

## Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Planning Map 12a		
	<p>Rezone the "Rural General" zoned land identified in the image below (including land described as Pt. Sect 19 BLK III MID WAKATIPU SD, recreation reserve, Section 1 SO 10828, and marginal strip adjoining this land and adjoining the land owned by Te Anau Developments Ltd) to "Rural Visitor Walter Peak".</p> 	<p>Amend Planning Map 12A to extend the Rural Visitor Zoning as set out in the reasons for this Appeal.</p>

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<p>Planning Maps</p>	<p>Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).</p>	<p>Amend the Rural Visitor Zone as requested in the relief set out</p>
<p>Chapter 21 Rural</p>		
<p>Objective 21.2.11</p> <p>The location, scale and intensity of informal airports is managed to maintain amenity values while protecting informal airports from incompatible land uses.</p>	<p>Amend objective to protect existing establishments to continue operating, or otherwise amend Objective 21.2.11 to specifically provide for the Walter Peak Rural Visitor Zone</p>	<p>Amend Objective 21.2.11 as follows:</p> <p>The location, scale and intensity of <u>new</u> informal airports is managed to maintain amenity values while protecting <u>existing</u> informal airports from incompatible land uses.</p>
<p>Policy 21.2.11.1</p> <p>Ensure informal airports are located, operated and managed so as to maintain the surrounding rural amenity.</p> <p>Policy 21.2.11.2</p> <p>Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.</p>	<p>Protecting rural amenity values could be problematic and for existing informal airports and is a higher level of protection than anticipated through section 7 or Part 2 RMA.</p>	<p>Amend policy 21.2.11.1 as follows:</p> <p>Ensure <u>new</u> informal airports are located, operated and managed so as to maintain the surrounding rural amenity.</p> <p>Amend Policy 21.2.11.2 as follows:</p> <p>Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from <u>new</u> informal airports.</p>
<p>21.4.27 New Building Platforms and Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport</p> <p>On any site located within the Outer Control Boundary, any</p>	<p>Rule prohibits appropriate rural activities, which include tourism and visitor industry activities.</p>	<p>Exclude tourism activities from the application of these rules</p>

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<p>new activity sensitive to aircraft noise or new building platform to be used for an activity sensitive to aircraft noise (except an activity sensitive to aircraft noise located on a building platform approved before 20 October 2010).</p> <p>21.4.28 Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Queenstown Airport</p> <p>On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan Maps, any new Activity Sensitive to Aircraft Noise.</p>		
New Rule 21.x.x	Insert new rule to protect existing airstrips from reverse sensitivity effects.	<p>Amend Chapter 21 to include new rule 21.x.x as follows:</p> <p><u>Construction of dwellings or noise sensitive activities within 500m of an existing airstrip shall be a restricted discretionary activity. Council's discretion shall be restricted to the protection of the operation of the existing airport in terms of reverse sensitivity effects.</u></p>
Chapter 30 Energy and Utilities		
Chapter 30 exclusions	Ensure that utilities required in the operation of tourism activities is enabled and provided for	<p>Amend Chapter 30 provisions to exclude tourism activities within rural visitor zones.</p> <p>Or in the alternative, all provisions in chapter 30 be amended as required to ensure the development, operation,</p>

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		maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for as permitted, controlled, restricted discretionary or discretionary.
30.5.6.8 Antennas and ancillary equipment	Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.	Amend Rule 30.5.6.8 as follows: ... Provided that for panel antennas the maximum width is <del>0.7m</del> <u>1.8m</u> ,
Rule 30.4.13.4	Ensure that necessary earthworks associated with these provisions are excluded	Amend Rule 30.4.13.4 to exclude earthworks and trenching associated with the installation of any telecommunication and radio communication facility, navigation or meteorological communication facility.
Chapter 35 Temporary Activities		
Policy 35.2.1.2 Permit small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.	Delete the restriction of day time hours, and otherwise permit such events in remote locations where adverse effects are unlikely, such as Walter Peak	Amend Policy 35.1.2 as follows:  Permit small and medium-scale events <del>during daytime hours,</del> subject to controls on event duration, frequency and hours of operation.

