

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan
Topic 12 Upper Clutha Mapping Hearing

Supplementary Statement of Evidence of Christopher Bruce Ferguson

Dated 6 June 2017

Glendhu Bay Trustees Limited (#583)

Solicitors

Anderson Lloyd
M A Baker-Galloway| R E Hill
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700| f + 64 3 450 0799
maree.baker-galloway@al.nz | rosie.hill@al.nz

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lloyd.**

INTRODUCTION

- 1 My name is Christopher Bruce Ferguson. I hold the position of Principal with the environmental consultancy firm Boffa Miskell Limited. I hold the qualification of a Bachelor of Resource and Environmental Planning (Hons) from Massey University, have 20 years' experience as a planning practitioner and am based in Queenstown.
- 2 A full description of my qualifications and experience is included in my Statement of Evidence, dated 29 February 2016.
- 3 This statement of supplementary evidence has been prepared to provide the Commissioners with updates to the changes sought in response to the rebuttal provided by the Council witnesses. A range of edits are proposed to the Glendhu Station Zone chapter that modify the provisions to provide relief to the matters raised in Council's evidence and submissions changes are contained within a revised GSZ contained within **Appendix 1**. The GSZ Structure Plan in **Appendix 2** has also been updated to reflect those changes.
- 4 I also note that since the preparation of my evidence on this matter, an application to change condition 1 of the Environment Court resource consent has been approved to allow for adjustment of the levels of three of the approved homesites (RM170338).

EVALUATION OF MATTERS RAISED IN COUNCIL REBUTTAL

Protection of Outstanding Natural Landscapes

- 5 A key issue raised by Dr Read and Mr Barr, and which influences a number of the other issues they raise, is the way the zone relates to the outstanding natural environment, and the way the provisions for the zone manage activities and protect the ONL. In this respect, I note that all parties agree that the area is an outstanding natural landscape and that protection of the values of the area is an important matter of national importance under the Act. I agree that some changes to the Glendhu Station Zone provisions are appropriate to more clearly emphasise the protection of the ONL and I recommend a number of alterations throughout the chapter as set out in **Appendix 1**.
- 6 In response the GBTL provisions now include a change to the overarching objective for the GSZ that more actively recognises the need to protect the ONL as an important resource. I agree that the present wording of the objective is more descriptive in terms of the setting of the zone and this could benefit from rephrasing to elevate the importance of the protection of the landscape as is now proposed. The provisions now also include a range of other changes such as a description of the values of the zone including landscape values, but also

the value of the ecological, recreational and water resources, and greater emphasis on values within the zone purpose.

- 7 Beyond this, I consider that the policies appropriately establish a hierarchical approach that clearly sets out expectations for what is appropriate development within this ONL. Policy 1 in particular makes it quite clear that development is to be contained within areas that are able to absorb change and where effects can be appropriately managed.

Activity Area OS/F

- 8 An issue directly relevant to the recognition of the zone as being a part of the ONL is the extent and use of Activity Area OS/F. Both Dr Read and Mr Barr have stated a preference for the whole of this land to be included within the Rural Zone as it is perceived as providing a better framework for the management of effects of activities, particularly outside of the Covenant Protection Area.
- 9 This activity area makes up the majority of the land area of the zone, but effectively provides for very little development. The primary reason for the inclusion of this area within the Zone is because this is the land that provides for the bulk of the package of positive environmental benefits that are integral to the development areas. The ecological revegetation and regeneration areas, the public access trails and the large areas of covenanted open space within the OS/F area required under the existing consents, are directly tied to the development of the golf course, public amenities and residential / visitor accommodation units.
- 10 As previously described in my evidence a deliberate decision was made to include this area within the zone to provide an integrated package of provisions, that are clearly linked and able to be understood as a cohesive approach to the area. Incorporating this land into the Zone and one chapter of the District Plan more clearly provides an integrated approach to the management of the land through the application of the relevant rules and policies that apply across the wider area.
- 11 It is also important to note that the way the OS/F activity area rules are designed means that very little development is anticipated – predominantly farming with some visitor accommodation and two dwellings subject to resource consent – and thus the zone framework provides a high level of protection for this area of land. The rules place a restriction on all activities other than farming and require resource consents for building development. Even more restrictive rules relate to the majority of the OS/F area that is identified as covenant protection areas, within which all non-farming buildings are a non-complying

activity. This rule and policy approach provides protection to landscape values at a higher level than the Rural General zone provides.

- 12 In light of the matters raised by the Council relating to the strength of the framework of provisions that would have related to that part of the OS/F outside of the Covent Protection Area, Glendhu Bay Trustees Ltd has considered further the mapping of this area. I acknowledge there are alternatives to provide for the sustainable management of this land, including the use of the rural zone, but that should not come at the expense of the provision of an integrated framework of enablement and realising the positive environmental benefits mostly located within Activity Area OS/F. Although rezoning all of the OS/F would result in a significant impact on the integration of these matters, an alternative approach may be possible that can harness the benefits of both zones.

Alternative Approach to Activity Area OS/F

- 13 An alternative option would be to reduce the boundary of the zone, by reducing Activity Area OS/F, to following the back of covenant protection areas CH, CI and CJ and around Lot 9 (Covenant Areas G and F from the Environment Court decision). A revised Structure Plan has been prepared to illustrate an alternative GSZ boundary and is included within **Appendix 3**.
- 14 The location of a zone boundary in this position would align with the covenant and title boundaries and would recognise the main area that the Environment Court determined to be appropriate to provide a consideration of key ecological / visual values. This boundary alignment would ensure that the key areas of land containing the most restrictive covenant protection, main revegetation areas, and most accessible public access trails close to the development area remain within the Glendhu Station Zone. This would leave the northern covenant area "C1" from the Environment Court plans and the additional public access trails along the Motatapu River and gaining access to Rocky Point as being located outside of the GSZ.
- 15 The changes that would be required to the Planning Maps, the RZ provisions and the provisions of the GSZ to achieve this alternative approach are detailed below:

Planning Map 7

- (a) Reduce the size of the GSZ to follow the southern side of covenant protection areas CH, CI and CJ and around Lot 9;
- (b) Identify the Public Access Trails now located within the RZ from the former GSZ structure plan.

- (c) Identify the Covenant Protection Areas now located within the RZ from the former GSZ Structure Plan and relabel as “Glendhu Station Zone – Open Space Protection Overlay”

Chapter 21 Rural Zone

- (d) Add a new **Rule 21.4.37** to the Rural Zone (Table 1 – Activities Rural Zone), as follows:

Rule	Table 1 – Activities Rural Zone	Activity
<u>21.4.37</u>	<p><u>Building within the Glendhu Station Zone – Open Space Protection Area (refer to Planning Map 7)</u></p> <p><u>Except this rule shall not apply to any farm building provided for by Rule 21.5.19.</u></p>	<u>NC</u>

Chapter 44 Glendhu Station Zone

- (e) Amend the Structure Plan for the GSZ, as follows:
 - (i) Reduce the area of GSZ and Activity Area OS/F to match with the boundary of the zone identified within Planning Map 7 and as shown on the attached plan;
 - (ii) Remove all Covenant Protection Areas and Public Access Trails now located outside of the Structure Plan;
 - (iii) Relabel all Covenant Protection Areas as “Open Space Protection Overlay”
- (f) Add to the Zone Purpose to address the interface of the GSZ with the RZ, as follows:

Interface with the Rural Zone

Several the Public Access Trails and part of the Open Space Protection Overlay are located within the Rural Zone. Their location is identified on the Glendhu Station Zone Structure Plan and on Planning Map 7 with the provisions relevant to those areas outside of the Glendhu Station Zone contained within Chapter 21 (Rural Zone).

- (g) Amend Policy 44.3.1.15 to better reflect the use of the OS/F and protection of landscape values in this area, as follows:

To enable farming and outdoor recreation and to manage the adverse effects of small scale eco themed visitor accommodation and limited residential activities within the Open Space Farm Activity Area, where they protect the outstanding natural landscape from inappropriate development

- (h) Amend **Rule 44.5.9** to replace the words “Covenant Protection Area” with “Open Space Protection Overlay”.
- (i) Amend **Rule 44.6.1.1** Standards for Public Access Trails, as follows:
 - (a) *Public access trails formed in accordance with the routes identified on the Structure Plan and Planning Map 7, shall be to the following standards: ...*
 - (f) *Public access trails shall be located in general accordance with the Structure Plan and Planning Map 7, which for the purposes of this standard means that it may vary along the alignment to account for topography, land operations and vegetation, provided the alignment starts and finishes in the same general location and links to other trails as indicated.*
- (j) Amend **Rule 44.6.1.2** Timing and Formation of Public Access Trail, as follows:
 - (a) *Each public access trail, identified and numbered on the structure plan and Planning Map 7, shall be formed to the standard set out within Rule 44.6.1.1, by the following development milestones:*

16 I have not incorporated each of the above changes into the GSZ provisions (**Appendix 1**), but set these out as above in the event the Commissioners prefer this approach over the version attached to the earlier evidence.

17 I have prepared a further analysis under s.32AA of this option, against the current approach, and included within **Appendix 4**. In summary, I consider that, on balance, a reduction the GSZ through a reduction to OS/F and retention of that land within the Rural Zone would provide for a similar level of protection of landscape values, but with the inclusion of larger parts of the Activity Area OS/F within the Rural Zone, any subdivision or building development would be subject to the additional requirements of the detailed assessment matters that apply within this zone. The provisions of the rural zone also provide a wider base of support for the diversification of activities reliant on the natural and physical resources of the rural area. Conversely, a reduction to the OSF and transferring the covenant protections areas and trails into the rural zone has a greater risk during plan administration in misunderstanding and failing to properly take into account during decision-making processes the wider importance these methods have in securing the environment benefits related to the enabling of development within the GSZ.

18 On balance, I consider that the environment and landscape benefits achieved through the alternative option as set out in the Revised Structure Plan

(Appendix 3) and the revised provisions (above) would better meet the objectives of the PDP.

Revegetation Strategy

- 19 The requirement to prepare a Revegetation Strategy as part of the establishing any residential or visitor accommodation activity within Activity Area R (Rule 44.5.3) is an important part of the securing the environmental benefits approved through the Parkins Bay land use consent (RM070044 and [2012] NZEnvC 79). The general approach within Rule 44.5.4 was to address the same matters as required through the land use consent but to accommodate some flexibility around how that might occur in relation to the timing and staging of planting relative to earthworks or any other aspect of the development of infrastructure, roading access or buildings. The provisions of the GSZ do not include the stamped as approved revegetation plans to provide for such flexibility.
- 20 Questions from the hearing Commissioners to other witnesses for Glendhu Bay Trustees have enabled me to more closely examine the relationship between the environmental benefits secured through the land use consent as the GSZ. In terms of the Revegetation Strategy, I consider that the construction of Rule 44.5.4 is the most appropriate method to capture each of the important elements from condition 6 of the consent in a District Plan rule framework. However, that condition does not prescribe the extent of the revegetation strategy as identified on the approved plans and referenced within the staging conditions (Condition 5) where at stage 1, 2ha of mitigation revegetation is required; 6 ha of mitigation revegetation and 1ha of ongoing revegetation is required at stage 2; and 13.75 ha of remaining revegetation is required at stage 3. Notably, there are no conditions setting out the minimum density of planting within these areas.
- 21 I am concerned that without such certainty being provided into the provisions, there would be a greater risk of the environment benefits not being realised. To address this concern, I propose several related changes, as follows:
- (a) To amend Policy 44.3.1.6 to make it clear that the Revegetation Strategy shall provide for a minimum of 8 ha of mitigation revegetation and 14.75 ha of other native revegetation.
 - (b) I propose a further change to Policy 44.3.1.6 to ensure that the strategy incorporates the revegetation of the Gully and Moraine Slope, now included within the Farm and Vegetation Management Area and as required through condition 6 of the land use consent;

- (c) Amendments to Policy 44.3.1.7 to ensure integration between the Spatial Layout Plan and the revegetation planting required within Activity Area R;
 - (d) Amending Rule 44.5.4 to elevate it in status from it being a controlled activity to a restricted discretionary activity and to include as part of the information required a minimum of 8 ha of mitigation revegetation and 14.75 ha of other native revegetation.
- 22 Given the structure of Rule 44.5.4, and these suggested amendments to identify the minimum areas of revegetation planting, there is the opportunity that the GSZ would result in outcomes that lead to even more revegetation than originally required.

Covenant Areas

- 23 The approved land use approval required the registration of a number of covenants across much of the Station. It is clear from the Court's decision that the primary purpose of these requirements was the Court's intention to provide a key public benefit through the protection of large areas of land as open space with little or no built development in the short to medium term.
- 24 These covenants have been registered and consent notices were registered at the time of the subdivision creating the bulk titles. I understand from a legal perspective that rules in a District Plan and this proposed zone would not override the registered covenants. In this respect a process would be needed to modify the covenants / consent notices if the zoning provides for a different outcome to the approved resource consent.
- 25 **Appendix 2** includes a plan that shows how the Glendhu Station zone structure plan and activity areas align with the registered covenants. This shows that there are a few small areas in which the development proposed in the Glendhu Station zone does not spatially align with the covenants. I discuss these further below.

Lakeshore

- 26 The nature and scale of development proposed for the Lakeshore area was considered appropriate by the Court and the proposed zone provisions do not provide for any significant increase in development opportunity. What is proposed to change is the location of the activity, moving the built elements slightly further east from the position consented and onto land covenanted as being used for golf course (and beyond this for residential/visitor accommodation units). This new location for the Lakeshore buildings has also been assessed by Ms Pfluger as being appropriate from a visual perspective. In this case the use of part of the covenanted land for buildings does not

undermine the overall purpose of the covenants to secure open space, as the scale of built form does not differ. In addition, open space areas continue to be provided but are located to the west of the lakeshore development area rather than to the east.

Golf / Fern Burn

- 27 The extension of the golf course area into part of the Fern Burn would extend the (G) activity area over land that is covenanted primarily for farming activity. In a development sense, the use of the land for a golf course retains a similar level of openness to that which would be provided by farming and thus is equivalent to what would be provided by the covenant.

