

Appendix A – 1st alternative relief sought (being the Appellant's primary submission)

**SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: Glendhu Bay Trustees Limited
C/- Boffa Miskell Ltd
PO Box 110
CHRISTCHURCH

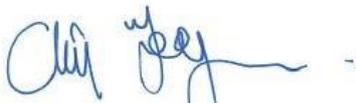
Attention: Chris Ferguson, Planner
Phone: (03) 353 7568
Mobile: 021 907 773
Email: Chris.Ferguson@boffamiskell.co.nz

Glendhu Bay Trustees Limited ("GBT") makes the submissions on the Proposed Queenstown Lakes District Plan ("PDP") set out in the **attached** document.

GBT confirms their submission does not relate to trade competition or the effects of trade competition.

GBT would like to be heard in support of its submission.

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



Chris Ferguson

Glendhu Bay Trustees Limited

23rd day of October 2015

OUTLINE OF SUBMISSION

This submission has been structured under the following headings:

Section A: Overview

Section B: Reasons for, and matters raised in, the Submission

Section C: Specific Submissions to the Proposed Queenstown Lakes District Plan

SECTION A: OVERVIEW

1. GBT owns land known as Glendhu Station near Wanaka. Its land has been identified within the Rural Zone under the Proposed Queenstown Lakes District Plan ("PDP"). It has the same zoning under the operative District Plan.
2. The purpose of this submission to the PDP is to rezone the land as a new Glendhu Station Zone, to better reflect the nature of approved development, the character of the area and to provide for the sustainable management of the land resource.
3. The reasons for this submission is outlined in Section B with the specific relief being contained within Section C.

SECTION B: REASONS FOR SUBMISSION

Description of the Site

4. The site is located at 1215 Wanaka – Mount Aspiring Road, Wanaka and comprises the land more generally known as Glendhu Station. The site extends around the western shores of Lake Wanaka from Glendhu Bay, south along either side of Motatapu Road to the Motatapu River, following its eastern bank to the confluence with the Matukituki River.
5. The land to which the submission relates is contained within four certificates of title, legally described as:
 - (a) Lot 2, 9-11 Deposited Plan 457489, being 187.6434 ha in area and contained within Computer Freehold Register identifier 602575, and owned by Glendhu Station Preserve Ltd;
 - (b) Lot 1, 3 Deposited Plan 457489, being 15.5715 ha in area and contained within Computer Freehold Register identifier 602576, and owned by Glendhu Holdings Ltd
 - (c) Lot 4-5 Deposited Plan 457489, being 44.2105ha in area and contained within Computer Freehold Register identifier 602577, and owned by Glendhu Holdings Ltd
 - (d) Lot 6-8 Deposited Plan 457489 and Section 1-2, 19, 18, 22-23 SO Plan 347712, being 2588.5685 ha in area and contained within Computer Freehold Register identifier 602578, and owned by Glendhu Holdings Ltd
6. The combined area of the land subject to this submission is approximately 2834 hectares.

Corridor Resource Study

7. Following tenure review, Glendhu Station and the neighbouring Cattle Flat Station, in conjunction with Darby Partners, completed a resource study of an area of approximately 5,000ha called the Glendhu / Cattle Flat Corridor. The purpose of this study was to comprehensively evaluate the landscape, ecological values and geographical constraints and

opportunities within a corridor of land running across both Stations. This comprehensive overview aimed to provide an informed platform for consideration of future land use opportunities and to avoid piecemeal and uncoordinated planning decisions.

8. The study is primarily landscape based. It identifies 9 different landscape units or components within the Corridor and assesses their ability to absorb change. In addition the study considered geology, hydrology, ecology, planning and traffic elements.
9. In respect of Parkins Bay, the Corridor Study identified that the foreshore of Parkins Bay had varied potential to absorb change with variable mitigation potential. The Glendhu Station flats similarly had varied potential to absorb change with high mitigation potential in specific locations. This reflects the variable topography and relief in the landscape and the potential this offers to establish an activity in a location where effects on public views can be avoided or mitigated. Further site survey and analysis of an area of approximately 180ha of the Glendhu Station flats was undertaken to better understand the opportunities and constraints inherent in the land. Visibility mapping of the topography was utilised to identify sites capable of absorbing change and these formed the basis for the resulting design.

