars within a vineyard. Discretion is restricted to: <ul style="list-style-type: none"> Noise. Access and parking. Traffic generation. Odour. Hours of operation. Waste treatment and disposal. 	RD
24.4.23	Any commercial or Industrial activity not otherwise provided for in Table 24.1 including those associated with farming.	NC
24.4.24	Panelbeating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted Home Occupation.	NC

Table 24.2: Activities in the Wakatipu Basin Lifestyle Precinct		Activity Status
Buildings and Residential Activities		
24.4.25	<u>The construction of buildings, including exterior alteration to existing buildings which are not a permitted activity under Rule 24.4.5</u>	NC
24.4.26	<u>The creation of a new residential building platform which complies with Rule 27.5.1</u>	C
24.4.27	<u>The creation of a new residential building platform which does not comply with Rule 27.5.1</u>	NC
24.4.28	Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit but is not separated from the principal Residential Unit by more than 6 metres. <u>but is located within an approved residential building platform</u>	P
	Residential Flat not exceeding 150m² gross floor area that is not attached to the principal Residential Unit and is separated from the principal Residential Unit by	NC

Comment [AL22]: These three rules revert to the rights under the operative plan for rural living zones, where controlled activity rights are the default for activities within the prescribed densities and identified building platforms.

Where this is not achieved, the activity defaults to non-complying so as to ensure amenity values are protected

~~more than 6 metres.~~

Non-residential activities

~~24.4.297~~ Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. PR

Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted home occupation.

~~24.4.3028~~ Informal airports. D

~~24.4.29~~ ~~Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres.~~ RD

~~Discretion is restricted to:~~

- ~~• The extent of clearance.~~
- ~~• Trimming and works within the root protection zone.~~

Comment [AL23]: This rule has been deleted as it is ultra vires section 76 of the RMA

24.5 Rules - Standards

The following standards apply to all activities-

Table 24.3 - Standards		Non-compliance status
24.5.1	<p>Building coverage</p> <p>The maximum building coverage for all buildings shall be 15% of lot area, or 51000m² gross floor area whichever is the lesser.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). • The maximum building coverage for all buildings shall be 5% in the Morven Ferry Rural Visitor Subzone B 	RD
24.5.2	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be 10m in the Precinct and 15m elsewhere in the Zone.</p> <p>The minimum setback of any building from internal boundaries in the Morven Ferry Subzone shall be 6m and 15m from from Lot 1 DP 411193.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.3	<p>Height of buildings</p> <p>The maximum height of any building shall be 6.8m.</p> <p>The maximum height of any agricultural and viticulture buildings in the Morven Ferry Subzone shall be 10m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form including the pitch of roofs. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.4	<p>Setback from roads</p> <p>The minimum setback of any building from road boundaries shall be 20m in the Zone and 10.75m in the Precinct and 20m elsewhere in the Zone.</p> <p>The minimum setback of any building from Morven Ferry Road shall be 35m in the Morven Ferry Subzone</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). 	RD

Comment [AL24]: Deleted given building coverage is defined

Comment [AL25]: Amended to reflect ODP rights and established development

Comment [AL26]: Amended to reflect ODP rights and established development

Comment [AL27]: Amended to reflect ODP rights and established development

Table 24.3 - Standards		Non-compliance status
24.5.5	<p>Building and Materials</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad, or repainted are subject to the following:</p> <ul style="list-style-type: none"> The exterior colours of all building materials shall be in the range of black, browns, greens, or greys; Reflectance values for roofs shall be no greater than 20%; Reflectance values for all other surfaces shall be no greater than 30% (except this rule does not apply to stone); These standard do not apply to any material or surface colours used inside any building; <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Whether the building would be visually prominent; Whether the proposed colours and materials are appropriate given the existence of established screening or in the case of alterations, if the proposed colours is already present on an established building. <p>Setback from identified landscape features</p> <p>Any building or accessway shall be located a minimum of 50m from the boundary of any identified landscape feature as identified on the planning maps.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Building location, character, scale and form. External appearance including materials and colours. Landform modification/planting (existing and proposed). 	RD
24.5.6	<p>Setback from boundaries of non-residential buildings housing animals</p> <p>The minimum setback from boundaries for any building housing animals shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> Effects on open space, rural living character and amenity. Effects on privacy, views and outlook from neighbouring properties and public places. Reverse sensitivity effects on adjacent properties including odour and noise. Landform modification/planting (existing and proposed). 	RD
24.5.7	<p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> Indigenous biodiversity values. Natural Hazards. Visual amenity values. Landscape and natural character. Open space. 	RD

Comment [AL28]: New standards for building design controls have been added given the above amendment that buildings should be permitted rather than RDA within approved building platforms or legacy RR allotments.

Comment [AL29]: See introductory comment regarding the necessity of a setback rule from ONFL. The delineation of these landscapes is not always precise on the ground and these landscapes are otherwise protected in Chapter 6. Policy support for recognising the need for an appropriate setback to protect outstanding values has been retained.