Farm Homestead and Camping Ground

- 28 The GS(FH) and GS(C) activity areas are on land covenanted for a medium term¹ against further development not associated with usual farming activities, but not prohibiting activities for camping purposes (and some limited subdivision / boundary adjustments). The GS(C) activity area is therefore consistent with the covenant on the land and was anticipated by the Court. However, the development provided for in the GS(FH) activity area would be a departure from the covenant.
- 29 At the time of consideration by the Court, there was no proposal for development of this land and the Court's decision was looking at the main development area against the openness of the surrounding Station land. The activities now proposed have been assessed on their merits and are considered to be appropriate, particularly from a visual perspective as set out in Ms Pfluger's evidence.

Open Space / Farm

- 30 There are three covenants that apply to the wider Open Space / Farm activity area and these vary in timing and extent of restriction. The northern area (identified as C1 in the Court decision) is restricted to usual farming activities for 10 years, the area along the Motatapu Road (identified as F in the Court decision) is restricted against further development for 35 years other than the two additional residential units discussed elsewhere, and the area behind the (R) activity area (identified as G in the Court decision) is restricted in perpetuity against development not associated with farming activities or regeneration of

¹ A period commencing on the date of the grant of consent until the date that is 20 years from the implementation of Stage 3.

native forest or other vegetation. There is also a large area of OS/F towards the Motatapu River that is not covered by covenants at all.

- 31 The provisions proposed for the OS/F area anticipate farming as the main activity and this is consistent with the covenants. Beyond this, the structure plan rule provides for a range of activities that make use of the open space and again this is consistent with the public use of the open spaces of the Station e.g. public access trails. The only activity that is provided for in the rules but is not covered by covenants is small scale visitor accommodation which would be development not anticipated. However, the rules require such activity to gain consent which would be considered for its appropriateness, including consideration of impacts on the open space values of the wider Station land.

Building Heights

- 32 Dr Read has raised a concern regarding the building heights in Activity Area R. The original land use consent application was made on the basis of a specific and single building design that set out the scale of the building (even though no building elevation was included in the set of stamped plans). A copy of the building elevation approved is attached in **Appendix 5**.
- 33 The building elevation on which all visual assessment for the Environment Court was considered was 4.15m to the highest point and 3.75m to the top of most of the roof. Visual assessment for this process has been on the basis of the bulk of the building being 3.8m in height. The proposed rule is for a building height of 4m from the set datum and this is intended to provide some flexibility for design and building form over the 50 sites. The potential change in the visibility between the consented dwelling and any dwelling that might result from the 4m height rules is addressed in the Supplementary Statement by Ms Pfluger.

Buildings in Activity Area R

- 34 Dr Read has raised a concern relating to the proposed Homesites, including the departure from the requirement to comply with the building designs approved by the Environment Court. A part of that concern relating to height is addressed above. Dr Read holds further concerns with the differences that might result from 50 subtle, similar dwellings to 50 dwellings of different design that rather than having a coherent and consistent character of the resort, the likely character would be more of a high end housing suburb².
- 35 To address this concern, Glendhu Bay Trustees now propose greater direction within the GSZ provisions to achieve greater coherency and consistency in the

² Paragraphs 3.4 – 3.5, pages 4 – 5, Rebuttal Evidence of Dr Read (5 May 2017)

character of the built outcomes within the Homesites. This is to be achieved through the addition of a set of assessment matters designed to provide further guidance on factors relating to the external appearance of the buildings, noting that the location of building is provided for through the identification of the Homesite Overlay on the Structure Plan and landscape mitigation and earthworks through the Spatial Layout Plan and Revegetation Strategy. For buildings within the Homesite Overlay, the following assessment matters are now proposed:

- (a) The extent to which all external above ground cladding is predominantly a mix of local natural schist stone, shuttered concrete, rammed earth, bagged plaster render and/or natural timber.
- (b) The use of non-reflective glazing and/or eaves to minimise reflection of light off glass.
- (c) The extent to which all colours will be predominantly within the shades of browns, greys, greens and earth tones.
- (d) The use of local grasses, tussocks, shale (local schist chip), slate or timber shakes/shingles as the predominant roofing materials.
- (e) The extent to which exterior lighting can be minimised to avoid adverse effects on amenity values.

36 I understand that as a further private and non-regulatory method to ensure the build-quality, high on-site amenity, and success of the development, GBTL also intends to implement its own more detailed design guidelines for the Homesites in the same way that is imposed at similar developments at Jacks Point. This would be secured through private covenants on the further certificates of title to complement and give further expression to the assessment matters as a method outside of the plan.

37 In addition, Dr Read has identified further restrictions on planting and structures within the Homesites through the consent conditions and not carried through to the GSZ and which are critical to ensuring the development is as anticipated. To address these concerns, I have suggested the addition of further standards as part of Rule 44.6.7(b) for the GSZ to better define the use of the curtilage area in terms of the scale of any introduced planting, the height of structures and fences and preventing introduced planting outside of the plant list formulated through the Revegetation Strategy.

Building setbacks from Lake Wanaka

- 38 Dr Read has commented on the proposed rule relating to building setbacks from Lake Wanaka. She has noted that there is a marginal strip and considers that the setback should refer to the marginal strip rather than the lake margin which has particular meaning under s.6(a) of the Act.
- 39 Proposed rule 44.6.3 (b) requires all building to be setback a minimum of 3m from the Site boundary adjoining the margin of Lake Wanaka. Site is a defined term, which includes the certificate of title for the land within which the building would be located. The fixed Marginal Strip around Lake Wanaka is a separately defined parcel of land not included within the Site or indeed the GSZ. A plan identifying the location of the Marginal Strip relative to the Site/GSZ and the existing shoreline is included within Appendix 6. With the marginal strip, the effective setback is much larger than 3m.
- 40 I accept the point made by Dr Read however that in referencing the lake margin, because of the separate meaning that has, it would be better for the rule to apply the setback standard to the Site as in adjoins the marginal strip and avoid doubt.

Two residential units in covenant areas

- 41 Mr Barr has commented on the inclusion of references in a number of provisions to the potential for two residential units, which may be located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489. The Environment Court decision specifically recognised the potential for these two residential units to be developed and ensured that that potential was not removed through the application of covenants to the land holdings. The rules within the zone simply mirror this potential albeit though a restricted discretionary activity status.
- 42 I note that none of the proposed zone rules make this a permitted activity and the appropriateness of the location, design etc of any proposed residential units would have to be considered and approved through a resource consent process as a restricted discretionary activity. I consider this is an appropriate framework as it allows for a full consideration of effects on landscape and amenity values, which taking into account the higher level of protection within the Covenant Protection Area within and around this part of the Zone, provides overall for the protection of the Outstanding Natural Landscape in a manner appropriate to the qualities of the landscape of this area.

Public Access Trails

43 Through informal conferencing with Mr Barr, I understand he holds concerns over the provision of the public access trails and any possibility these would not be provided for and fail to secure the positive benefits anticipated by the land use consent. Rule 44.6.1.2 sets out the timing for each of the trails associated with various stages of development and the developer has committed to this occurring. The easements to create these trails were registered on the land when the bulk titling was undertaken, effectively leaving the formation of these trails as an outstanding matter to be completed. Given the importance of these trails to the overall package of environment enhancements, I recommend placing higher emphasis on this by altering the activity status for a breach of this rule to become a non-complying activity.

Activity Area GS(FH)

44 Mr Barr has also raised concern with me over the potential scale of development within Activity Area GS(FH). I acknowledge that the nature of activities anticipated to occur within this area is broad and this is intentional to provide opportunities for activities to service the community, particularly users of the camp ground, and to support the wider farm. Given the range of anticipated activities and the components of these requiring further consideration, all commercial and visitor accommodation a restricted discretionary activity. Rule 44.5.6 restricts discretion to the scale of building, effects on indigenous biodiversity values, noise, hours of operation, traffic and infrastructure. Through this framework, activities may be appropriately constrained in scale and extent depending on their effects.

45 Beyond that, the limitation on the scale of retailing to 500m² would operate to limit the scale of this form of commercial activity. I also note that all buildings within this activity area require resource consent as a controlled activity (Rule 44.5.2) with buildings also subject to standards on setbacks (20m from road boundaries) and scale close to roads (maximum of 500m² for individual buildings within 100m of a road boundary).

46 Despite this already comprehensive framework of controls over buildings and activities, I accept that there is no overall limitation in a cumulative sense on the scale of development anticipated for the commercial or visitor accommodation activity within this area. To better address this, I propose there be an additional two tiered rule to limit the maximum total building coverage of the activity area to 2,500 m², above which resource consent is a restricted discretionary activity, and 3,000 m² above which would become a non-complying activity. Given an existing scale of buildings of 2,300 m², this provides for a very modest increase in the scale of building. In the context of the controls and matters of discretion

for commercial or visitor accommodation activities, the addition of a further standard limiting site coverage standard would not in my view set an expectation of this as being the anticipated level of commercial development as clearly that is subject to the rigours of Rule 44.5.6. It would however establish an effective tool for controlling the overall scale of built form across the activity area.

Activity Area GS(C)

- 47 Through conferencing with Mr Barr I became aware that there was a lack of clarity around the extent of use of the GS(C) area for visitor accommodation. The use of Activity Area GS(C) is restricted to “camping ground” activity as defined in the District Plan. This definition provides a cross reference to the Camping Ground Regulations 1985 which places a restriction on the type of use to the traditional form of camping ground activity. Thus the area is not anticipated to provide for more intense or built up forms of visitor accommodation such as a hotel or resort.
- 48 The development of a camping ground would also require a restricted discretionary consent process under the proposed rules to provide a spatial layout plan and ensure it is appropriately laid out and any effects are managed. Additional rules also apply to the scale of buildings (maximum of 5m high) and location of buildings (setbacks from roads and waterways).

General Matters

- 49 Appendix 4 to Mr Barr’s rebuttal evidence sets out many detailed suggestions to improve on the wording of the proposed GSZ provisions. After careful consideration and in recognition of the thought Mr Barr has put into this GBTL have taken on-board a number of his suggestions to improve the effectiveness and efficiency of the zone in achieving the relevant objectives of the PDP.
- 50 The proposed changes to the GSZ provisions are contained within **Appendix 1** and include the following matters:
- Text explaining the interfaces of the zone with the surrounding zones and Lake Wanaka.
 - Corrections of identified typographical and grammatical errors and alterations to text to align with Council approaches to references to matters of discretion or to which control is limited.
 - Improved clarity of language used in policies and rules, particularly in relation to the activities anticipated in various activity areas.

- Amended wording to describe the application of the Spatial Layout Plan and Revegetation Strategy. It is intended that Rule 44.5.4 be triggered by activities undertaken in Activity Area R, but that the physical application of the Plan/Strategy may necessarily extend beyond Activity Area R into the adjoining activity areas to give full effect to the outcomes sought.
- The addition of Rule 44.6.14 to replicate the design standards applying to Farm Buildings in the Rural General zone (colour, reflectance, etc) to ensure that these are compatible with the area and consistent with the approach in the wider environment.
- Revision of Section 44.7 Non-Notification of Applications to remove provisions where a breach of a rule could have an adverse effect on other parties. This list now reflects the activities that either would have effects internalised to the site or can be adequately addressed by Council staff without any benefit of other external parties.

DATED this 6th day of June 2017



Chris Ferguson

APPENDIX 1

Revised Glendhu Station Zone chapter

44 Glendhu Station Zone

44.1 Issues and Values

The Glendhu Station Zone is located on the southern and western slopes rising from the small southern arm of Lake Wanaka, known as Glendhu Bay and including Parkins Bay. The eastern end of the zone between the Wanaka-Mount Aspiring Road and the lakeshore is part of the delta of the Fern Burn. To the west is successively lake shore beach, then moraine and fluvial outwash followed by a small area of alluvial deposits immediately before the isolated mountain of which the Glendhu Bluff is part. All the remaining lower part of the zone is part of the subtly complex moraine field and associated glacial outwash terraces flattened in small areas by the remnants of beaches from earlier higher forms of Lake Wanaka. The northern portion of the zone encompasses the Rocky Mountain area above Diamond Lake. The Wanaka – Mount Aspiring Road runs through the zone on the flats from east to west before turning north through the Glendhu Bluff and extending west towards Treble Cone and the Matukituki River.

The values of primary significance across the zone are derived from its location within an outstanding natural landscape. Large parts of the zone are transitioning from intensive pastoral farming to less intensive or retirement from grazing and to that of recreation, living, commercial and tourism based activity. The notable waterbodies that adjoin and pass through the zone include the Motatapu River, Lake Wanaka and the Fern Burn, which accommodate a range of recreation opportunities and habitats for aquatic fauna. Glendhu Bay is a significant visitor destination for camping where people come to enjoy the scenic and recreational values of this area. Ecological processes, particularly vegetation succession are highly modified across the zone. Indigenous plant and animal species are low in number and diversity in dominated by species that are resilient and widespread. Indigenous plants are scattered across the pastoral landscape so that there are few, if any, areas of intact vegetation communities. Waterways are modified by catchment-wide and riparian land-uses. The ecological health of the site is still compromised.

The Zone seeks to manage issues relating to:

- The protection and enhancement of natural character and the of outstanding natural landscapes from inappropriate subdivision, use and development.
- Promoting access to and along the Fern Burn, Motatapu River, Matukituki River and Lake Wanaka.
- Protection, maintenance and enhancement of indigenous biodiversity.
- The provision of recreation and tourism facilities for the benefit of the local community and visitors.
- The provision of visitor accommodation set within a high quality landscape setting.
- Establishing a high standard of built form that responds to the landscape setting and amenity values of the rural area.

44.2 Zone Purpose

The purpose of the Glendhu Station Zone is to provide for residential and visitor accommodation within an outstanding natural landscape rural setting, a high standard of built amenity an 18-hole championship golf course, other recreation and tourist amenities and to provide environmental benefits through the provision of public access, protection of open space and biodiversity enhancement. ~~The Glendhu Station Zone covers an area of 2,834 ha of land set on the shores of Lake Wanaka, approximately 15 km west of Wanaka Township.~~

The zone is approximately 2,800 ha in area and is identified within Planning Map 7 of the District Plan. The Glendhu Station Zone encompasses the main area of residential, commercial, recreation and tourist based activity within Glendhu Bay with wider areas of rural activity being accommodated within the Open Space Farm Activity Area. The Open Space Farm Activity Area provides for the management of an important area of farm land of Glendhu Station and surrounding the areas of more intensive development within the other activity areas. It is important as it also contains a range of open space protection, vegetation management and enhancement, public access trails and related provisions that are vital to the enablement of development elsewhere in the Zone.