The Parkins Bay Preserve

10. Following the outcomes of initial tenure review and then the Corridor Resource Study, the Parkins Bay Preserve emerged as a development proposal for 180 ha of the Glendhu Station land and promoting development of a golf course and club house and visitor accommodation and residences. Resource consent was lodged for the Parkins Bay development in November 2006.
11. After an initial Council and then Environment Court hearing, in May 2012 the Environment Court confirmed the grant of an application for resource consent to Parkins Bay Preserve Limited for the construction, provision and use of:
 - An 18 hole championship golf course located either side of the Mt Aspiring Road;
 - A series of lakeside buildings, including:
 - (a) a club house with restaurant and cafe;
 - (b) a jetty to facilitate public access to the building from the water;
 - (c) twelve visitor accommodation units, spread over three buildings;
 - 42 residences/visitor accommodation units, to be located on the rolling terrace to the south of the golf course, each set on an area of land between 3,525 m² and 8,719 m² ;
 - Ecological enhancement of approximately 65 hectares in accordance with a revegetation strategy including planting of locally appropriate native plants in the golf course and around the proposed houses;
 - Covenanted areas from which stock are precluded to allow natural revegetation to occur;
 - Enhanced public access to the site including provision of formed access from the Mt Aspiring Road to the Parkins Bay foreshore, formed access from Glendhu Bay to Parkins Bay and further along Parkins Bay, northwest of the Clubhouse to form a link to the second underpass under Mt Aspiring Road; and
 - Further public access in the form of a track along the Fern Burn to the existing Motatapu Track, provision for mountain bike access to the Motatapu Track, a track to the high point on Glendhu hill, and a track from Rocky Mountain to the existing Matukituki River track,

upon a set of terms and conditions set out in the decision and in accordance with the plans and maps attached to that decision.

12. This landowner has proceeded to progress with the initial subdivision of Glendhu Station into the main development titles necessary to facilitate the approved land use consent. This resource consent has also resulted in the creation of the open space covenants and the creation of each of the public access easements, as required through the environment court's decision on the land use consent (RM120558). The current title structure outlined in the description of the site (above) reflects the framework of titles created from this resource consent.
13. Further preliminary consents have been also sought to amend conditions to adjust aspects of the staging of the land use consent (RM140959) and also the layout of the golf course (RM150567).

Proposed District Plan (2015)

14. Under the PDP the site is located within an area of Outstanding Natural Landscape and within the Rural Zone. Below is an extract of PDP Planning Map 7 (West Wanaka, Lake Wanaka, Upper Shotover) showing the area of the GBT land and surrounding zoning.

Planning Map 7 (West Wanaka, Lake Wanaka, Upper Shotover)



Summary of Proposed Relief

15. The proposal is to rezone the land subject to this submission as a new special zone to be inserted into Part 6 of the PDP and called the Glendhu Station Zone. The area of the proposed rezoning is illustrated on the map attached to and forming a part of this submission within **Appendix 1**. The primary relief sought by GBT is to replace the rural zone shown on Planning Map 30 with that shown on the plan attached within Appendix 1.
16. A number of small changes are sought to the objectives, policies and rules of Chapter 27 Subdivision. These changes are proposed in order for the subdivision provisions to integrate with the land use provisions.
17. The specific changes sought to the PDP provisions are detailed within Section C of this submission.
18. Some of the key features of the Glendhu Station Zone are described below.

Structure Plan

19. A structure plan is proposed to establish the spatial layout of development within the zone and this provides for the identification of the following activity areas:
- (a) The Golf Activity Area (G), designed to incorporate the golf course, maintenance and operational facilities and underpass.
 - (b) The Lakeside Activity Area (LS), designed to accommodate a series of buildings, including 12 visitor accommodation units, functions and events, a jetty to facilitate public access to the activity area from Lake Wanaka, the golf course club house with restaurant and café and associated vehicle access and parking.
 - (c) The Residences Activity Area (R) provides for 50 residences and/or visitor accommodation units and areas of native revegetation.
 - (d) The Lodge Activity Area (L) provides for a visitor and residential accommodation activities, comprising a lodge and a small number of detached accommodation villas.
 - (e) The Campground Activity Area (C) provides for the expansion of the Glendhu Bay campground across the Mount Aspiring Road, together with provision for a new road access alignment, and providing for visitor accommodation activities.
 - (f) The Farm Homestead Activity Area (FH) provides for a mixture of small scale commercial activities that are designed to complement and support the campground, visitor accommodation, including farm stays, conferences, events and functions (e.g. weddings), farm tours, staff accommodation, and a small scale abattoir, butcher, packing shed and tannery.
 - (g) The Open Space Farm Preserve Activity Area (OS/F) provides for farming activities, recreation activities, including public access trails, areas of ecological enhancement, small scale eco-themed visitor accommodation, an airstrip and some limited provision for residential accommodation.