Table 24.3 - Standards		Non-compliance status
24.5.8	<p>Farm buildings</p> <p>a. — The maximum gross floor area shall be 50m².</p> <p>b.a. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits).</p> <p>c.b. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%.</p> <p>d.c. All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.9	<p>Home occupations</p> <p>a. The maximum net floor area of home occupation activities shall be 150m².</p> <p>b. No goods materials or equipment shall be stored outside a building.</p> <p>c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The nature, scale and intensity of the activity. • Visual amenity from neighbouring properties and public places. • Noise, odour and dust. • Access, safety and transportation. 	RD
24.5.10	<p>Roadside stall buildings</p> <p>a. The maximum ground floor area shall be 5m².</p> <p>b. Buildings shall not be higher than 2.0m from ground level.</p> <p>c. The minimum sight distance from the stall or stall access shall be 250m.</p> <p>d. The minimum distance of the stall or stall access from an intersection shall be 100m; and, the stall shall not be located on the legal road reserve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access and safety. • Parking. 	RD

Table 24.3 - Standards		Non-compliance status
24.5.11	<p>The maximum gross floor area of buildings shall be 25m² for retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access safety and transportation effects. • Parking, access and safety. 	RD
24.5.12	<p>Grazing of animals in or on the margins of waterbodies</p> <p>Stock shall be prohibited from standing in the bed of, or on the margin of a waterbody where this causes pugging or damage to the margin of the waterbody.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> • Margin means land within 3.0 metres from the edge of the bed. • Waterbody and bed have the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. 	PR
24.5.13	<p>Glare</p> <ol style="list-style-type: none"> a. All fixed exterior lighting shall be directed away from adjacent roads and sites. b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site. c. There shall be no upward light spill. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Lighting location and number of lights. • Proximity to roads, public places and neighbours. • Height and direction of lights. • Lux levels. 	RD
24.5.14	<p>Informal airports</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <ol style="list-style-type: none"> a. Informal airports shall not exceed a frequency of use of 2 flights per day; b. Informal airports shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential dwelling not located on the same site; c. Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities. 	D

Table 24.3 - Standards

Non-compliance status

Advice note: For the purpose of this Rule a flight includes two aircraft movements i.e. an arrival and a departure.

24.5.15 Residential visitor accommodation

D

The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.

24.5.16 Homestay

D

- a. May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.
- b. Shall not exceed 5 paying guests per night.

24.6 Non-notification of applications

Any application for resource consent for 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 24.5.1 Building coverage.
- b. Rule 24.5.2 Setback from internal boundaries.
- c. Rule 24.5.3 Height of buildings.
- d. Rule 24.5.4 Setback from roads.
- e. ~~Rule 24.5.5 Setback from identified landscape features.~~

24.7 Assessment Matters - Restricted Discretionary Activities

24.7.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.13.

24.7.2 All proposals for restricted discretionary activities will also be assessed as to whether they are consistent with the relevant objectives and policies for the Zone or Precinct as well as those in Chapters 3-Strategic Direction; Chapter 4- Urban Development, Chapter 6-Landscapes and Chapter 28- Natural Hazards.

Assessment Matters

24.7.3 New buildings (and alterations of existing buildings), residential flat, building coverage and building height infringements:

Landscape and visual amenity

- a. Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and

Assessment Matters

visual amenity qualities of the landscape character units set out in Schedule 24.8 and the criteria set out below.

- b. The extent to which the location and design of buildings and ancillary elements and the landscape treatment complement the existing landscape character and visual amenity values, including consideration of:
- building height;
 - building colours and materials;
 - building coverage;
 - design, size and location of accessory buildings;
 - the design and location of landform modification, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting;
 - the retention of existing vegetation and landform patterns;
 - earth mounding and framework planting to integrate buildings and accessways;
 - planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;
 - riparian restoration planting;
 - the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; and
 - the integration of existing and provision for new public walkways and cycleways/bridlepaths.
- c. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that ~~delivers optimal~~ maintains and enhances landscape character and visual amenity outcomes.
- d. The extent to which the development maintains visual amenity from public places ~~and neighbouring properties.~~
- e. Whether clustering of buildings or varied allotments sizes in subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation / lifestyle development patterns.
- f. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.
- g. The extent to which the development avoids, remedies or mitigates adverse effects on the outstanding features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of ~~the~~ an appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.
- h. The extent to which development adversely affects other identified landscape features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.
- i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds ~~or and~~ consent notices.

24.7.4 Servicing, hazards, infrastructure and access

- a. The extent to which the proposal provides for adequate on-site wastewater

Comment [AL30]: Views to private lots should not be a general matter of assessment, as this is otherwise assessed under section 95E. for standards which particularly breach amenity of neighbouring properties (such as internal setbacks) this could otherwise be included as a matter of discretion particular to that standard.

Assessment Matters

disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.

- b. The extent to which the proposed access utilises an existing access or provides for a common access in order to reduce visual and environmental effects, including traffic safety, minimising earthworks and vegetation removal.
- c. Whether adequate provision is made for firefighting activities and provision for emergency vehicles.
- d. The extent to which the objectives and policies set out in Chapter 28, Natural Hazards, are achieved.