The structure of the Zone has a single objective and a range of related policies and rules. The layout of the rules references to the framework of district wide rules for topic based provisions, including subdivision, indigenous vegetation and biodiversity, etc as contained within other chapters. The rules of the Glendhu Station Zone are structured in two parts; establishing the rules for all activities within Table 1 and standards relating to all activities within Table 2.

The presumption is that any activity complying within the rules within Table 1 and standards within Table 2 is a permitted activity that can occur without resource consent.

Integral to the zone is a structure plan which provides for the spatial layout of activity and mechanisms for protection of the environment. The structure plan forms a part of the zone provisions and is informed and reliant on the related rules within Table 1 and 2 which provide it meaning and purpose. The spatial layout of development within the Glendhu Station Zone is set out within a Structure Plan, which establishes the location and extent of the following Activity Areas provides for:

- (a) The Golf Activity Area (G), designed to incorporate the golf course, maintenance, operational facilities, underpasses, driving range, commercial golf instruction, public access trails and areas of indigenous revegetation, and any mining, utilities, infrastructure and vehicle access related to other activities anticipated in the zone.
- (b) The Lake Shore Activity Area (LS), designed to accommodate a series of buildings, including 12 visitor accommodation units, functions and events, access links to a jetty to facilitate public access and water based transport, the golf course club house with restaurant and café, associated sales and offices, and associated golf activities, public access trails, vehicle access and parking, landscaping, and any utilities, infrastructure and vehicle access related to other activities anticipated in the zone. The interface of the lake-ward side of the LS Activity Area with Lake Wanaka is located within and subject to the provisions of the rural zone, which extends to include activities on the surface of the lake. The LS Activity does not include the area of fixed marginal strip, managed under the Conservation Act (and the rural zone).
- (c) The Residences Activity Area (R) provides for 50 residences and/or visitor accommodation units, public access trails, outdoor recreation activity, and areas of indigenous revegetation.
- (e) The Campground Activity Area (GS(C)) provides for the expansion of the campground activities across the Wanaka - Mount Aspiring Road, together with provision for a new road access alignment, public access trails and providing for farming, farm structures and limited mining and visitor accommodation activities.
- (f) The Farm Homestead Activity Area (GS(FH)) provides for a mixture of small scale commercial activities that are designed to complement and support the campground and visitor accommodation activities; including farm stays, conferences, events and functions (e.g. weddings), farm tours, and a small scale abattoir, butcher, packing shed, craft brewing and tannery within existing buildings, together with outdoor recreation activities, farming, farm structures, limited mining, public access trails and provision for a new road access alignment.

(g) The Open Space Farm Activity Area (GS(OS/F)) provides for farming activities, outdoor recreation activities, including public access trails, farm access trails, areas of ecological enhancement and indigenous revegetation, small scale eco-themed visitor accommodation, ~~and any mining, utilities, infrastructure and vehicle access related to other activities anticipated in the zone.~~

~~(h)~~—Additional design features shown on the structure plan, include:

- (i) Public access trails and two Golf underpasses;
- (ii) Primary access connections to the golf course, and residences;
- (iii) Farm and Vegetation Management Areas; and
- (iv) Covenant Protection Areas.

44.3 Objectives and Policies

44.3.1 Objective

A high quality, tourism, residential and visitor accommodation development set within a framework of rural open space, protecting and enhancing natural character, and the outstanding natural landscapes, and providing biodiversity enhancement and recreation benefits.

Policies:

- 44.3.1.1 To protect the ~~character~~ qualities of the Glendhu Station, Glendhu Bay and Parkins Bay landscape from adverse effects of inappropriate subdivision, use and development by:
- a. Identifying areas with the capacity to absorb change based on the Glendhu / Cattle Flat Resource Study¹.
 - b. Avoiding development that would adversely affect those values that contribute towards high levels of naturalness ~~and/or~~ where an area has low ability to absorb change.
 - c. Managing effects on land to ensure that activities maintain or enhance the natural character and values of the landscape and minimise ~~visible~~ visual effects from Public Places.
 - d. Enabling the use of land, subject to:
 - i. maintaining views into the site when viewed from Lake Wanaka and maintaining views across the site when viewed from the Wanaka – Mount Aspiring Road; and
 - ii. establishing appropriate controls over building development within the Zone in order to maintain amenity appropriate to the activities within each Activity Area.
- 44.3.1.2 To recognise and provide for the role of the Open Space Farm Activity Area and the Covenant Protection Areas in protecting and enhancing open space and landscape values, ecological values, recreational ~~and other opportunities~~, provided adverse effects are appropriately addressed, in association with enablement of subdivision, use and development within the other activity areas.

¹ Boffa Miskell “Glendhu / Cattle Flat Resource Study”, June 2006.

- 44.3.1.3 To use a Structure Plan to establish the spatial layout of development within the zone, taking into account:
- a. Landscape and amenity values;
 - b. Biodiversity values; and
 - c. Roding, open space and public access trail networks.
- 44.3.1.4 To ensure subdivision and development incorporates the layout and amenity design elements shown on the Structure Plan and gives effect to the outcomes anticipated by the Structure Plan.
- 44.3.1.5 To provide public access to and along the Fern Burn and the margin of Lake Wanaka, as well as through the wider zone, in the general locations shown on the Structure Plan.
- 44.3.1.6 To protect and enhance indigenous biodiversity values within and associated with development through a Revegetation Strategy. The Revegetation Strategy, shall provide for:
- a. The eventual revegetation of the Gully and Moraine Slope, included within the Farm and Vegetation Management Areas
 - b. A minimum of 8ha of mitigation revegetation and 14.75 ha of other native revegetation
- 44.3.1.7 To require the use of a Spatial Layout Plan for subdivision and building development within the Residences, ~~Golf and Lake Shore~~ Activity Areas. The Spatial Layout Plan is to identify the following features:
- a. The integration of building locations with landscape and revegetation planting for mitigation of landscape effects; and
 - b. Earthworks and re-contouring of land to assist visual absorption.
- 44.3.1.8 To require the use of a Spatial Layout Plan for the subdivision, use or development within the Campground Activity Area, for the purposes of:
- a. Providing a well-designed area for camping, which integrates areas for building, open space, landscaping, vehicle access, pedestrian connectivity and appropriate amenities;
 - b. Integrating development with surrounding activities;

- c. Investigation of the potential for traffic safety improvements through development of a new access road through the Activity Area;
 - d. Enhancing indigenous biodiversity through planting of indigenous vegetation; and
 - e. Managing landscape and amenity values through appropriate setbacks from the Wanaka- Mount Aspiring road, a low intensity of buildings, additional areas of indigenous planting and ~~preventing~~ avoiding building on the terrace escarpments.
- 44.3.1.9 To enable the Campground Activity Area to develop as a camping ground.
- 44.3.1.10 To provide ~~opportunities~~ for residential and visitor accommodation within the Farm Homestead, Lake Shore, and Residences Activity Areas, where the design, external appearance and location of buildings in these areas reflects the qualities of the landscape.
- 44.3.1.11 To enable development of commercial activities and visitor accommodation ~~activities~~ within the Lake Shore Activity Area where buildings:
- a. Achieve a high standard of building design; and
 - b. Provide appropriate landscaping;
- to mitigate their effects on visual amenity and the natural character.
- 44.3.1.12 To provide commercial activity within the Lake Shore Activity Area associated with recreation activities and visitor accommodation ~~activities~~.
- 44.3.1.13 To enable small scale commercial activities and services to be undertaken within the Farm Homestead Activity Area.
- 44.3.1.14 To enable the Golf Activity Area to be developed to accommodate a golf course, including associated earthworks, vegetation removal, structures, underpasses and facilities, green keeping, maintenance and operations.
- 44.3.1.15 To enable farming ~~and~~, outdoor recreation and to address any potential effects of, a small scale eco-themed visitor accommodation and limited residential activities within the Open Space Farm Activity Area, ~~and promote the use of land for a diverse range of activities that are reliant on the natural and physical resources of the rural area, where they appropriately manage adverse effects~~ protect the outstanding natural landscape from inappropriate development.
- 44.3.1.16 To ensure provision of appropriate servicing infrastructure, roading and vehicle access sufficient to accommodate actual and predicted demand.

- 44.3.1.17 To enable limited mining activities in the Farm Homestead and Open Space Farm activity areas, that contribute to the development of the zone, provided environmental effects are appropriately managed.
- 44.3.1.18 To avoid specified industrial activities, forestry, and factory farming.
- 44.3.1.19 To ensure that any development within the Zone avoids, remedies or mitigates potential effects on the environment while providing additional environmental benefits to the wider environment.

44.4 Other Provisions and Rules

44.4.1 District Wide

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

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Energy and Utilities	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

44.4.2 Clarification

- 44.4.2.1** References to the Structure Plan and to Activity Areas are references to the Glendhu Station Zone Structure Plan and the Activity Areas identified on that Structure Plan.
- 44.4.2.2** Any activity listed in Table 1 below which complies with all the relevant Standards detailed in Rule 44.5 Table 2 shall have the consent activity status described in the Key below and detailed in the right hand column of Table 1 beside the description of that activity.
- 44.4.2.3** Any activity which does not comply with a relevant Standard detailed in Table 2 shall have the consent activity status described in the Key below and detailed in the right hand column of Table 2 beside the relevant Standard.
- 44.4.2.4** Where an activity is a Controlled Activity, the matters in respect of which the Council has reserved control are listed with the activity.
- 44.4.2.5** Where an activity is a Restricted Discretionary Activity, the matters in respect of which the Council has reserved discretion are listed with the relevant Activity within Table 1 and any relevant Standard within Table 2.

GLENDHU STATION ZONE

Key:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

44.5 Rules – Activities

Table 1:

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
44.5.1	<p>(a) Any activity listed in Rule 44.5.9, which meets all other rules in Tables 1 and 2 <u>is a permitted activity</u>.</p> <p>(b) Farming Activities <u>are permitted activities</u>.</p>	P
44.5.2	<p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with the Council's control limited to:</p> <ul style="list-style-type: none"> i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. visibility of buildings from the Wanaka – Mount Aspiring Road; iii. effects on indigenous biodiversity values; iv. infrastructure and servicing; v. associated earthworks and landscaping; vi. access and parking; vii. location of buildings; viii. exterior lighting; and 	C

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>ix. in respect of Activity Area GS(C), separation distance between buildings to reduce building dominance when viewed from Wanaka – Mount Aspiring Road.</p> <p>(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with the Council's control limited to:</p> <p>i. the matters of control within Rule 44.5.2(a); and</p> <p>ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views.</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with the Council's control limited to:</p> <p>i. <u>the matters of control within Rule 44.5.2(a)</u>;</p> <p>ii. <u>consideration of the matters set out in 44.8 Assessment Matters</u>;</p> <p>iii. <u>Geotechnical suitability for building</u>;</p> <p>iv. <u>Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4</u>;</p> <p>v. <u>Clearance of pest plants within each site and ongoing maintenance of pests and weeds</u>;</p> <p>vi. <u>The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</u></p> <p>vii. <u>The shape and design of earthworks, including their relationship to existing landforms.</u></p> <p>(d) Farm buildings located in Activity Areas GS(OS/F), GS(C) and GS(FH), limited to a maximum of 4m in height and a maximum of 100m² in area.</p>	<p>C</p> <p>C</p> <p>P</p> <p>RD</p>

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>(e) Within Activity Area GS(OS/F), two residential units located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489, with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> i. Landscape and amenity values; ii. Siting of buildings in relation to existing topography and landscape features; iii. External materials and colours; iv. Landscape planting; v. Associated earthworks; and vi. Vehicle access and provision of servicing infrastructure. <p>(f) Farm buildings, other than specified above, located within Activity Areas GS(O/SF), <u>GS(FH)</u> and GS(C), with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. effects on indigenous biodiversity values; iii. associated earthworks; and iv. bulk and location. 	RD
44.5.3	<p>Mining</p> <p>(a) Within Activity Areas GS(FH) and GS(OS/F), and limited to the mining of rock, aggregate and sand, for use only within the Zone, with the Council's discretion restricted to:</p>	RD

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<ul style="list-style-type: none"> i. the nature and scale of the mining; ii. effects on indigenous biodiversity values; iii. remedial works and revegetation; iv. the effects on landscape and visual amenity values; v. the effects on land stability and flooding; vi. the effects on water bodies; vii. the effects on cultural and archaeological sites; and viii. noise. <p>(b) Mining within any other Activity Area not provided for in Rule 44.5.3(a) above, or for use outside of the zone.</p>	D
44.5.4	<p>Residential and Visitor Accommodation Activities (all excluding buildings) in Activity Area R</p> <p><u>Information Requirements:</u></p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. <u>Elements of the Spatial Layout Plan and Revegetation Strategy, and which may also extend into parts of Activity Areas G, GS(OS/F) and LS, subject to the application if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</u></p> <p>(a) The Revegetation Strategy, shall include the following <u>proposed</u> measures:</p>	<u>RDC</u>

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>i. <u> </u> A vegetation cover framework of Kanuka and other appropriate indigenous species in the short term, which can be become the basis for biodiversity enhancement as the zone develops;</p> <p>ix.ii. <u> </u> A minimum of 8 ha of mitigation revegetation and 14.75 ha of other planting</p> <p>x.iii. <u> </u> Screening of residential buildings for viewers from the road;</p> <p>xi.iv. <u> </u> To reflect the underlying of landform and soils in the indigenous vegetation cover of the Zone;</p> <p>xii.v. <u> </u> To achieve eventual revegetation of the <u>Gully and Moraine Slopes within the Farm</u> and Vegetation Management Area identified on the Structure Plan, where appropriate, with a mix of locally sourced indigenous species including Totara;</p> <p>xiii.vi. <u> </u> To ensure that the "rough" areas of the golf course, being the vegetated areas not required to be mowed or otherwise maintained, regenerate naturally (excluding noxious weeds);</p> <p>xiv.vii. <u> </u> To provide fencing of the Farm and Vegetation Management Areas, where necessary, for protection from stock;</p> <p>xv.viii. <u> </u> To link with other revegetated areas outside the site;</p> <p>xvi.ix. <u> </u> Details of the timing of planting in relation to the staging of building construction;</p> <p>xvii.x. <u> </u> Details of the management proposed for up to 10 years after initial planting - site preparation, weed control, pest control, any watering or fertilisers, plant replacement, stock control and maintenance;</p> <p>xviii.xi. <u> </u> Details of plant sources;</p> <p>xix.xii. <u> </u> Protection measures for existing values, including riparian areas, wetlands, lake shore, water quality;</p>	