Section 32AA Evaluation

20. The following summary evaluation has been prepared under section 32AA of the Act to supplement the proposed rezoning sought for the Glendhu Station Zone. S.32AA requires that a further evaluation under sections 32(1) to (4) is necessary for any changes that have been made to the proposal since the evaluation report for the proposal was completed.
21. In accordance with s.32AA(1)(c) this evaluation has been undertaken at a level of detail which corresponds to the scale and significance of the changes.

Proposed District Plan Policy Framework

22. The relevant objectives from the PDP are outlined below.

Chapter 3 Strategic Directions

Objective 3.2.1.2 Recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas in the District.

23. The Glendhu Station Zone seeks to provide for a range of small scale commercial activities with the FH Activity Area, which are designed to service the high demand for convenience retail during peak use of the campground. The proposal will provide greater recognition of the local service and employment functions located on the Glendhu Station land and reinforce Objective 3.2.1.2.

Objective 3.2.5.1 Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

24. The site falls within an area of Outstanding Natural Landscape in terms of the mapping included within the PDP. Rezoning to the Glendhu Station Zone will provide additional use and management opportunity, while enabling protection of the character of the area.
25. The land has been subject to a comprehensive assessment of its landscape character, visibility and ability to absorb change initially through the Corridor Resource Study that identified nine landscape units. The majority of the proposed new use or management that will be enabled through the proposed Glendhu Station Zone Structure plan will be located within the two landscape units of the Fern Burn (including the Residential Activity Area) and the Glendhu, Parkins and Paddock Bays landscape unit (including the Golf, Lakeside, Farm Homestead and Campground Activity Areas).
26. The Glendhu and Parkins Bay landscapes are dominated by Lake Wanaka and the tree-lined (willows and poplars) foreshore. The Glendhu Bluff and the highly developed farmland on Roys Peninsula provide a distinctive visual backdrop. The lakeshore area forms a well-defined transition between the pastoral landscape to the south and Lake Wanaka. Even though the natural character of the Glendhu Bay area is low compared to other surrounding landscapes (eg the ice sculptured landform and the Harris Range) the aesthetic qualities of the landscape around the Bay are still high. The willows and poplars along the lakeshore and on the Fern Burn delta contrast with the natural character of the lake and Mountain Ranges and add visual diversity.
27. Alluvial flats are found around the lower Fern Burn alongside the Motatapu Road south of Glendhu Bay. They denote the old path of the Motatapu River, which now sweeps north towards the Matukituki Valley before it enters the flats. Consequently, the Fern Burn Flats form the entrance to the Motatapu Valley. The Motatapu Road follows this old course of the Motatapu River alongside the current Fern Burn riverbed. Views from the road in this area are limited by the hummocky topography of the adjacent land. Also the Fern Burn is willow lined upstream from the Mount Aspiring Road Bridge. Further north the river has formed a fan into Lake Wanaka and there are only a few trees. The fluvial terrace flats on the true right of Fern Burn are intensively used for farming. Shelterbelts, hedges and small exotic conifer plantations are features of this landscape unit. Alpha Burn enters the flats through an incised gorge in the slopes below Mt Alpha. The willows along the riverbed of lower Alpha Burn are a distinct part of the developed farmland in this area. The landform along the true left of the stream behind Glendhu Bay has been shaped by moraine deposits, forming rough hillocky ground.
28. The basis of the structure plan is to enable limited amount of careful development within those parts of the landscape with lower natural character and the protection of other areas with higher natural character. A considerably proportion of the Structure Plan is identified within the Open Space Farm Preserve Activity Area.
29. Through the structure plan and related rules relating to subdivision and development the natural character of the outstanding natural landscape can be appropriately protected and achieve Objective 3.2.5.1

Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

30. The land forms part of a complex landscape with varying topography and levels of human development. The two main landscape units of the Fern Burn and the Glendhu, Parkins and Paddock Bays are described above. The structure plan seeks to locate development within this areas with highest potential to absorb change and these areas are concentrated around the

existing Glendhu Campground, the Glendhu Station homestead and the areas immediately within and alongside the Golf Course either side of the Mount Aspiring Road.