24.7.5 Non-residential activities

Whether the proposal achieves:

- a. An appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit.
- b. Adequate visual amenity for neighbouring properties and from public places.
- c. Minimisation of any noise, odour and dust.
- d. Acceptable access and safety.

24.7.6 Boundary and road setbacks

Whether the proposal achieves:

- a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape unit.
- b. The maintenance of views to the surrounding mountain context.
- c. Adequate privacy, outlook and amenity for adjoining properties.

24.7.8 Setback from boundaries of non-residential buildings housing animals

Whether the proposal achieves:

- a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit.
- b. Minimisation of adverse odour, dust and/or noise effects on any neighbouring properties.

24.7.9 Setback of buildings from waterbodies

Whether the proposal achieves:

- a. The maintenance or enhancement of indigenous biodiversity values.
- b. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 for the landscape character unit that the proposal falls into.
- c. The maintenance or enhancement of open space.
- d. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards.

Assessment Matters

24.7.10 Roadside stalls

Whether the proposal achieves:

- a. An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values.
- b. Preservation of visual amenity for neighbouring properties and from public places.
- c. Minimisation of any noise, odour and dust.
- d. Adequate parking, access safety and avoids adverse transportation effects.

24.7.11 Retail sales

Whether the proposal ensures:

- a. An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values.
- b. Preservation of visual amenity for neighbouring properties and from public places.
- c. Minimisation of any noise, odour and dust.
- d. Adequate parking, access safety and avoids adverse transportation effects.

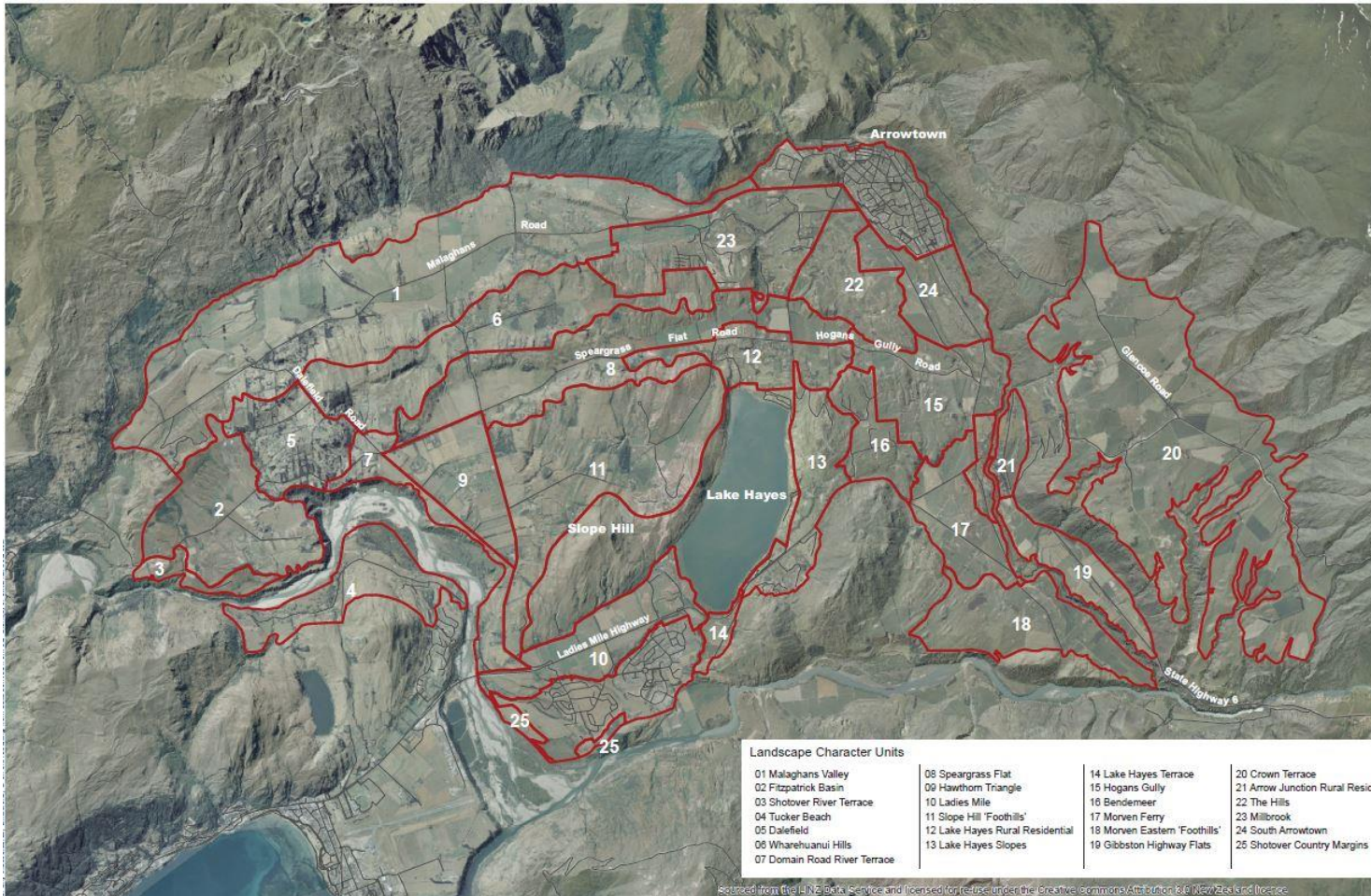
24.7.12 Glare

- a. The effects on adjacent roads and neighbouring sites.
- b. The extent of likely visual dominance from light fixtures, poles and lux levels.
- c. The nature and extent of any effects on character and amenity, including the night sky.
- d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties.
- e. Whether there will be any reverse sensitivity effects on adjacent properties.