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>xx-xiii. Integration of planting with other components of the development, including earthworks and construction; and</p> <p>xxi-xiv. Fencing of the regeneration area to define stock access routes.</p> <p>(b) The Spatial Layout Plan/s shall include further detail relating to:</p> <ul style="list-style-type: none"> i. The location and alignment of vehicular access; ii. Subdivision layout; and iii. Earthworks for the construction of mitigation mounding and earth re-contouring within Activity Area R. <p><u>Matters of Control:</u></p> <p>Where the Council's Discretion is restricted control is limited to:</p> <ul style="list-style-type: none"> <u>i. Consideration of all matters contained in the Spatial Layout Plan and Revegetation Strategy;</u> ii. Effects on landscape and visual amenity values; and iii. Effects on indigenous biodiversity values. 	
<p>44.5.5</p>	<p>Camping Ground Activities within Activity Area GS(C)</p> <p>(a) Any Camping Ground within Activity Area GS(C).</p> <p><u>Information Requirements:</u></p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan in respect to the whole of Activity Area GS(C).</p>	<p>RD</p>

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>Council's dDiscretion shall be restricted to:</p> <ul style="list-style-type: none"> i. The layout and location of open space and camping ground activities, including indicative areas for any buildings (accommodation, administration/offices and communal facilities) and the management of waste. ii. Effects on landscape and amenity values, including to ensure terrace escarpments and areas immediate above any terrace remain free from activity, and the visibility and dominance of built form when viewed from Wanaka – Mount Aspiring Road. iii. Traffic and transportation effects, including investigating the potential for a new road alignment through the site in the general location shown on the structure plan. iv. Enhancement of indigenous biodiversity values through additional planting of indigenous vegetation. v. Good design outcomes, including the provision for cycle ways and pedestrian linkages to the existing camp ground and the foreshore of Lake Wanaka. vi. Integration with the existing Glendhu Bay Camp Ground, including opportunities to relieve the pressure on the foreshore of Lake Wanaka, pedestrian connections and the coordination of amenities. <p>(b) The use or development of land within Activity Area GS(C) in the absence if resource consent granted under Rule 44.5.5(a).</p>	D
44.5.6	<p>Farm Homestead Activity Area</p> <ul style="list-style-type: none"> (a) Commercial Activities within Activity Area GS(FH). (b) Visitor Accommodation within Activity Area GS(FH), except within any existing buildings (at the date of this zone having legal effect). 	RD

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>(c) Visitor Accommodation within Activity Area GS(FH) shall not result in a duration of stay for any worker or staff member greater than 6 months in any 12-month period.</p> <p>Where the Council's exercise of discretion is restricted to:</p> <ul style="list-style-type: none"> i. The matters of control within Rule 44.5.2 (a); ii. Scale / bulk and location of buildings; iii. Effects on indigenous biodiversity values and opportunities for enhancement of indigenous biodiversity values through additional planting of indigenous vegetation; iv. Noise; v. Hours of operations; vi. Traffic generation, access and car parking; and vii. Infrastructure services. 	
<p>44.5.7</p>	<p>Visitor Accommodation</p> <p>Visitor accommodation activities, <u>including buildings</u>, within Activity Area GS(OS/F).</p>	<p>D</p>
<p>44.5.8</p>	<p>Any activity within Activity Area R in the absence of resource consent granted under Rule 44.5.4</p>	<p>D</p>
<p>44.5.9</p>	<p>Building within the Covenant Protection Area identified on the Glendhu Station Zone Structure Plan</p> <p>Except for the following activities and status of activities:</p>	<p>NC</p>

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>(a) Farm buildings located within the Covenant Protection Area, subject to Rule 44.5.2(d) (permitted activity) or Rule 44.5.2(f) (restricted discretionary activity).</p> <p>(b) Two residential units, which may be located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489 (restricted discretionary activity through Rule 44.5.2 (e)).</p> <p>(c) The alteration, addition or the relocation of any existing buildings within the Covenant Protection Area (controlled activity with matters of control as specified within Rule 44.5.2(a)).</p> <p>(d) Temporary buildings or activities within the Covenant Protection Area within the Covenant Protection Area (Refer to Chapter 35 – Temporary Activities and Relocated Buildings).</p> <p>(e)(d)A wedding chapel located within Lot 3 DP 457489 (controlled activity with matters of control as specified within Rule 44.5.2(a)).</p>	
<p>44.5.109</p>	<p>Structure Plan - Activities</p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within the Standards in 44.6 (Table 2):</p> <p>(a) Residences Activity Area (R) – the use of this area is restricted to residential <u>activities</u> and visitor accommodation activities, public access trails, outdoor recreation activity, and areas of indigenous revegetation.</p> <p>(b) Campground Activity Area (GS(C)) – the use of this area is restricted to farming, farm structures and visitor accommodation (limited to the establishment and operation of a Camping Ground), public access trails, outdoor recreation activities and provision for a new road access alignment, and areas of indigenous revegetation.</p> <p>(c) Farm Homestead Activity Area (GS(FH)) – the use of this area is restricted to small scale commercial activities that are designed to complement and support the campground and visitor accommodation activities; including farm stays, conferences, events and functions (e.g. weddings), farm tours, and a small scale abattoir, butcher, packing shed, craft brewery and tannery, together with farming, farm structures, mining, outdoor recreation</p>	<p>D</p>

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>activities, public access trails and provision for a new road access alignment, and areas of indigenous revegetation.</p> <p>(d) Lakeshore Activity Area (LS) – the use of this the area is restricted to visitor accommodation units, functions and events, <u>access</u> links to a jetty to facilitate public access and water based transport, the golf course club house with restaurant and café, associated sales and offices, and associated golf activities, public access trails, outdoor recreation activities, vehicle access and parking, and any utilities, infrastructure and vehicle access related to other activities anticipated in the zone, and areas of indigenous revegetation.</p> <p>(e) Open Space Farm Activity Area (GS(OS/F)) – Activities in this area are limited to farming activities, outdoor recreation activities, including public access trails, farm access trails, areas of ecological enhancement and indigenous revegetation, up to two residential units located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489, small scale eco-themed visitor accommodation, and any mining, utilities, infrastructure and vehicle access related to other activities anticipated in the zone.</p> <p>(f) Golf Activity Area (G) – the use of this area is restricted to the development and operation of a golf course, maintenance and operational facilities, underpasses, a driving range, commercial golf instruction, public access trails, outdoor recreation activities and areas of indigenous revegetation, and any utilities, infrastructure and vehicle access related to other activities anticipated in the zone, and areas of indigenous revegetation.</p>	
44.5.110	Factory Farming	NC
44.5.121	<p>Forestry Activities</p> <p>All forestry activities, excluding harvesting of existing forestry and the removal of exotic and wilding plant species (permitted activities).</p>	NC
44.5.132	Industrial Activities	NC

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<u>Except that this rule shall not apply to activities listed under rule 44.5.9.</u>	
44.5.143	Panelbeating, spraypainting, motor vehicle, repair of dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956, <u>except that this rule shall not apply to activities listed under rule 44.5.9.</u>	PR

44.6 Rules - Standards

Table 2:

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
44.6.1	<p>44.6.1.1 Standards for Public Access Trails</p> <p>(a) All public access trails formed-constructed to meet Rule 44.6.1.2, in accordance with the routes identified on the Structure Plan, shall be to the following standards <u>meet the following minimum standards:</u></p> <p>i. Between Rocky Hill and the Matukituki River:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a route connecting Rocky Hill and the Matukituki River that will be marked by bollards and/or poles and signs. - Public access shall be restricted to walking access only. <p>Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be responsible for on-going maintenance.</p> <p>ii. Along the Motatapu River between the Mount Aspiring Road and the Motatapu Trail:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a specific route (which shall be for the first 400m of the road where it goes through a low cutting to reach the terraces above Mt Aspiring Road). And shall be a formed and marked walking/cycling trail either on the farm land or the road margin (if that can be achieved}, to clearly show users of Te Araroa footpath where they are to go when they turn off from the lake. - Public access shall be restricted to walking access only. <p>Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be responsible for on-going maintenance.</p>	RD

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>iii. Along the Motatapu River, between easements V and W on SO 347712:</p> <ul style="list-style-type: none"> – The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs. This route will use both the marginal strip and enable access by way of easement over parts of the adjacent land where access along the marginal strip is not available due to erosion of the river bank. – Public access shall be restricted to walking and mountain biking access only. – In the event that the river erodes both the marginal strip and the land over which the easement runs, the landowner will, when requested, provide an alternative easement (to be surveyed and registered, formed, and maintained by the council at its request). <p>Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be responsible for on-going maintenance.</p> <p>iv. To Glendhu Hill:</p> <ul style="list-style-type: none"> – The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs. – Public access shall be restricted to walking access only. <p>Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be responsible for on-going maintenance.</p> <p>v. To the Motatapu Road and the boundary with Alpha Burn Station:</p> <ul style="list-style-type: none"> – The access route shall be restricted to a specific route that will be formed and marked by signs. – Public access shall be restricted to walking and mountain biking access only. <p>Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be responsible for on-going maintenance.</p>	

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>vi. Between Rocky Hill and the Motatapu River:</p> <ul style="list-style-type: none"> – The access route shall be restricted to a route that will be marked by bollards and/or poles and marked by signs. – Public access shall be restricted to walking access only. <p><u>Note: All trails are secured</u> Secured by way of an easement in favour of the Queenstown Lakes District Council and where the Council will be <u>is</u> responsible for on-going maintenance.</p> <p>(b) Except as set out above, all trails shall be constructed and maintained in accordance with the Walking Track Standard as defined in the Standard New Zealand Handbook for Tracks and Outdoor Visitor Structures (SNZ HB 8630; 2004).</p> <p>(c) The land owner shall be entitled to close or restrict access to the trail along the Glendhu Station foreshore, where the trail passes through the Glendhu Station Zone, as the land owner considers necessary, for golf course operations (including tournaments), maintenance, safety or security purposes.</p> <p>(d) The land owner shall be entitled to close or restrict access to the trails in Activity Area GS(OS/F), for such periods as it deems necessary to carry out operations.</p> <p>(e) The land owner shall be entitled to close or restrict access to the trails in Activity Area GS(OS/F) through an area being used for sheep farming or other operations.</p> <p>(f) Public access trails shall be located in general accordance with the Structure Plan, which for the purposes of this standard means that is may vary along the alignment to account for topography, land operations and vegetation, provided the alignment starts and finishes in the same general location and links to other trails as indicated.</p> <p>44.6.1.2 Timing and Formation of Public Access Trails</p> <p>(a) Each public access trail, identified and numbered on the structure plan, shall be formed to the standard set out within Rule 44.6.1.1, by the following development milestones:</p>	<p style="text-align: center;"><u>NC</u></p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>i. Public access trail 1, and public access trails within Activity Areas LS and G, and the public access trails along the foreshore of Lake Wanaka, and the public access trails along the Fern Burn to the north of the Wanaka – Mount Aspiring Road, shall be formed prior to operation of the golf course <u>within Activity Area G</u>.</p> <p>ii. Public access trail 2, shall be formed prior to the issue of the s.224(c) certificate for the tenth homesite <u>within Activity Area R</u>.</p> <p>iii. Public access trail 3, shall be formed prior to occupation of the Clubhouse <u>within Activity Area LS</u>.</p> <p>iv. Public access trail 4, shall be formed prior to occupation of the Shearers Quarters <u>any visitor accommodation within Activity Area LS</u>.</p> <p>v. Public access trails within Activity Areas GS(FH) and GS(C), shall be formed prior to operation of any new activities within these Activity Areas.</p> <p>(b) All other public access trails shall be formed within 3 years of commencement of construction of any residence / visitor accommodation unit within Activity Area R.</p> <p>Matters of Discretion</p> <p>Councils dDiscretion with respect to Rules 44.6.1.1 and 44.6.1.2 is restricted to recreation values.</p>	
44.6.2	<p>Earthworks</p> <p>(a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.</p> <p>(b) Volume of Earthworks</p> <p>The maximum total volume of earthworks (m³) shall not exceed that specified in Table 1 (below).</p> <p>i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12-month period.</p>	<p>P</p> <p>RD</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status								
	<p>ii. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) contained within Chapter 22 of the Operative District Plan.</p> <p>Table 1</p> <table border="1" data-bbox="394 488 1149 922"> <thead> <tr> <th data-bbox="394 488 922 624">Activity Area</th> <th data-bbox="922 488 1149 624">Maximum Total Volume per homesite</th> </tr> </thead> <tbody> <tr> <td data-bbox="394 624 922 754">Activity Area R Activity Area GS(FH) Activity Area GS(C)</td> <td data-bbox="922 624 1149 754">500 m³</td> </tr> <tr> <td data-bbox="394 754 922 820">Activity Area GS(OS/F)</td> <td data-bbox="922 754 1149 820">1,000 m³</td> </tr> <tr> <td data-bbox="394 820 922 922">Activity Area G Activity Area LS</td> <td data-bbox="922 820 1149 922">No maximum</td> </tr> </tbody> </table> <p>(c) Height of cut and fill and slope (except in relation to Activity Area G):</p> <ol style="list-style-type: none"> a. The maximum height of any cut shall not exceed 2.4 metres. b. The maximum height of any fill shall not exceed 2 metres. c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretive Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height. 	Activity Area	Maximum Total Volume per homesite	Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³	Activity Area GS(OS/F)	1,000 m ³	Activity Area G Activity Area LS	No maximum	<p>RD</p>
Activity Area	Maximum Total Volume per homesite									
Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³									
Activity Area GS(OS/F)	1,000 m ³									
Activity Area G Activity Area LS	No maximum									