31. Enabling use, management and development within these areas through the structure plan and the Glendhu Station Zone would therefore appropriately direct new residential subdivision and development to areas which have potential to absorb change without detracting from landscape and amenity values to achieve Objective 3.2.5.3

Objective 3.2.6.2 Ensure a mix of housing opportunities

32. The Glendhu Station Zone provides opportunities for a limited number of houses that are likely to be on sites typical of a rural living environment and are located within a rural setting. This form of housing is a departure from the conventional suburban living opportunities within Wanaka and will therefore help to ensure a mix of housing opportunities are provide across the District.

Chapter 6 Landscapes

6.3.1 Objective - The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

33. As identified above, the sites is located within an outstanding natural landscape and subject to a comprehensive assessment of landscape values through the Corridor Resource Study. A key part of the Structure Plan is to identify areas of open space and to establish objectives, policies and rules design to protect the sensitive parts of the landscape from inappropriate subdivision, use or development. In this way the proposal achieves Objective 6.3.1.

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

34. As above, the proposal seeks to create a structure planned zone based on through and robust landscape assessment. Through the addition of appropriate objectives, policies and rules requiring compliance with the structure plan and through limitations on the overall number of proposed units, the proposal seeks avoid the potential for adverse cumulative effects and will achieve Objective 6.3.2.

6.3.8 Objective - Recognise the dependence of tourism on the District's landscapes.

35. The Glendhu Station Zone will enable the development of significant tourism infrastructure through the creation of the proposed golf course, club house, within the extended area of Glendhu Campground as well as the development of additional units for visitor accommodation. Together these facilities will have a significant positive effect on tourism and a significant part of its attraction for visitors is the overall landscape setting of Glendhu Station. For these reasons, the proposal will, positively implement Objective 6.3.8.

Evaluation

Identification of other reasonably practicable options for achieving the objectives s.32(1)(b)(i)

36. The reasonably practicable options available to provide for the use and development of the site under the PDP include:
- (a) Retention of the status quo where all of the site is located within the Rural Zone;

- (b) Rezone through a mixed zone approach, where parts of the land are included in the Rural Residential, Rural Residential or Business Zones; and
 - (c) Rezone all of the land through the creation of a new Special Zone.
37. Retaining the Rural General Zone would ensure those objectives of the PDP aimed at managing the effects of subdivision, use, and development within rural landscapes are achieved. However, unlike the Rural Residential zone, it would not assist in directing additional rural lifestyle development to appropriate locations to maintain qualities of the wider rural landscape, or assist to ensure mix of housing opportunities are provided. Retention of the status quo also relies on managing the continued commercial activities through existing resource consent conditions and any further development or changes through further resource consent on an ad-hoc basis.
38. A mixed zone approach would direct new subdivision, use or development to an area of the landscape with potential to absorb change without detracting from landscape values (Objective 3.2.5.3), and will be located within a part of the landscape with similar character and ensure a mix of housing opportunities (Objective 3.2.6.2). The main limitation with this approach is that it would fail to provide for a comprehensive set of provision to manage what are a diverse range of activities occurring within this area.
39. The creation of a new Glendhu Station Zone and using a structure plan to coordinate the management of natural and physical resources would carry all of the benefits of the other options, but has the further advantage of consistent administration through a single zoning framework.

Assessment of efficiency and effectiveness of provisions s.32(1)(b)(ii) and s.32(2)(a)

- (a) Effectiveness:

As outlined in the evaluation of the PDP objectives above, rezoning the site to create a new Special Zone will be effective in that it will achieve the objectives of the PDP.