~~24.7.13 Clearance, works within the root protection zone or significant trimming of exotic vegetation over 4m in height~~

- ~~a. The degree to which the vegetation contributes to the landscape character and visual amenity values, and the extent to which the clearance or significant trimming would reduce those values.~~
- ~~b. The potential for buildings and development to become more visually prominent.~~
- ~~c. The merits of any proposed mitigation or replacement plantings.~~
- ~~d. a. The effects on the health and structural stability of the vegetation.~~

24.8 Schedule 24.8 Landscape Character Units



Appendix 2 – Amendments to Chapter 27 – Subdivision

Variation to Stage 1 Subdivision and Development Chapter 27:

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

Amend Chapter 27 by inserting the following into Rule 27.4.2;

The following shall be non-complying activities:

g. ~~The further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct, except in the instance that the further subdivision and any prior subdivision, together, complies with Rule 27.5.1.~~

h. ~~The subdivision of an existing or approved residential flat from the residential unit it is ancillary to, or the subdivision of a second residential unit on any allotment in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.~~

Comment [AL1]: The intention of this rule is to prevent an ultimate breach of the average density.

Comment [AL2]: Part of this rule is deleted given that if a second residential unit complies with density requirements then it should not otherwise be prevented from being further subdivided (in the Precinct) and otherwise in the Amenity Zone, the effects of subdivision will be assessed through the proposed fully discretionary regime.

Amend Chapter 27 by inserting the following into Rule 27.4.3;

The following shall be ~~Restricted Discretionary Controlled~~ activities:

b. ~~Any subdivision in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct meeting the minimum and/or average lot sizes specified in Rule 27.5.~~

Amend Chapter 27 by amending Rule 27.5.1 as follows;

27.5.1 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
Rural Wakatipu Basin	Wakatipu Basin Rural Amenity Zone	N/A 80ha
	Wakatipu Basin Lifestyle Precinct	6000m² minimum/1.0ha average Precinct Zone 'A' – 4000m² average Precinct Zone 'B' – 1ha average Morven Ferry Subzone – 4000m² average
Rural Lifestyle		
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment
Rural Residential		
	Rural Residential Ferry Hill Subzone	4000m ² with no more than 17 lots created for residential activity

Comment [AL3]: The intention of this change is to ensure that different densities in different areas of the precinct are applied to reflect historical development rights (e.g. in the legacy Rural Residential Zoning) and respond to those areas which have capacity to absorb denser subdivision as compared to those areas which don't.

The intention is that this table could be added to for a range of other densities within different precinct areas.

Amend Chapter 27.7 Location Specific objectives, policies and provisions

~~27.7.6 Objective Ferry Hill Rural Residential Sub Zone Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.~~

~~• Policies~~

~~27.7.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~

- ~~• The subdivision design has had regard to minimising the number of accesses to roads;~~
- ~~• the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
- ~~• The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
- ~~• The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Insert the following:

<p>27.7.6.1</p>	<p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct</p>
	<p>Restricted DiscretionaryControlled and Discretionary Activities</p> <p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct:</p> <p><u>Control / Discretion (as applicable) is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Location of building platforms and accessways</u> b. <u>Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;</u> c. <u>Location, scale and extent of landform modification, and retaining structures;</u> d. <u>Property access and roading;</u> e. <u>Esplanade provision;</u> f. <u>Natural and other hazards;</u> g. <u>Firefighting water supply and access;</u> h. <u>Water supply;</u> i. <u>Network utility services, energy supply and telecommunications;</u> j. <u>Open space and recreation provision;</u> k. <u>Ecological and natural landscape features;</u> l. <u>Historic Heritage features;</u> m. <u>Easements;</u> n. <u>Vegetation removal and proposed plantings;</u> o. <u>Fencing and gates;</u> p. <u>Wastewater and stormwater management;</u> q. <u>Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks.</u>
<p>27.7.6.2</p>	<p>Assessment Matters - Restricted-Controlled and Discretionary Activities</p> <p><u>General</u></p> <ul style="list-style-type: none"> a. <u>The extent to which the proposal is consistent with relevant objectives and policies including those in Chapter 27 Subdivision, Chapter 24 Wakatipu Basin and Chapter 6 Landscapes.</u> b. <u>The extent to which the subdivision provides for low impact variation in design that avoids or mitigates adverse effects on the environment, maintains and enhances landscape character and visual amenity values of the Wakatipu Basin.</u> <p>Subdivision Design</p>