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>(d) Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>(e) Environmental Protection Measures <u>for all activities under rule 44.6.2</u></p> <p>i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p>ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p>iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>(f) Water bodies</p> <p>i. Earthworks within 7m of the bed of any natural water body shall not exceed 20m³ in total volume, within one consecutive 12-month period.</p> <p>ii. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any natural water body or where it may dam, divert or contaminate water.</p> <p>iii. Earthworks shall not:</p> <p>a. cause artificial drainage of any groundwater aquifer; or</p> <p>b. cause temporary ponding of any surface water.</p> <p>(g) Cultural heritage and archaeological sites</p> <p>i. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by resource consent or Heritage NZ authority.</p> <p>Where the Council's exercise of discretion is restricted to:</p>	<p>RD</p> <p>RD</p> <p>RD</p> <p>RD</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> i. The nature and scale of the earthworks; ii. Environmental protection measures; iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise. 	
<p>44.6.3</p>	<p>Setbacks</p> <p>(a) Buildings shall be set back a minimum of 20m from Motatapu Road and the Wanaka Mt Aspiring Road.</p> <p>(b) Buildings shall be set back a minimum of 3m from the site boundary adjoining the <u>marginal strip around the foreshore</u> of Lake Wanaka.</p> <p>(c) Buildings shall be setback a minimum of 20m from the edge of any waterbody.</p> <p>The Council's dDiscretion is restricted to:</p> <ul style="list-style-type: none"> i. the bulk, height and proximity of the building to the boundary; ii. the impact on visual amenity values; iii. public access; and 	<p>RD</p> <p>RD</p> <p>RD</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>iv. the protection of any marginal strips and their natural values.</p>	
<p>44.6.4</p>	<p>Fences</p> <p>All fences shall be restricted to post and rail or post and wire fences to a maximum height of 1.2m, with the exception of fencing of any mitigation and regeneration planting in accordance within Rule 44.5.4 or any limitations within Rule 44.6.7.</p> <p>The Council's dDiscretion is restricted to impacts on landscape and amenity values.</p>	<p>RD</p>
<p>44.6.5</p>	<p>Vegetation</p> <p>(a) Planting implemented in accordance with the Rule 44.5.4 shall be irrigated for a period of five years from establishment.</p> <p>(b) All planting implemented in accordance with the Rule 44.5.4 shall be:</p> <ul style="list-style-type: none"> i. Maintained for a period of ten years from the first season of planting; ii. All diseased or dying plants shall be replaced; and iii. An annual report on the maintenance and health of planting is to be provided to the Council for a period of ten years from the first season of planting. <p>(c) There shall be no planting of any exotic trees species, except as provided for through Rule 44.5.4.</p>	<p>D</p>
<p>44.6.6</p>	<p>Structure Plan</p> <p>(a) Development of the primary access roads shall be undertaken in general accordance with the Structure Plan.</p> <p>For the purposes of interpreting this rule, the following shall apply:</p>	<p>D</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> i. A variance of up to 100m from the location and alignment shown on the Structure Plan shall be acceptable. ii. Primary access routes may be otherwise located and follow different alignments provided that any such alignment enables a similar journey. 	
<p>44.6.7</p>	<p>Residential and Visitor Accommodation Units</p> <p>(a) Within Activity Area R there shall be no more than 50 residential or visitor accommodation units.</p> <p>(b) Within Activity Area R:</p> <ul style="list-style-type: none"> i. the maximum scale of buildings shall not exceed 400m² for each homesite. ii. the curtilage shall not exceed 1,000m² for each homesite. iii. <u>all domestication including hard landscaping and ancillary structures shall be located within the Homesite Overlay defined curtilage area for each homesite, but this shall not include retaining structures or vehicle access.</u> iv. <u>within the defined curtilage area there shall be no introduced planting over 0.5m in height unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4;</u> v. <u>within the defined Homesite Overlay there shall be no structures or fences over 0.75m in height except as required under the Fencing of Swimming Pools Act 1987;</u> iii. <u>outside the defined Homesite Overlay there shall be no introduced planting unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4.</u> vi. _____ 	<p>D</p> <p>D</p> <p>RD</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>(c) Within Activity Area R, any building located outside a homesite overlay identified on the Structure Plan, but meeting all other matters listed in clause (b) above, shall be a restricted discretionary activity with Council's discretion restricted to:</p> <ul style="list-style-type: none"> i. landscape and visual amenity effects, including ensuring that all buildings are located to avoid adverse visual effects from public places including where they potentially appear on ridges or skylines or are visually prominent; and ii. effects on indigenous biodiversity values. 	
<p>44.6.8</p>	<p>Site Coverage and Building Areas</p> <p>(a) The maximum building areas within Activity Area G shall be:</p> <ul style="list-style-type: none"> i. Within the golf facilities overlay, buildings shall be limited to a maximum <u>total</u> footprint of 700m². ii. Outside the golf facilities overlay, buildings shall be limited to a maximum footprint of 50m² for each individual building. <p>(b) Within Activity Area LS:</p> <ul style="list-style-type: none"> i. buildings shall be limited to a maximum of 3,500m² GFA. ii. building coverage in addition to (b) i. above, of an additional 1,000m² of building footprint, shall be a restricted discretionary activity, with Council's discretion restricted to: <ul style="list-style-type: none"> - landscape and visual amenity effects; and - effects on indigenous biodiversity values. <p><u>(c)</u> Within Activity Area GS(FH):</p> <ul style="list-style-type: none"> i. <u>The maximum total building coverage shall be 2,500m².</u> 	<p>D</p> <p>RD</p> <p><u>RD</u></p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status																		
	<p>ii. <u>A maximum total building coverage above 3,000 m²</u></p> <p>iii. the maximum footprint for any individual building shall be 500m² within 100m of a road boundary, with Council's discretion restricted to:</p> <ul style="list-style-type: none"> - Location of buildings and their visual dominance as viewed from Wanaka – Mount Aspiring Road, especially in relation to prominence of buildings located at the top of the terrace that runs through the activity area; and - And all matters of control listed under Rule 44.5.2 (a). 	<p>NC</p> <p>RD</p>																		
<p>44.6.9</p>	<p>Building Height</p> <p>The maximum height of buildings shall be:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">(a) Activity Area GS(FH) – within 100m of a road boundary</td> <td style="width: 40%; text-align: right;">4m</td> </tr> <tr> <td>(b) Activity Area GS(FH) – beyond 100m from a road boundary</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(c) Activity Area GS(C)</td> <td style="text-align: right;">5m</td> </tr> <tr> <td>(d) Activity Area LS</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(e) Activity Area GS(OS/F) – All non-farm buildings</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(f) Activity Area GS(OS/F) – Farm buildings</td> <td style="text-align: right;">4m</td> </tr> <tr> <td>(g) Activity Area G – within Golf Facilities Overlay</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(h) Activity Area G – outside Golf Facilities Overlay</td> <td style="text-align: right;">4m</td> </tr> <tr> <td>(i) Activity Area R – outside of the Homesite Overlay; the maximum height for any building shall be 4m, measured from ground level to any point at the highest part of the building immediately above.</td> <td></td> </tr> </table>	(a) Activity Area GS(FH) – within 100m of a road boundary	4m	(b) Activity Area GS(FH) – beyond 100m from a road boundary	8m	(c) Activity Area GS(C)	5m	(d) Activity Area LS	8m	(e) Activity Area GS(OS/F) – All non-farm buildings	8m	(f) Activity Area GS(OS/F) – Farm buildings	4m	(g) Activity Area G – within Golf Facilities Overlay	8m	(h) Activity Area G – outside Golf Facilities Overlay	4m	(i) Activity Area R – outside of the Homesite Overlay; the maximum height for any building shall be 4m, measured from ground level to any point at the highest part of the building immediately above.		<p>NC</p> <p>NC</p>
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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status																																																																																																								
	<p>(j) Activity Area R – within the Homesite Overlay; the maximum height for any building shall be 4m above the datum level specified below and as measured to the highest part of the building immediately above.</p> <table border="0" data-bbox="481 391 1232 1300"> <thead> <tr> <th>Homesite</th> <th>Datum (masl)</th> <th>Homesite</th> <th>Datum (masl)</th> </tr> </thead> <tbody> <tr><td>HS 1</td><td>304.5</td><td>HS 26</td><td>352.3</td></tr> <tr><td>HS 2</td><td>305.0</td><td>HS 27</td><td>352.3</td></tr> <tr><td>HS 3</td><td>307.5</td><td>HS 28</td><td>348.0</td></tr> <tr><td>HS 4</td><td>307.5</td><td>HS 29</td><td>348.5</td></tr> <tr><td>HS 5</td><td>308.0</td><td>HS 30</td><td>346.8</td></tr> <tr><td>HS 6</td><td>334.0</td><td>HS 31</td><td>351.5</td></tr> <tr><td>HS 7</td><td>337.5</td><td>HS 32</td><td>349.5</td></tr> <tr><td>HS 8</td><td>322.5</td><td>HS 33</td><td>353.0</td></tr> <tr><td>HS 9</td><td>321.5</td><td>HS 34</td><td>352.0</td></tr> <tr><td>HS 10</td><td>321.0</td><td>HS 35</td><td>326.0</td></tr> <tr><td>HS 11</td><td>322.0</td><td>HS 36</td><td>326.5</td></tr> <tr><td>HS 12</td><td>357.0</td><td>HS 37</td><td>332.5</td></tr> <tr><td>HS 13</td><td>359.5</td><td>HS 38</td><td>334.0</td></tr> <tr><td>HS 14</td><td>353.0</td><td>HS 39</td><td>332.0</td></tr> <tr><td>HS 15</td><td>356.0</td><td>HS 40</td><td>328.0</td></tr> <tr><td>HS 16</td><td>355.5</td><td>HS 41</td><td>328.6</td></tr> <tr><td>HS 17</td><td>354.0</td><td>HS 42</td><td>323.0</td></tr> <tr><td>HS 18</td><td>354.5</td><td>HS 43</td><td>322.0</td></tr> <tr><td>HS 19</td><td>358.0</td><td>HS 44</td><td>322.0</td></tr> <tr><td>HS 20</td><td>361.0</td><td>HS 45</td><td>322.0</td></tr> <tr><td>HS 21</td><td>361.5</td><td>HS 46</td><td>317.0</td></tr> <tr><td>HS 22</td><td>361.0</td><td>HS 47</td><td>317.0</td></tr> <tr><td>HS 23</td><td>361.0</td><td>HS 48</td><td>315.6</td></tr> <tr><td>HS 24</td><td>363.5</td><td>HS 49</td><td>314.9</td></tr> <tr><td>HS 25</td><td>363.0</td><td>HS 50</td><td>316.4</td></tr> </tbody> </table> <p><u>Matters of Discretion</u></p>	Homesite	Datum (masl)	Homesite	Datum (masl)	HS 1	304.5	HS 26	352.3	HS 2	305.0	HS 27	352.3	HS 3	307.5	HS 28	348.0	HS 4	307.5	HS 29	348.5	HS 5	308.0	HS 30	346.8	HS 6	334.0	HS 31	351.5	HS 7	337.5	HS 32	349.5	HS 8	322.5	HS 33	353.0	HS 9	321.5	HS 34	352.0	HS 10	321.0	HS 35	326.0	HS 11	322.0	HS 36	326.5	HS 12	357.0	HS 37	332.5	HS 13	359.5	HS 38	334.0	HS 14	353.0	HS 39	332.0	HS 15	356.0	HS 40	328.0	HS 16	355.5	HS 41	328.6	HS 17	354.0	HS 42	323.0	HS 18	354.5	HS 43	322.0	HS 19	358.0	HS 44	322.0	HS 20	361.0	HS 45	322.0	HS 21	361.5	HS 46	317.0	HS 22	361.0	HS 47	317.0	HS 23	361.0	HS 48	315.6	HS 24	363.5	HS 49	314.9	HS 25	363.0	HS 50	316.4	<p>RD</p>
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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>Council's Discretion is restricted to landscape and visual amenity effects, including ensuring that all buildings are located to avoid adverse visual effects from public places including where they appear on ridges or skylines or are visually prominent.</p> <p>(k) Activity Area R – within the Homesite Overlay; any building with a maximum height of 6m above the datum levels specific in (j) above.</p>	NC
44.6.10	<p>Lighting and Glare</p> <p>(a) All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, capped, filtered or pointed downwards and screened so as to reduce lux spill.</p> <p>(b) All fixed lighting shall be directed away from adjacent roads and properties.</p> <p>(c) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</p> <p>(d) There shall be no lighting of vehicle access ways within the Glendhu Station Zone.</p>	NC
44.6.11	<p>Servicing</p> <p>(a) All dwellings habitable or public buildings within Activity Areas R, LS, G, GS(FH) and GS(C) shall connect to infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications.</p> <p>The Council's Discretion is restricted to the capacity of infrastructure.</p> <p>(b) All services, with the exception of stormwater systems, shall be reticulated underground.</p>	RD NC

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
44.6.12	<p>Outside storage and activities</p> <p>(a) All goods, materials or equipment be stored outside a building, except for vehicles associated with the activity parked on the site overnight, shall be screened from view of any public road.</p> <p>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building except in relation to farming.</p>	NC
44.6.13	<p>Retailing</p> <p>The maximum gross floor area of all retail activities located within Activity Area GS(FH) shall be 500 m².</p>	D
44.6.14	<p><u>Farm Buildings</u></p> <p>(a) <u>All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits).</u></p> <p>(b) <u>Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and all other surface finishes shall have a reflectance value of not greater than 30%.</u></p> <p>(c) <u>The landholding is greater than 100ha.</u></p> <p>(d) <u>The density of all buildings on the site, inclusive of the proposed building(s) will be less than one farm building per 25 hectares on the site; and</u></p> <p>(e) <u>Is located less than 600 masl.</u></p> <p>(f) <u>Buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>Rural Amenity values.</u> 	<u>RD</u>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> • <u>Visual prominence from both public places and private locations.</u> • <u>Visibility, including lighting.</u> • <u>Scale.</u> • <u>Location.</u> • <u>External appearance.</u> • <u>Landscape character.</u> 	

44.7 Non-Notification of Applications

44.7.1 Any application for resource consent for **controlled activities** shall not require the written consent of other persons and shall not be notified or limited-notified.