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<p>Policy 35.2.1.7</p> <p>Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.</p>	<p>Ensure that the policy is only applicable in residential areas given these activities are common in other areas such as rural visitor zones</p>	<p>Amend Policy 35.2.1.7 as follows:</p> <p>Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity <u>in established residential zones</u> from undue noise during night-time hours.</p>
<p>Rule 35.4.12</p> <p>Temporary Storage</p> <p>Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m<sup>2</sup> in gross floor area.</p>	<p>This rule could inhibit appropriate activities such as storage of goods in the off season on ski fields, or stacking firewood</p>	<p>Define temporary storage or otherwise delete this rule as unclear what this policy would extend to</p>
<p>Policies 35.2.5.1</p> <p>Permit temporary storage related to farming activity.</p>	<p>The policy should be amended to recognise the importance of tourism, transport, and associated activities</p>	<p>Amend Policies 35.2.5.1 as follows</p> <p>Permit temporary storage related to farming activity, <u>transport, tourism, and visitor accommodation activities.</u></p>
<p>Policy 35.2.5.2</p>	<p>The policy should be amended to recognise the importance of</p>	<p>Amend Policy 35.2.5.2 as follows:</p>

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<p>Ensure temporary storage not required for farming purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>	<p>tourism, transport, and associated activities</p>	<p>Ensure temporary storage not required for farming <u>transport, tourism, and visitor accommodation activities.</u> purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>
<p>Rule 35.4.1; 35.4.2; 35.4.3</p>	<p>All SASZs and Rural Visitor Zones should be included in these permitted activity rules, and which are not necessarily on conservation or public land.</p>	<p>Include permitted activity rules for temporary storage and events carried out in ski area subzones and Rural visitor Zones</p>
<p>Rule 35.4.4</p>	<p>These rules should exclude SASZs and Visitor Zones as such activities are expected in those locations and their remoteness remedies adverse effects</p>	<p>Amend Rule 35.4.4 as follows:</p> <p>...</p> <p><u>This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.</u></p>
<p>35.4.7</p> <p>e. the use of land as an informal airport as part of filming activity is restricted to the Rural Zone.</p>	<p>Such activities are anticipated in the Rural Visitor Zones</p>	<p>Amend Rule 35.4.7 as follows</p> <p>...</p> <p>e. the use of land as an informal airport as part of filming activity is restricted to the Rural Zone <u>and Rural Visitor Zones.</u></p>

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35.4.11 Temporary utilities	Such activities are anticipated in the Rural Visitor Zones and Ski Area Subzones	<p>Amend Rule 35.4.11 as follows:</p> <p>...</p> <p><u>c. are required for power generation in the Rural Visitor Zones or Ski Area Subzones</u></p>
Rule 35.4.8 – permitted temporary construction related activities	Include provision for the necessary site controls related to maintenance of the Earnslaw, or otherwise amend and broaden the definition of temporary construction related activities, including through provisions for repairs and maintenance	<p>Amend Rule 35.4.8 as follows:</p> <p>...</p> <ul style="list-style-type: none"> <li>• <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the “TSS Earnslaw” and associated buildings and structures including slipway at Kelvin Peninsula;</u></li> <li>• <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski Activity Area.</u></li> </ul>

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<b>Chapter 36 Noise</b>		
Chapter 36 Table 1 - Noise	Provide for existing operations at Walter Peak	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non conformance is a discretionary activity, not a non-complying activity specific to the Walter Peak Rural Visitor Zone
<b>Chapter 2 Definition</b>		
<p>Definitions</p> <p>Tourism Activity (new) and Visitor Industry (new)</p>	<p>The plan does not provide specific definition for tourism. The plan does introduce a new strategic policy for the “visitor industry” but does not define the “visitor industry”. The panel in its decision did not demonstrate an understanding of what the tourism/visitor industry is (e.g. any person from outside the district is a visitor/tourist, not just New Zealanders).</p>	<p>Insert new definition for “Tourism Activity”. Suggested wording is as follows:</p> <p><u>Tourism Activity:</u></p> <p><u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.</u></p> <p>And</p> <p>Insert new definition for “<u>Visitor Industry</u>” which reflects the intent of new strategic policies, and which recognises the breadth of the visitor industry applicable, including domestic</p>

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		tourists.
<b>Chapter 6 Landscapes</b>		
<p>Policy 6.3.2</p> <p>Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).</p>	<p>Amend the policy to also exclude Rural Visitor Zones and Resort Zones, as provision for landscapes are better to be included at the specific chapter level for those areas</p>	<p>Amend policy 6.3.2 as follows:</p> <p>Exclude identified Ski Area Sub-Zones, <u>Rural Visitor Zones</u>, <u>and Resort Zones</u> and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).</p>