Comment [AL4]: Consequential amendment to changes sought in Chapter 24

- c. The extent to which the location of future buildings and ancillary elements and the landscape treatment complements the existing landscape character, visual amenity values and wider amenity values of the Zone or Precinct, including consideration of:
- I. ~~the retention of~~Compatibility with existing vegetation and landform patterns;
 - II. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
 - III. earth mounding, and framework planting to integrate buildings and accessways;
 - IV. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;
 - V. riparian restoration planting;
 - VI. the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement;
 - VII. the incorporation of development controls addressing such matters as building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed plantings;
 - VIII. the integration of existing and provision for new public walkways and cycleways/bridlepaths.
- d. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that delivers optimal landscape character and visual amenity outcomes
- e. The extent to which the development maintains visual amenity from public places and neighbouring properties.
- f. Whether ~~clustering of future buildings~~variation in lot sizes and subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation patterns.
- g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of ~~the-an~~ appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.
- h. The extent to which development adversely affects other Identified Landscape Features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.
- i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and consent notices.
- j. Whether the layout of reserves and accessways provides for adequate public access and use.

Access and Connectivity

- k. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic.
- l. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle accessways on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.

- m. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect to reserves (existing or proposed), roads and existing rural walkways.
- n. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- o. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.

Infrastructure and Services

- p. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
- q. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
- r. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- s. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- t. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
- u. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading.
- v. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints.
- w. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems.
- x. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
- y. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.

Natural Environment and Cultural values

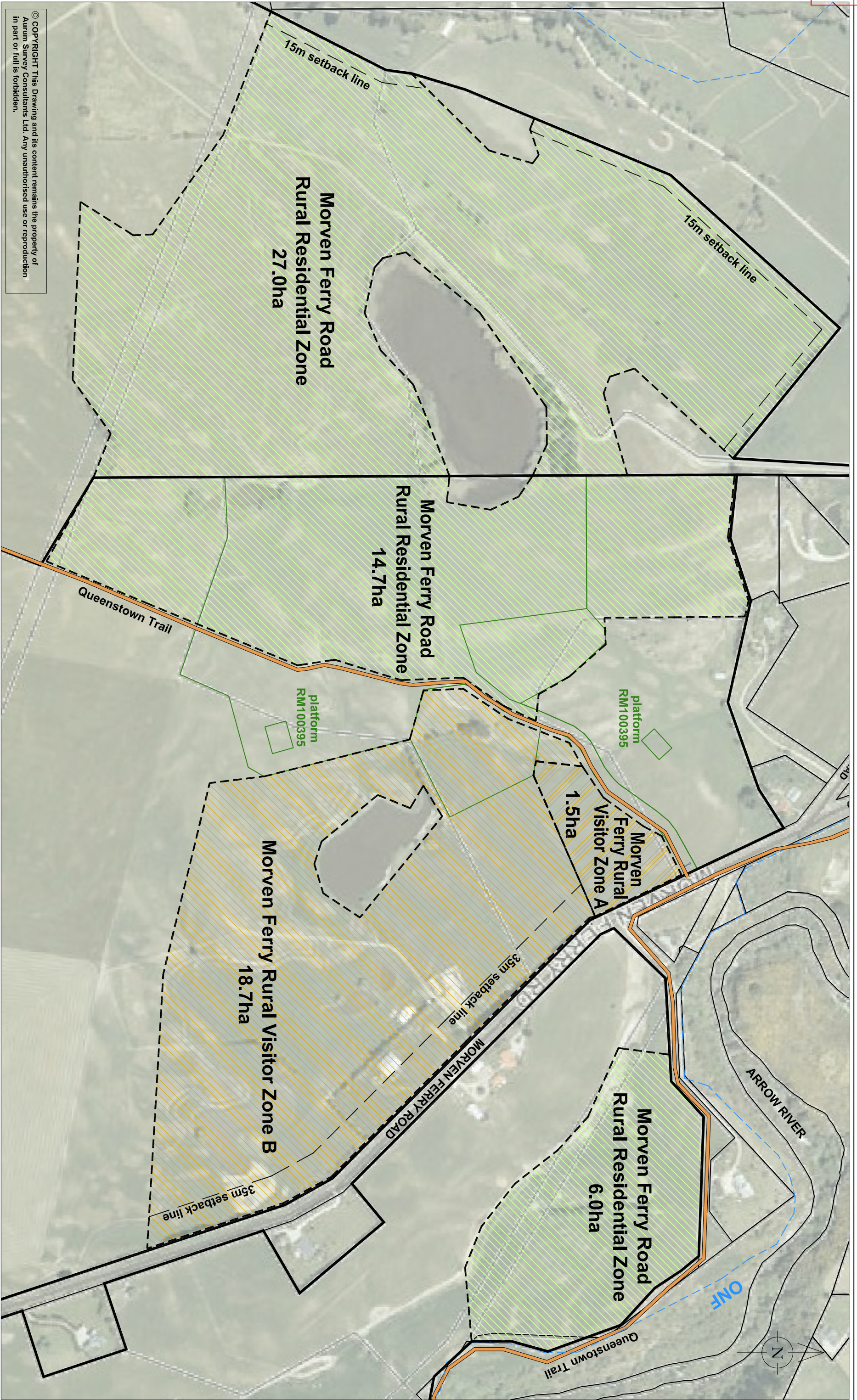
- z. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control.
- aa. Assessing the extent to which the subdivision and subsequent land use on the proposed site(s) adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

- bb. Assessing the extent to which the subdivision design and layout preserves and enhances areas of archaeological, cultural or spiritual significance.
- cc. Assessing the extent to which the integrity of any identified heritage feature(s) is maintained and enhanced.