44.7.2 Any application for resource consent for the following **restricted discretionary activities** shall be considered without public notification but notice may be served on those persons considered to be adversely affected if the written approval has not been obtained:

~~(a)~~ Rule 44.5.2(e) Residential units in Activity Area GS(OS/F)

~~(b)~~ Rule 44.5.2(f) Farm Buildings within Activity Areas GS(O/SF) and GS(C)

~~(e)~~(a) Rule 44.5.3(a) Mining within Activity Areas GS(FH) and GS(OS/F), for use only within the Zone

~~(d)~~ Rule 44.5.5(a) Camping Ground Activities within Activity Area GS(C)

~~(e)~~ Rule 44.5.6 Farm Homestead Activity Area

~~(f)~~(b) Rule 44.6.1.1 Standards for Public Access Trails

~~(g)~~ Rule 44.6.1.2 Timing and Formation of Public Access Trails

~~(h)~~(c) Rule 44.6.2(b)-(g) Earthworks

~~(i)~~ Rule 44.6.3(a) (c) Setbacks

~~(j)~~(d) Rule 44.6.4 Fences

~~(k)~~ Rule 44.6.7(c) Residential and Visitor Accommodation Units outside a Homesite Overlay

~~(l)~~(e) Rule 44.6.8(b) Site Coverage and Building Areas in Activity Area LS

~~(m)~~ Rule 44.6.8(c) Site Coverage and Building Areas in Activity Area GS(FH)

~~(n)~~ Rule 44.6.9(j) Building height in Activity Area R, within a Homesite Overlay

~~(o)~~(f) Rule 44.6.11(a) Servicing

44.8 Assessment Matters

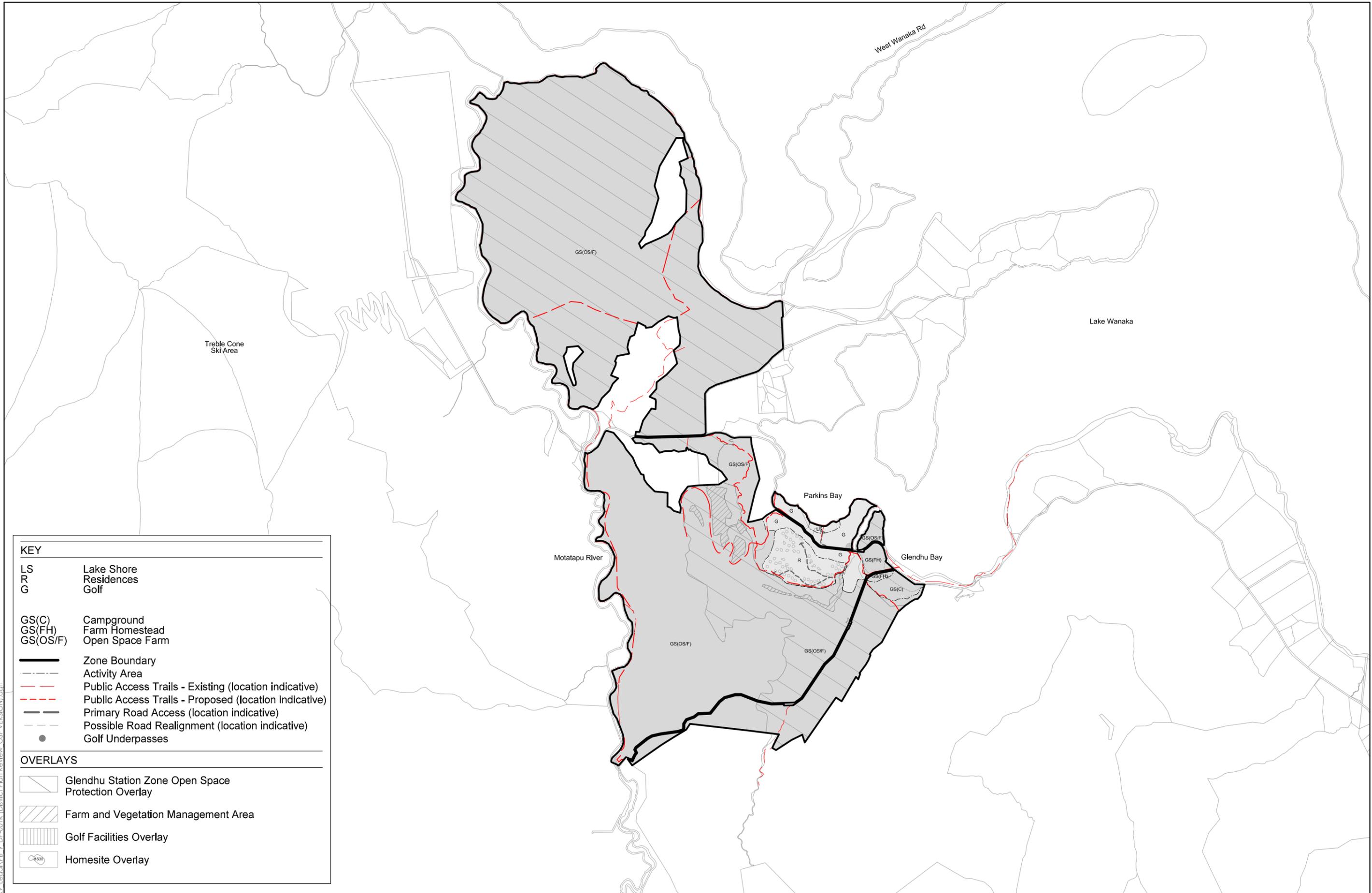
When assessing applications under rule 44.5.2(c), the following assessment matters shall be considered:

- (a) The extent to which all external above ground cladding is predominantly a mix of local natural schist stone, shuttered concrete, rammed earth, bagged plaster render and/or natural timber.
- (b) The use of non-reflective glazing and/or eaves to minimise reflection of light off glass.
- (c) The extent to which all colours will be predominantly within the shades of browns, greys, greens and earth tones.
- (d) The use of local grasses, tussocks, shale (local schist chip), slate or timber shakes/shingles as the predominant roofing materials.
- (e) The extent to which exterior lighting can be minimised to avoid adverse effects on amenity values.

44.89 Structure Plan

APPENDIX 2

Revised GSZ Structure Plan (Original Area)



KEY

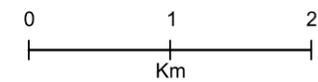
LS Lake Shore
 R Residences
 G Golf

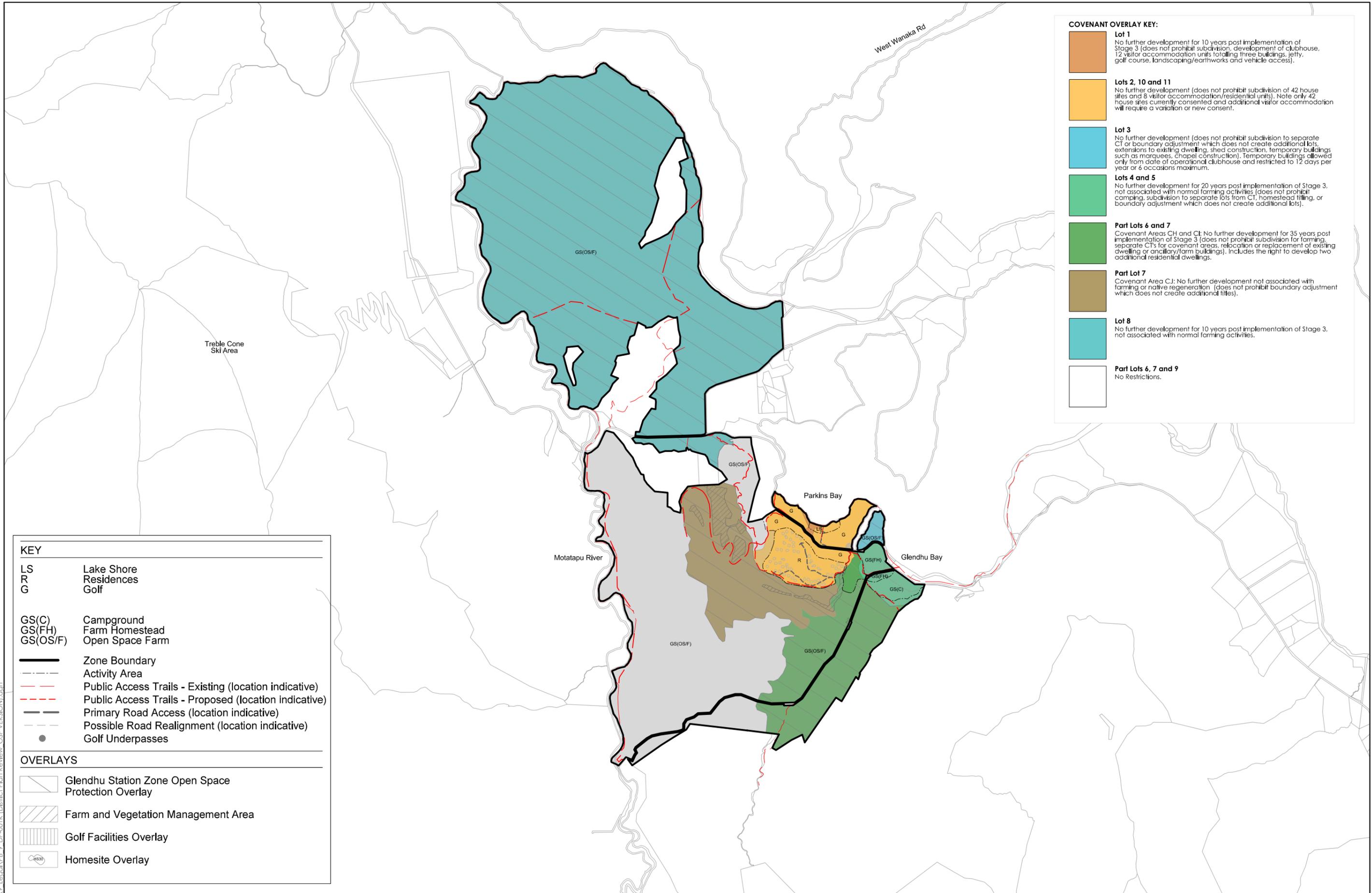
GS(C) Campground
 GS(FH) Farm Homestead
 GS(OS/F) Open Space Farm

— Zone Boundary
 - - - Activity Area
 - - - Public Access Trails - Existing (location indicative)
 - - - Public Access Trails - Proposed (location indicative)
 - - - Primary Road Access (location indicative)
 - - - Possible Road Realignment (location indicative)
 ● Golf Underpasses

OVERLAYS

Glendhu Station Zone Open Space Protection Overlay
 Farm and Vegetation Management Area
 Golf Facilities Overlay
 Homesite Overlay





COVENANT OVERLAY KEY:

- Lot 1**
No further development for 10 years post implementation of Stage 3 (does not prohibit subdivision, development of clubhouse, 12 visitor accommodation units totalling three buildings, jetty, golf course, landscaping/earthworks and vehicle access).
- Lots 2, 10 and 11**
No further development (does not prohibit subdivision of 42 house sites and 8 visitor accommodation/residential units). Note only 42 house sites currently consented and additional visitor accommodation will require a variation or new consent.
- Lot 3**
No further development (does not prohibit subdivision to separate CT or boundary adjustment which does not create additional lots, extensions to existing dwelling, shed construction, temporary buildings such as marquees, chapel construction). Temporary buildings allowed only from date of operational clubhouse and restricted to 12 days per year or 6 occasions maximum.
- Lots 4 and 5**
No further development for 20 years post implementation of Stage 3, not associated with normal farming activities (does not prohibit camping, subdivision to separate lots from CT, homestead titling, or boundary adjustment which does not create additional lots).
- Part Lots 6 and 7**
Covenant Areas CH and CI: No further development for 35 years post implementation of Stage 3 (does not prohibit subdivision for farming, separate CT's for covenant areas, relocation or replacement of existing dwelling or ancillary/farm buildings). Includes the right to develop two additional residential dwellings.
- Part Lot 7**
Covenant Area CJ: No further development not associated with farming or native regeneration (does not prohibit boundary adjustment which does not create additional titles).
- Lot 8**
No further development for 10 years post implementation of Stage 3, not associated with normal farming activities.
- Part Lots 6, 7 and 9**
No Restrictions.

KEY

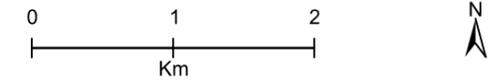
LS	Lake Shore
R	Residences
G	Golf

GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm

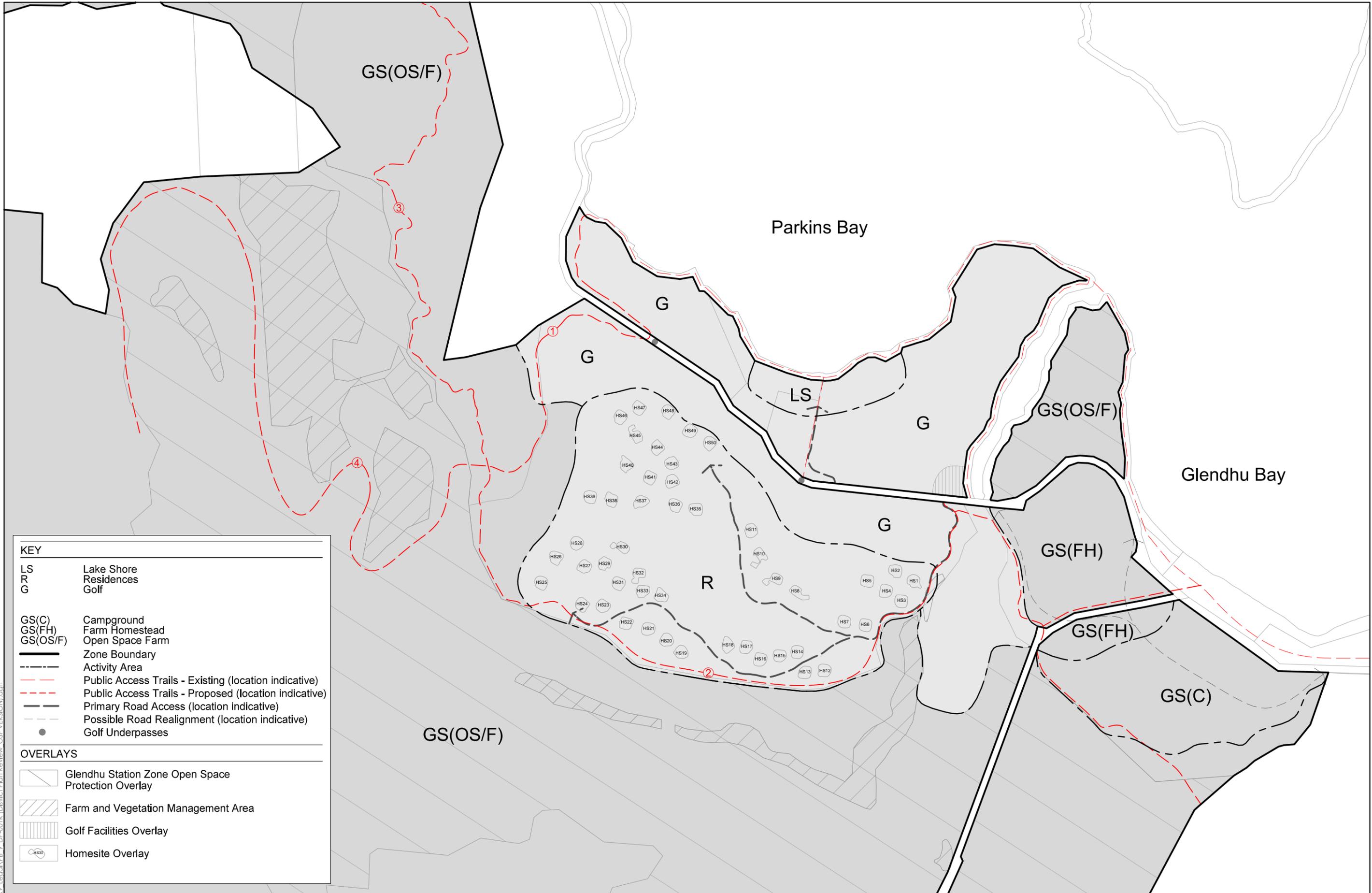
	Zone Boundary
	Activity Area
	Public Access Trails - Existing (location indicative)
	Public Access Trails - Proposed (location indicative)
	Primary Road Access (location indicative)
	Possible Road Realignment (location indicative)
	Golf Underpasses