- (b) Efficiency

Benefits	Costs
<p><i>Environmental</i></p> <p>The Glendhu Station Special Zone provides for the protection of open space, areas of ecological value Rural Residential zoning over the land would allow additional residential development opportunities in an area where visual change can be absorbed, thereby reducing pressure for development on other rural locations where there is a finite capacity for residential activity.</p> <p><i>Economic:</i></p> <p>The addition of development and recreation opportunities provided for by the zone will signal a significant investment in tourism tourist related infrastructure, which serves an important employment function and</p>	<p><i>Economic</i></p> <p>Overdevelopment of the area would lead to a loss of landscape amenity values and therefore a reduction of visitors to the area.</p> <p><i>Social & Cultural</i></p> <p>Insensitive development would negatively impact on landscape amenity and the character of the area.</p>

<p>contributes to the economic wellbeing of the District.</p> <p><i>Social and cultural</i></p> <p>Social and cultural benefits are derived from the creation of an expanded array of outdoor recreation opportunities including public access tracks, a golf course and a jetty on the shore of Lake Wanaka.</p> <p>Enabling a small number of residencies would also provide additional low density housing opportunities.</p>	
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40. Compared with retaining the Rural General zone, rezoning to create a new Glendhu Station Zone covering the Glendhu Station land will be efficient as the benefits will outweigh any costs. While rezoning would facilitate some loss of rural land, that economic cost is low because of the relative small size of the land and the nature of the existing non-rural uses. Furthermore that loss will be compensated by reducing pressure for residential development in other rural locations and the better recognition of the use and development of tourism infrastructure on this land.

Summary of reasons for proposed provisions s.32(1)(b)(iii)

41. The proposed Glendhu Station Zone provides the most appropriate way of achieving the relevant objectives of the PDP because:
- (a) It provides for a range of tourism, recreation and visitor related facilities within an area valued for that purpose
 - (b) It provides additional low density rural living opportunities in an area where such development would be consistent with the dominant character, and there is capacity to absorb visual change without degrading landscape character or visual amenity values; and
 - (c) In so doing, it will reduce pressure for such development in other areas of the rural environment where there is finite capacity for residential activity.
 - (d) It will recognise and provide for the use, development and consolidation of commercial activities on the land that is an important part of the tourist infrastructure and will provide for the economic well being of the District.

Consequential and Further Changes

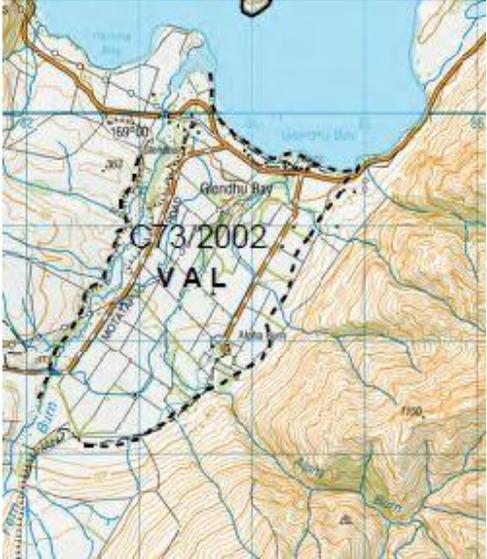
42. GBT seeks to make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in this submission.

SECTION C: SPECIFIC SUBMISSIONS TO THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Specific Provision	Submission	Decisions Sought [New text shown <i><u>underlined bold italics</u></i> and deleted text shown as <i>italic strike-through</i>]
Chapter 21 Subdivision		
Rule 27.4.1 All subdivision activities are discretionary activities, except other stated	<p>Oppose</p> <p>Rule 27.4.1 is opposed for the general reasons expressed above. Changes are sought to this rule to ensure subdivision that complies with the relevant standards remains as a controlled activity.</p>	<p>Amend Rule 27.4.1, as follows:</p> <p><i>All subdivision activities are discretionary <u>controlled</u> activities, except as otherwise stated:</i></p> <p><i><u>Council's control is limited to:</u></i></p> <ul style="list-style-type: none"> • <i><u>Lot sizes, averages and dimensions</u></i> • <i><u>Subdivision design</u></i> • <i><u>Property access</u></i> • <i><u>Esplanade provision</u></i> • <i><u>Natural hazards</u></i> • <i><u>Fire fighting water supply</u></i> • <i><u>Water supply</u></i> • <i><u>Stormwater disposal</u></i> • <i><u>Sewage treatment and disposal</u></i> • <i><u>Energy supply and telecommunications</u></i> • <i><u>Open space and recreation</u></i> • <i><u>Easements</u></i> • <i><u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u></i>
Rule 27.4.2 a The following shall be non-complying activities	<p>Support in Part</p>	<p>Amend Rule 27.4.2 a, as follows:</p> <p><i>Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.</i></p>