Earthworks and Hazards



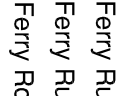
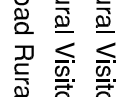
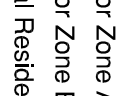
- dd. Considering how earthworks can be undertaken in a manner which mitigates and remedies adverse effects from soil erosion and the generation of sediments into receiving environments.
- ee. Considering whether earthworks are likely to have adverse effects on landscape character or visual amenity values which cannot be avoided, remedied or mitigated.
- ff. Considering the extent to which subdivision will increase the risks associated with any natural hazard and/or how the subdivision avoids, remedies or mitigates any hazard prone area.
- gg. Considering the extent to which contaminated or potentially contaminated soil is able to be treated or disposed of.
- hh. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.
- ii. Considering whether consent notices or other protective instruments are needed to ensure that any hazard or contamination remediation measures and methodologies are implemented at the time of development.

Appendix 3 – Proposed Morven Ferry Road Area Zone Plan (as sought in Stage 1)




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Legend

-  Morven Ferry Rural Visitor Zone A
-  Morven Ferry Rural Visitor Zone B
-  Morven Ferry Road Rural Residential Zone
-  Queenstown Trail
-  Outstanding Natural Feature boundary (from District Plan review)

**PROPOSED ZONE PLAN
MORVEN FERRY ROAD
WAKATIPU BASIN**

DATE: 22 Oct 2015
BY: Bruce McLeod
Scale: 1:4000
Original Plan A3
DRAWING & ISSUE No. 3015-53A-1A



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Appendix 4 – Amendments to Landscape Classification Units 17 and 18

17: Morven Ferry

Landscape Character Units	17: Morven Ferry
Landform patterns	Generally flat alluvial terrace landform.
Vegetation patterns	<p>Exotic shelterbelts, scattered shade trees, the odd exotic woodlot planting, exotic amenity plantings around dwellings.</p> <p>Exotic pasture grasses dominate.</p>
Hydrology	No streams, wetlands or ponds evident.
Proximity to ONL/ONF	Adjoins the Arrow River ONF along part of eastern edge and the Morven Hill ONL (WB) along western edge.
Character Unit boundaries	<p>North: Cadastral boundaries.</p> <p>East: McDonnell Road, Arrow Junction rural residential land use edge (cadastral boundaries), Arrow River ONF.</p> <p>South: Toe of moraine landform east of Morven Hill.</p> <p>West: Morven Hill ONL boundary, Bendemeer Special Zone, toe of Hogans Gully hillslopes.</p>
Land use	Predominantly rural residential and hobby farming type uses. Some areas of more open pastoral land particularly adjacent McDonnell Road.
Settlement patterns	<p>Dispersed patterning with some consented but unbuilt platforms (7).</p> <p>Typical lot sizes: large lots on west side of McDonnell Road (>20ha). Elsewhere mix of under 4ha and 4-10ha with the odd lot between 20-50ha in size.</p>
Heritage features	No heritage buildings/features identified in PDP.

Recreation features	Council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow Bridges Ride'.
Infrastructure features	No reticulated sewer or stormwater. Very limited water reticulation.
Visibility/prominence	<p>The northern portion of the unit enjoys a reasonably high public profile as a consequence of its location adjacent SH6 and McDonnell Road in conjunction with the relatively open nature of this part of the unit.</p> <p>In contrast, the southern portion of the unit is considerably more visually discreet as a result of its quiet rural road context and vegetation patterns. The popular walkway/cycleway route that passes through this area increases its 'profile'.</p> <p>The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
Views	<p>Key views relate to the memorable vista from SH6 and the walkway/cycleway to the Crown Terrace escarpment and ONL ranges to the south, and the highly attractive open views across the area from SH6 and the walkway/cycleway to Morven Hill and the flanking moraine 'foothill' landscape to the north.</p> <p>With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a part of the swathe of relatively low lying, flat rural/rural residential land flanking Morven Hill.</p>
Enclosure/openness	The unit displays a variable sense of openness and enclosure largely as a consequence of vegetation patterns.
Complexity	Similarly, the unit exhibits a variable degree of complexity, largely as a consequence of vegetation patterns.