OVERLAYS

	Glendhu Station Zone Open Space Protection Overlay
	Farm and Vegetation Management Area
	Golf Facilities Overlay
	Homesite Overlay

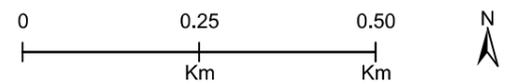


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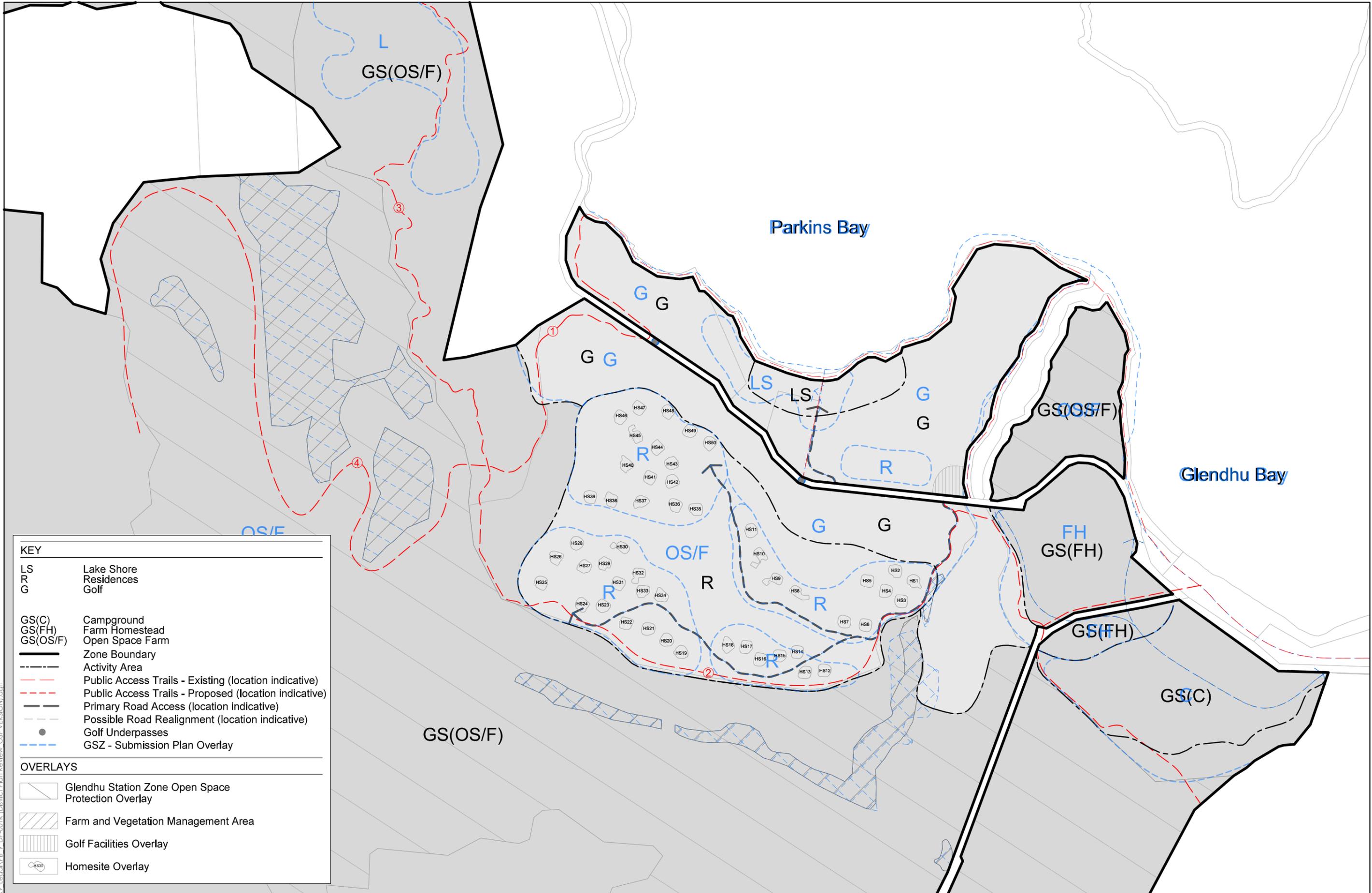


KEY	
LS	Lake Shore
R	Residences
G	Golf
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- - - -	Public Access Trails - Existing (location indicative)
- - - -	Public Access Trails - Proposed (location indicative)
- - - -	Primary Road Access (location indicative)
- - - -	Possible Road Realignment (location indicative)
●	Golf Underpasses

OVERLAYS	
	Glendhu Station Zone Open Space Protection Overlay
	Farm and Vegetation Management Area
	Golf Facilities Overlay
	Homesite Overlay

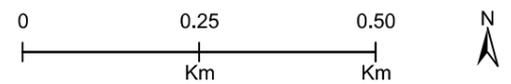


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KEY	
LS	Lake Shore
R	Residences
G	Golf
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- - - -	Public Access Trails - Existing (location indicative)
- - - -	Public Access Trails - Proposed (location indicative)
- - - -	Primary Road Access (location indicative)
- - - -	Possible Road Realignment (location indicative)
●	Golf Underpasses
- - - -	GSZ - Submission Plan Overlay

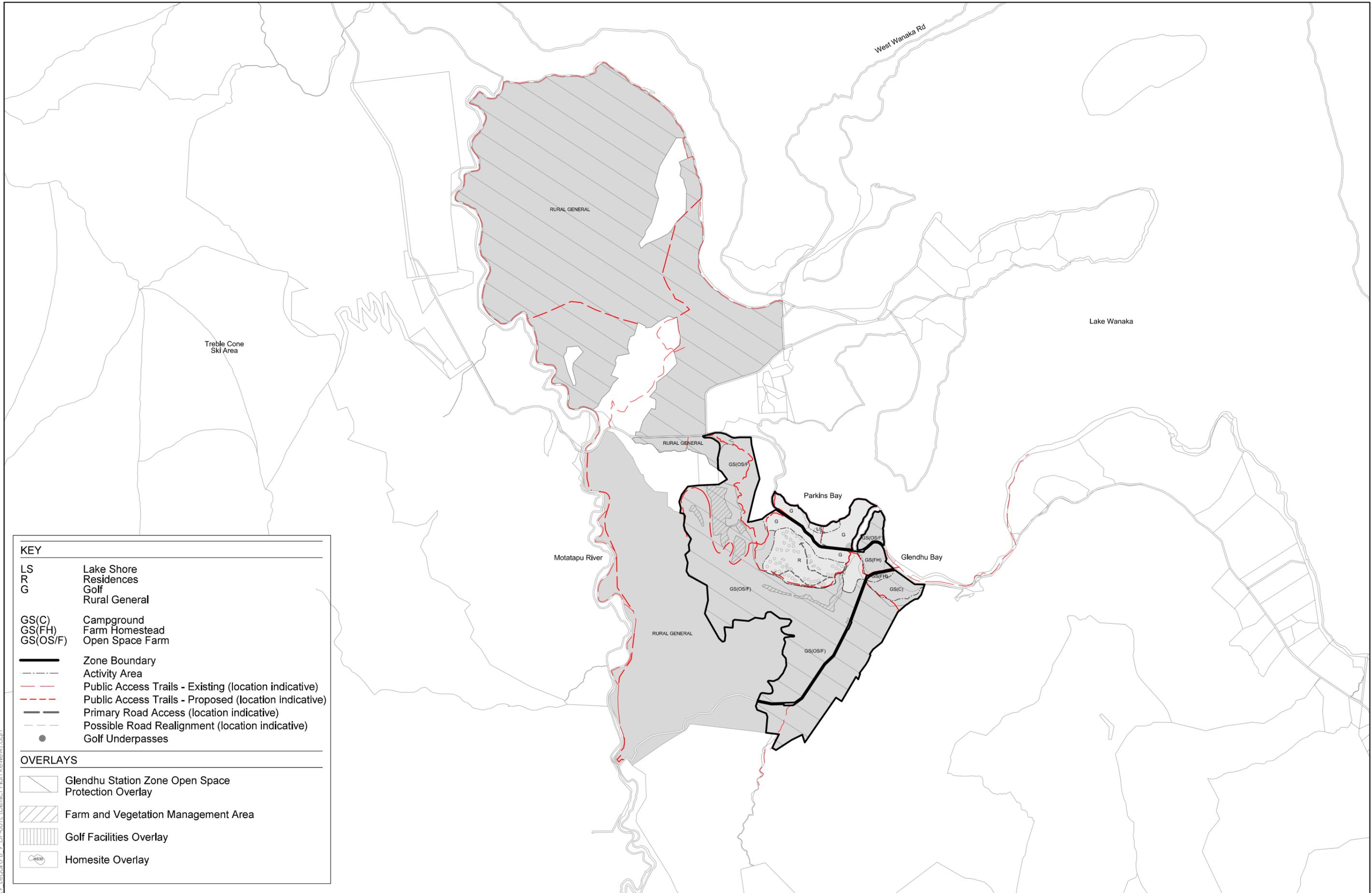
OVERLAYS	
[Pattern]	Glendhu Station Zone Open Space Protection Overlay
[Pattern]	Farm and Vegetation Management Area
[Pattern]	Golf Facilities Overlay
[Pattern]	Homesite Overlay



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APPENDIX 3

Revised GSZ Structure Plan – Reduced Activity Area
OS/F



KEY

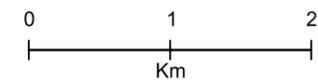
LS Lake Shore
 R Residences
 G Golf
 Rural General

GS(C) Campground
 GS(FH) Farm Homestead
 GS(OS/F) Open Space Farm

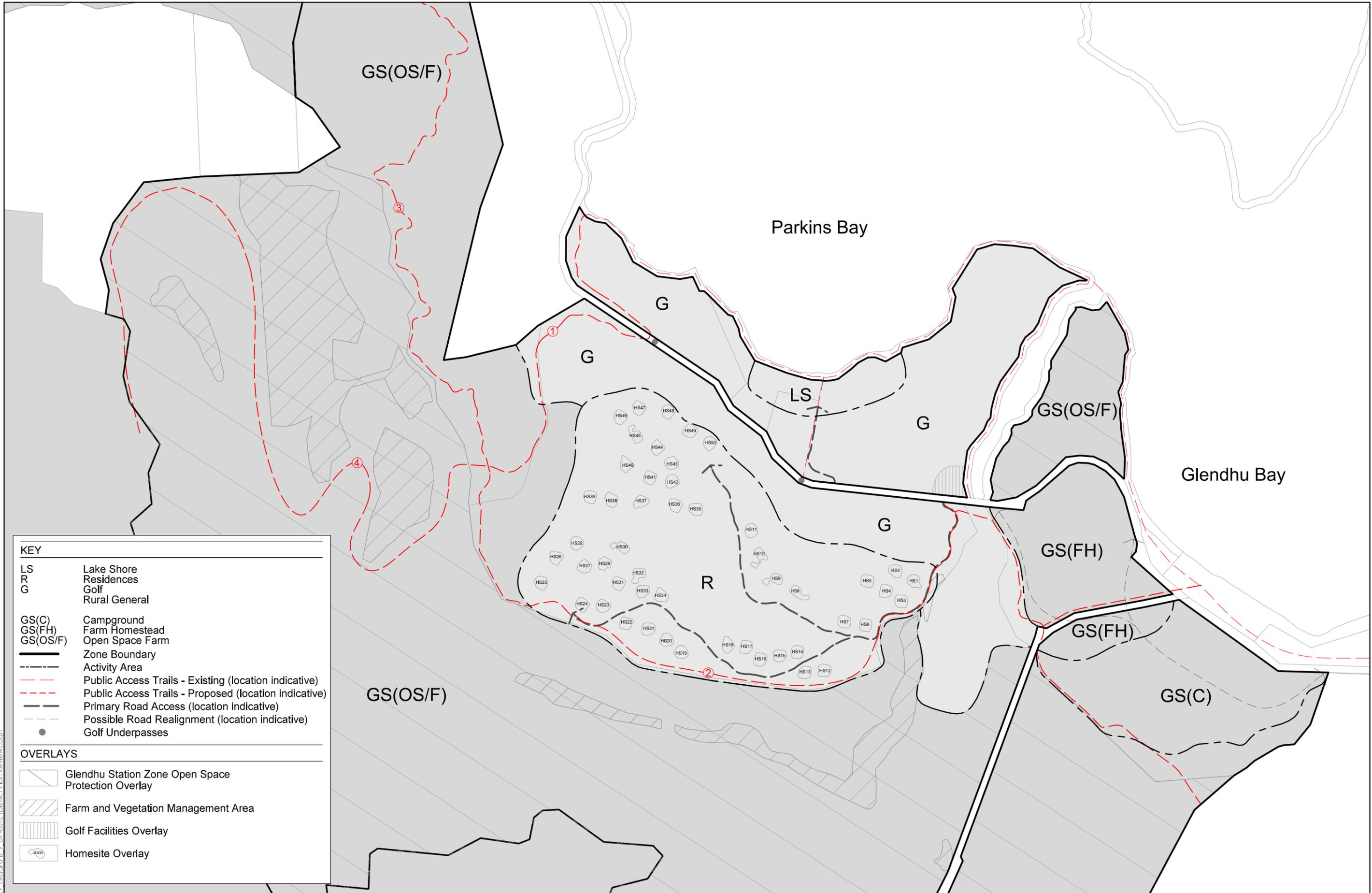
— Zone Boundary
 - - - Activity Area
 - - - Public Access Trails - Existing (location indicative)
 - - - Public Access Trails - Proposed (location indicative)
 - - - Primary Road Access (location indicative)
 - - - Possible Road Realignment (location indicative)
 ● Golf Underpasses