Specific Provision	Submission	Decisions Sought [New text shown <u>italics</u> and deleted text shown as <i>italic strike-through</i>]						
		<ul style="list-style-type: none"> • <i>Jacks Point Zone</i> • <u><i>Glendhu Station Zone</i></u> 						
Rule 27.5.1 Lot size	Support in Part	Insert the following to minimum lot size table: <table border="1" data-bbox="1305 488 2074 647" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Zone</th> <th></th> <th style="text-align: left;">Minimum Lot Area</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;"><u><i>Glendhu Station</i></u></td> <td></td> <td style="text-align: left;"><u><i>No minimum</i></u></td> </tr> </tbody> </table>	Zone		Minimum Lot Area	<u><i>Glendhu Station</i></u>		<u><i>No minimum</i></u>
Zone		Minimum Lot Area						
<u><i>Glendhu Station</i></u>		<u><i>No minimum</i></u>						
27.7 Location-specific objectives, policies and provisions	Support in Part	Insert a new location specific objective, policy and provisions for the Glendhu Station Zone, as follows: <p style="margin-left: 40px;"><u><i>27.7.21 Objective – Glendhu Station Zone – Subdivision shall have regard to the identified location specific opportunities and constraints.</i></u></p> <p style="margin-left: 40px;"><u><i>Policy 27.7.21.1 Ensure subdivision and development achieves the objectives and policies of the Glendhu Station Zone (Chapter 44).</i></u></p> <p style="margin-left: 40px;"><u><i>Matters of Discretion</i></u></p> <p style="margin-left: 40px;"><u><i>27.7.21.2 Council’s discretion for subdivision activities is discretion to:</i></u></p> <p style="margin-left: 40px;"><u><i>Consistency with the Glendhu Station Structure Plan identified in 44.8</i></u></p> <ul style="list-style-type: none"> – <u><i>Lot sizes, averages and dimensions.</i></u> – <u><i>Subdivision design.</i></u> – <u><i>Property access.</i></u> – <u><i>Esplanade provision.</i></u> – <u><i>Natural hazards.</i></u> – <u><i>Fire fighting water supply</i></u> 						

Specific Provision	Submission	Decisions Sought [New text shown <u><i>underlined bold italics</i></u> and deleted text shown as <i>italic strike-through</i>]
		<ul style="list-style-type: none"> - <u><i>Water supply.</i></u> - <u><i>Stormwater disposal.</i></u> - <u><i>Sewage treatment and disposal.</i></u> - <u><i>Energy supply and telecommunications.</i></u> - <u><i>Open space and recreation.</i></u> - <u><i>Easements.</i></u> - <u><i>The nature, scale and adequacy of environmental protection measures associated with earthworks.</i></u>
27.8 Rules – Location Specific Standards	Support in Part	<p>Insert new Location specific standards for the Glendhu Station Zone, as follows:</p> <p><u>27.8.10 Glendhu Station</u></p> <p><u>27.8.10.1 Glendhu Station Structure Plan – Subdivision activities failing to comply with this rule shall be a discretionary activity</u></p> <p><u><i>In the Glendhu Station Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 44.8</i></u></p> <p><u>27.8.10.2 Subdivision of land located within Activity Area R in the absence of a resource consent granted under Rule 44.5.4 (Chapter 44)</u></p>
Part 6 Special Zones		
Part 6 Special Zones	Support in Part	Insert a new Chapter 44 into the Part Six Special Zones entitled “Glendhu Station Zone”, with the provisions contained within Appendix 1 .