Coherence	<p>The fragmented patterning of vegetation features detracts from the underlying coherence associated with the relatively uniform flat topography.</p> <p>The range of building styles evident does not reinforce the landscape coherence.</p>
Naturalness	Generally, a moderate to low level of naturalness as a consequence of the patterning and visibility of rural residential development.
Sense of Place	Generally, the area reads a mixed rural and rural residential landscape on the edge of the established Arrow Junction rural residential 'node'.
Potential landscape issues and constraints associated with additional development	<p>The location of the northern portion of the area adjacent to scenic routes, in combination with its relatively open pastoral character, makes it sensitive to landscape change.</p> <p>Absence of legible edges to the rural residential enclave to the east associated with Arrow Junction makes the unit vulnerable to development creep.</p> <p>Potential for development in northern portion to read as sprawling into Hogans Gully and northwards to Arrowtown.</p> <p>Walkway/cycleway proximity.</p>
Potential landscape opportunities and benefits associated with additional development	<p>Large-scaled lots suggest potential for subdivision.</p> <p>Vegetation provides containment in places.</p> <p>Proximity to good roading infrastructure.</p> <p>Integration of defensible edges with additional subdivision.</p> <p>Potential for development to form a legible node, as a consequence of 'junction' function, landform pattern (contrasting 'flats') and noting that</p>

	<p>this patterning is already emerging immediately to the east.</p> <p>Easy topography.</p>
<p>Environmental characteristics and visual amenity values to be maintained and enhanced</p>	<p>Open views from SH 6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south.</p> <p>Open views from SH 6 and McDonnell Road to Morven Hill and the flanking moraine 'foothill' landscape to the north.</p> <p>Integration of buildings with planting.</p>
<p>Capability to absorb additional development</p>	<p>Moderate-Low</p>

18: Morven Eastern 'Foothills'

Landscape Character Units	17: Morven Ferry
Landform patterns	Elevated moraine landform with plateaus, hummocky hills, swamps, and remnant kettle lakes, <u>with approximately half of the area flat alluvial terrace landform.</u>
Vegetation patterns	Exotic shelterbelts and hedgerows in places. The odd scattered woodlot and patches of scrub in gullies. Pond edge plantings.
Hydrology	Stream, amenity and farm ponds, <u>irrigation race</u> , and wetland features evident.
Proximity to ONL/ONF	Adjoins ONL (WB) on west and south sides and Arrow River ONF on eastern side.
Character Unit boundaries	North: Toe of the moraine landform. East: Arrow River ONF. South: ONL(WB)/study area boundary. West: ONL(WB)/study area boundary.
Land use	Predominantly rural lifestyle / hobby farming and more generously proportioned working rural lots with a limited amount of rural residential development evident.
Settlement patterns	Dwellings reasonably evenly dispersed along road, or stream <u>or pond</u> edges, and well integrated by plantings. A few consented but unbuilt platforms evident (5). Typical lot sizes <u>vary, with approximately a third of the lots between 25ha and 50ha, a third between 4-18ha, and a third less than 1ha.;</u>

	majority of unit > 10ha with approximately half of the unit 50ha or greater.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway passes through the area (forms part of Queenstown Trail 'Twin Rivers Ride' and 'Arrow River Bridges Ride').
Infrastructure features	No reticulated sewer, stormwater or water.
Visibility/prominence	<p>The somewhat sleepy backwater location (on a dead-end road), together with its (relatively) lower-lying topography means that the unit is not particularly prominent in terms of the wider basin landscape.</p> <p>The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
Views	Key views relate to the dramatic mountain, Morven Hill and Crown Terrace escarpment views available from the walkway / cycleway network, local roads, and dwellings.
Enclosure/openness	A variable sense of openness and enclosure as a consequence of the landform patterning (west of Morven Ferry Road) and vegetation patterning (east of Morven Ferry Road).
Complexity	A correspondingly variable degree of complexity as a result of the landform and vegetation patterns.
Coherence	<p>A low level of landscape coherence.</p> <p>Vegetation patterns generally do not reinforce landform features.</p>
Naturalness	Generally, a moderate perception of naturalness as a consequence of the limited visibility of buildings, the open hummocky pastoral character (particularly to the western side of Morven Ferry Road), and the close

	proximity and open views to the mountain setting and Crown Terrace escarpment.
Sense of Place	Generally, the area reads as a mixed rural and rural lifestyle / hobby farming area that functions as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east.
Potential landscape issues and constraints associated with additional development	The unit's very close proximity to ONLs and ONFs, location on a popular walkway/cycleway route together with the role of the area as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east, makes it sensitive to additional development, <u>in a general sense</u> .
Potential landscape opportunities and benefits associated with additional development	Hummocky landform on western side of Morven Ferry Road, and vegetation patterns on eastern side of Morven Ferry Road, <u>provides suggest</u> the potential to absorb additional development. Larger-scaled lots suggest the potential for subdivision. Riparian, pond, and wetland restoration potential. Dead-end road – limited 'profile'.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Integration of buildings with landform and/or planting.
Capability to absorb additional development	<u>Moderate - Low</u>

Further Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Further Submitter: Morven Ferry Limited