OVERLAYS

Glendhu Station Zone Open Space Protection Overlay
 Farm and Vegetation Management Area
 Golf Facilities Overlay
 Homesite Overlay

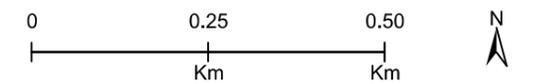


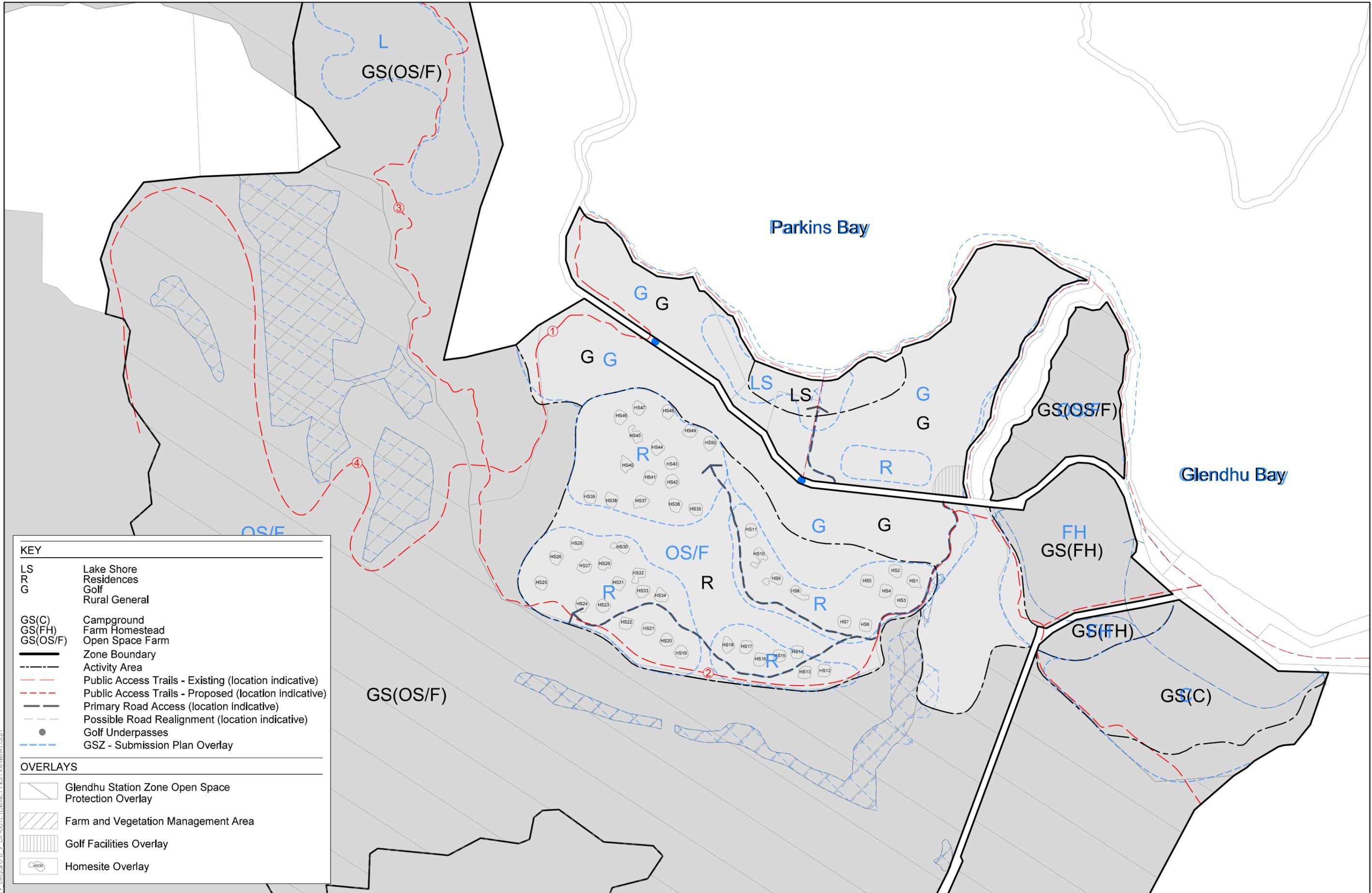
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KEY	
LS	Lake Shore
R	Residences
G	Golf
	Rural General
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- - - -	Public Access Trails - Existing (location indicative)
- - - -	Public Access Trails - Proposed (location indicative)
- - - -	Primary Road Access (location indicative)
- - - -	Possible Road Realignment (location indicative)
●	Golf Underpasses

OVERLAYS	
[Diagonal Hatching]	Glendhu Station Zone Open Space Protection Overlay
[Cross-hatching]	Farm and Vegetation Management Area
[Vertical Hatching]	Golf Facilities Overlay
[Small Circle]	Homesite Overlay

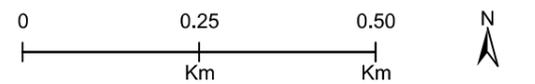




KEY	
LS	Lake Shore
R	Residences
G	Golf
	Rural General
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- · - · -	Public Access Trails - Existing (location indicative)
- · - - -	Public Access Trails - Proposed (location indicative)
—	Primary Road Access (location indicative)
- - - -	Possible Road Realignment (location indicative)
●	Golf Underpasses
- · - - -	GSZ - Submission Plan Overlay

OVERLAYS	
[Diagonal Hatching]	Glendhu Station Zone Open Space Protection Overlay
[Cross-hatching]	Farm and Vegetation Management Area
[Vertical Hatching]	Golf Facilities Overlay
[Circle with HS]	Homesite Overlay

Proposed District Plan Map 7 Detail Sheet 3 (Glendhu Station Zone Overlay)_Reduced GS(OS/F) Alternative 6.06.17



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APPENDIX 4

Further evaluation under s.32AA of alternative GSZ
with reduced Activity Area OS/F

Section 32AA Analysis

The proposal is to rezone the Glendhu Station land through the creation of a new Glendhu Station Zone of approximately 2,869 ha in area. An alternative option is to rezone a part of this land within the new Glendhu Station Zone and to leave the remainder within the Rural Zone, together with the identification of trails and open space protections within the Rural Zone.

The alternative option to reduce the size of the zone through retention of a part of the open space activity area within the rural zone, as described above is based on the following evaluation. Note that this evaluation is against the Objectives of the Strategic Directions Chapter and Landscape Chapter as amended through my earlier evidence for the hearings on Stream 01B or as amended through the Councils Right of Reply.

Evaluation of Effectiveness of the zoning and associated rules

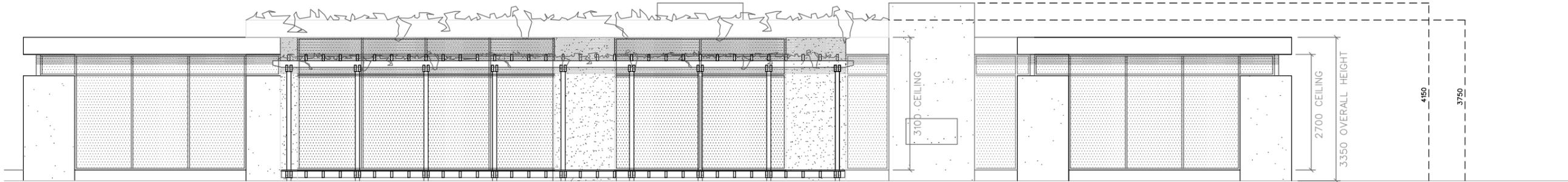
	Effectiveness of proposal against Objectives of the Commercial proposal	Benefits	Costs
Full size Activity Area OS/F (Option1)	<p>Inclusion of all the Glendhu Station farm land within the GSZ through Activity Area OS/F and including each the Farm and Vegetation Management Area, Public Access Trails and the Covenant Protection Areas is appropriate in achieving the following district wide objectives from Chapter 3 (Strategic Directions) and Chapter 6 (Landscape):</p> <p>a. Objective 3.2.4.7 Facilitate public access to the natural environment</p> <p>b. Objective 3.2.5.1 Protection of the Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development.</p> <p>c. Objective 3.2.5.4 The finite capacity of rural areas to absorb residential development is considered so as to protect the qualities of our landscapes.</p> <p>d. Objective 3.2.5.5 The character of the district's landscapes is</p>	<p>Provides for a much small range of activities including farming, outdoor recreation, small scale visitor accommodation.</p> <p>Provides for an increased level of protection over building within the Covenant Protection Area (noting this same benefit would apply under Option 2).</p> <p>Provides much greater integration between the enablement of the development opportunities within Activity Areas R, LS, FH and C and the environment benefits including the protection of open space,</p>	<p>The potential exclusion of a range of land uses on the rural land, particularly outside of the Covenant Protection Area, which might provide a wider basis for the sustainability of the rural land resource.</p> <p>The framework of provisions that relate to activities or building outside of the Covenant Protection Areas includes several relevant policies but not the comprehensive range of assessment matters available under the Rural Zone.</p>

	<p>maintained by ongoing agricultural land use and land management.</p> <p>e. Objective 6.3.2 Landscapes are protected from the adverse cumulative effects of subdivision, use and development</p> <p>f. The protection, maintenance or enhancement of the District's Outstanding Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development.</p> <p>This option is less appropriate in achieving the following objectives from Chapter 21 (Rural Zone):</p> <p>g. Objective 21.2.1 A range of land uses including farming, permitted and established activities are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation values and rural amenity values.</p> <p>h. Objective 21.2.9 A range of activities are undertaken that rely on a rural location on the basis they do not degrade landscape values, rural amenity, or impinge on permitted and established activities;</p> <p>i. Objective 21.2.10 The potential for diversification of farming and other rural activities that supports the sustainability of natural and physical resources.</p>	<p>enhancing biodiversity and the provision of public access, necessary to achieve a sustainable outcome.</p>	
<p>Reduced Activity Area OS/F and Rural Zone (Option 2)</p>	<p>Reducing the size of the GSZ and retaining part of Activity Area OS/F within the Rural Zone, together with the addition of an open space protection overlay and public access trails, is appropriate in achieving each of the district wide objectives contained within Chapters 3 and 6, as</p>	<p>Inclusion of a wider range of land uses on the rural land located outside of the Covenant Protection Area, which could provide a wider</p>	<p>Mapping of the open space protection areas and the public access trails within the rural zone introduces a greater risk during</p>

	<p>detailed within Option 1 above.</p> <p>Under the framework of the Rural Zone, subdivision or development would include the requirement to satisfy the detailed assessment matters included within Chapter 21 and through these give greater certainty over the appropriate landscape outcomes anticipated for the land located outside of the Covenant Protection Areas. Under this option, it is possible that the effects of subdivision and development could better achieve Objective 6.3.1, where landscapes are managed and protected from the adverse effects of subdivision, use and development and the related policies linking to the assessment matters.</p> <p>Inclusion of a greater area of OS/F within the Rural Zone would better achieve the following objectives from Chapter 21 (Rural Zone):</p> <ol style="list-style-type: none"> a. Objective 21.2.1 A range of land uses including farming, permitted and established activities are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation values and rural amenity values. b. Objective 21.2.9 A range of activities are undertaken that rely on a rural location on the basis they do not degrade landscape values, rural amenity, or impinge on permitted and established activities; c. Objective 21.2.10 The potential for diversification of farming and other rural activities that supports the sustainability of natural and physical resources. 	<p>basis for the sustainability of the rural land resource.</p> <p>A much more developed framework of policies and assessment matters to address the effects of subdivision or building development outside of the Covenant Protection Areas.</p>	<p>plan administration of misunderstanding the importance of these areas to securing the environmental benefits related to the enablement of activity located within the GSZ.</p>
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APPENDIX 5

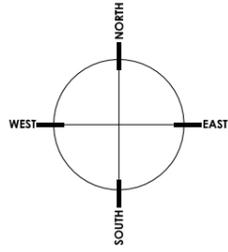
Elevation Plan of approved Residences



APPENDIX 6

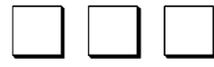
Lake Wanaka foreshore title boundaries and setbacks

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KEY:

- Title Boundaries
- Marginal Strip Boundary
- Existing Easement - Public Access
- Proposed 3m Setback from Site Boundary
- Proposed District Plan - LS Activity Area Boundary



DARBY PARTNERS
 Level 1, Steamer Wharf, Lower Beach Street
 PO Box 1164, Queenstown 9348
 Tel +64 3 450 2200 Fax +64 3 441 1451
 info@darbypartners.co.nz
 www.darbypartners.co.nz

SCALE: 1:1000 (A1); 1:2000 (A3)



NOTE:
 Boundary locations and all areas shown are subject to survey

REVISION:					
NO.	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	For Resource Consent	24.05.17	TG	-	-

PARKINS BAY
DISTRICT PLAN REVIEW
3M BOUNDARY SETBACK PLAN

PLAN STATUS: **DRAFT** JOB CODE: **PB_23_1** DRAWING NO: **SK-011** REV: **-**