1. This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**).
2. Morven Ferry Limited (**MFL**) is a person who is representing a relevant aspect of the public interest, and has an interest in the Proposed Plan that is greater than the interest the general public has, as it is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
3. MFL supports or opposes submissions on the Proposed Plan as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2509 – Barn Hill Corporate Trustee Limited	<i>Chapter 24</i> <i>Planning Maps 13d and 30</i> Landscape Character Unit 18	Support	MFL supports the relief sought by the Submitter to rezone the Morven Ferry Road land as a mixture of WBLP and Rural Visitor, and alternative relief. MFL supports the relief to amend Chapter 24 provisions and chapter 27 provisions, providing for a more efficient and effective subdivision and land development regime.
#2350 - Debbie MacColl	<i>Chapter 24</i> <i>Planning Maps 13d and 30</i> Landscape Character Unit 18	Support	MFL supports the relief sought by the Submitter to rezone the Morven Ferry Road land as a mixture of WBLP and Rural Visitor, with Morven Ferry Road subzones that allow for an average density of 4000m ² . The Variation overall is not supported by adequate section 32 analysis and doesn't not allow for necessary future sustainable development. The zoning of the Morven Ferry Road land as WBRAZ does not reflect the current development of the Wakatipu Basin and ignores the ideal location of the Morven Ferry Road junction for future services and accommodation development.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<p><i>Chapter 24</i></p> <p>24.1 Zone Purpose</p> <p>Rule 24.5.2</p> <p>Rule 24.5.3</p> <p>Rule 24.5.4</p>	Support	<p>The relief sought to amend certain Chapter 24 Building Standards is supported.</p> <p>These amendments recognise the potential for development in the Morven Ferry Road area and allow for different standards in different subzones, which will assist reasonable and sustainable development where it is appropriate in the Wakatipu Basin.</p>
	<p><i>Chapter 27</i></p> <p>Rule 27.5.1</p>	Support	<p>The relief sought to amend the density Rule in Chapter 27 is supported.</p> <p>These amendments recognise the potential for development in the Morven Ferry Road area and allow for different standards in different subzones, which will assist reasonable and sustainable development where it is appropriate in the Wakatipu Basin.</p>
#2231 - Bruce McLeod	<p><i>Chapter 24</i></p> <p><i>Planning Maps 13d and 30</i></p>	Support	<p>The submitter's proposed rezoning of the Morven Ferry Road area as Rural Lifestyle is supported in principle, in so far as this does not undermine the further specific relief sought by MFL in their original submission.</p> <p>The Submitter's proposed density of Rural Lifestyle over the MF land is not consistent with the MFL submission seeking a mixture of Rural Visitor Zoning and Lifestyle Precinct A zoning, however the recognition that this land is capable of absorbing further lifestyle development is supported.</p>
#2243 – Stewart Mahon	<p><i>Chapter 24</i></p> <p><i>Planning Maps 13d and 30</i></p>	Support in part	<p>MFL agrees with the submitter's statements that the Morven Eastern Foothills LCU 18 has the capacity to absorb future development.</p>
	<p><i>Chapter 27</i></p> <p><i>Rule 27.5.1</i></p>	Support	<p>The relief sought to delete the 80ha minimum lot area restriction in the WBRAZ and have no minimum lot size is supported.</p>
#2386 - Boxer Hill Trust	<p><i>Chapter 24</i></p> <p><i>24.1 Zone purpose, 24.2.5 objective,</i></p>	Support	<p>The relief sought to amend the zone purpose are supported to recognise that opportunity for subdivision for rural living should be encouraged and enabled</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
	<i>policies 24.2.5.1- 24.2.5.6</i>		in the Precinct. The objective and policy suite 24.2.5 are supported to be amended so that the Precinct is a location where rural living is enabled in a way that effectively manages landscape character values.
	<i>Chapter 24 Rules – Table 24.2</i>	Support	Controlled activity building within approved building platforms is supported, in the alternative to the primary relief to provide for this as a permitted activity. A default discretionary activity status for all provisions is also supported.
	<i>Standards – Table 24.3</i>	Support	A larger building size of 1000m ² or 25% site area (for lots less than 4000m ²) is supported. 8m building heights are supported in light of the development patterns established under the operative Plan. The opposition to new visitor accommodation restrictions is supported as these restrictions are arbitrary in a rural living area where the effects of short term letting are similar or less than long term tenants. No comment is made on site specific standards sought in Table 24.3
	<i>Chapter 25 earthworks</i>	Support	The relief to oppose a limitation on earthworks to 400m ³ within the WBRAZ and replace this with 1000m ³ , consistent with other Rural Zones, is supported.
#2525 – Lake Hayes Estate Properties Limited	<i>Chapter 24 Planning Maps 13d and 30 Landscape Character Unit 18</i>	Support	MFL supports the relief sought by the submitter to rezone the submitter's land as WBLP with a 1ha average lot density, and alternative relief. MFL supports the relief to amend Chapter 24 provisions and chapter 27 provisions, providing for a more efficient and effective subdivision and land development regime.
#2552 – Greenwood Group Limited	<i>Chapter 25 earthworks</i>	Support	The relief sought to oppose new chapter 25 and continue to administer Plan Change 49 from the Operative Plan is supported. This chapter in the operative Plan was only recently amended and provides efficient and effective earthworks provisions. In particular, there is no justification for a new area limitation on earthworks in chapter 25.

4. MFL wishes to be heard in support of its further submission.
5. MFL will consider presenting a joint case with others presenting similar further submissions.
6. A copy of this further submission has been served on the original submitters to which this further submission relates.



Morven Ferry Limited

Signed by its duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

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