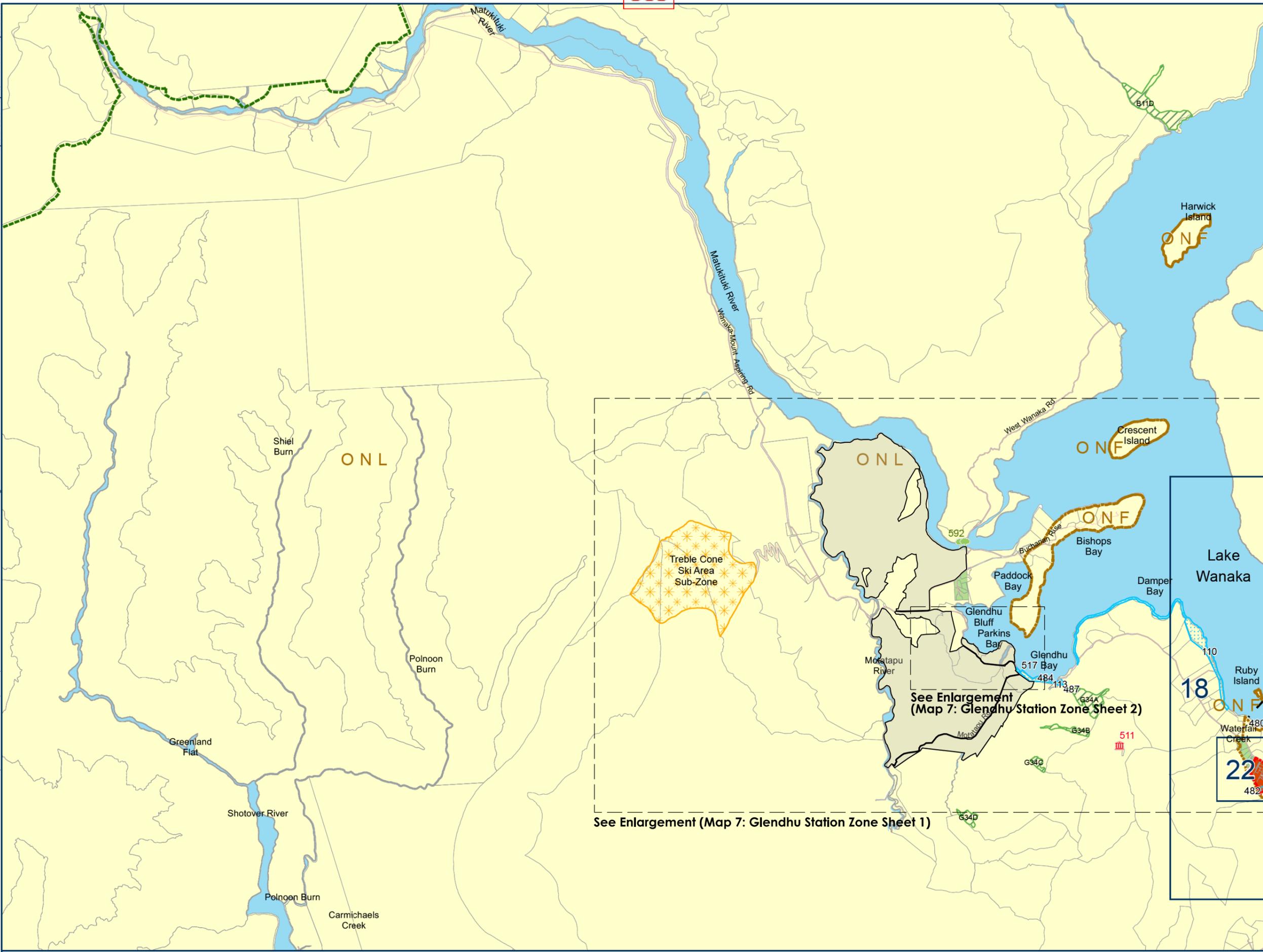
Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
Planning Maps		
Planning Map 7 – West Wanaka, Lake Wanaka, Upper Shotover	Support in Part	<ol style="list-style-type: none"> 1. Amend Planning Map 7 to identify the Glendhu Station Special Zone as shown on the plan attached within Appendix 2. 2. Amend Planning Map 7 to identify an area of Rural Landscape Classification within the Fern Burn Valley as determined by the Environment Court in decision C73/2002, and as shown below. 

APPENDIX 1

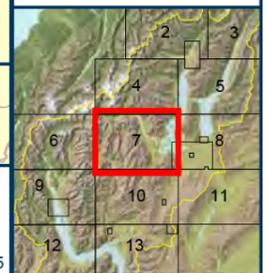
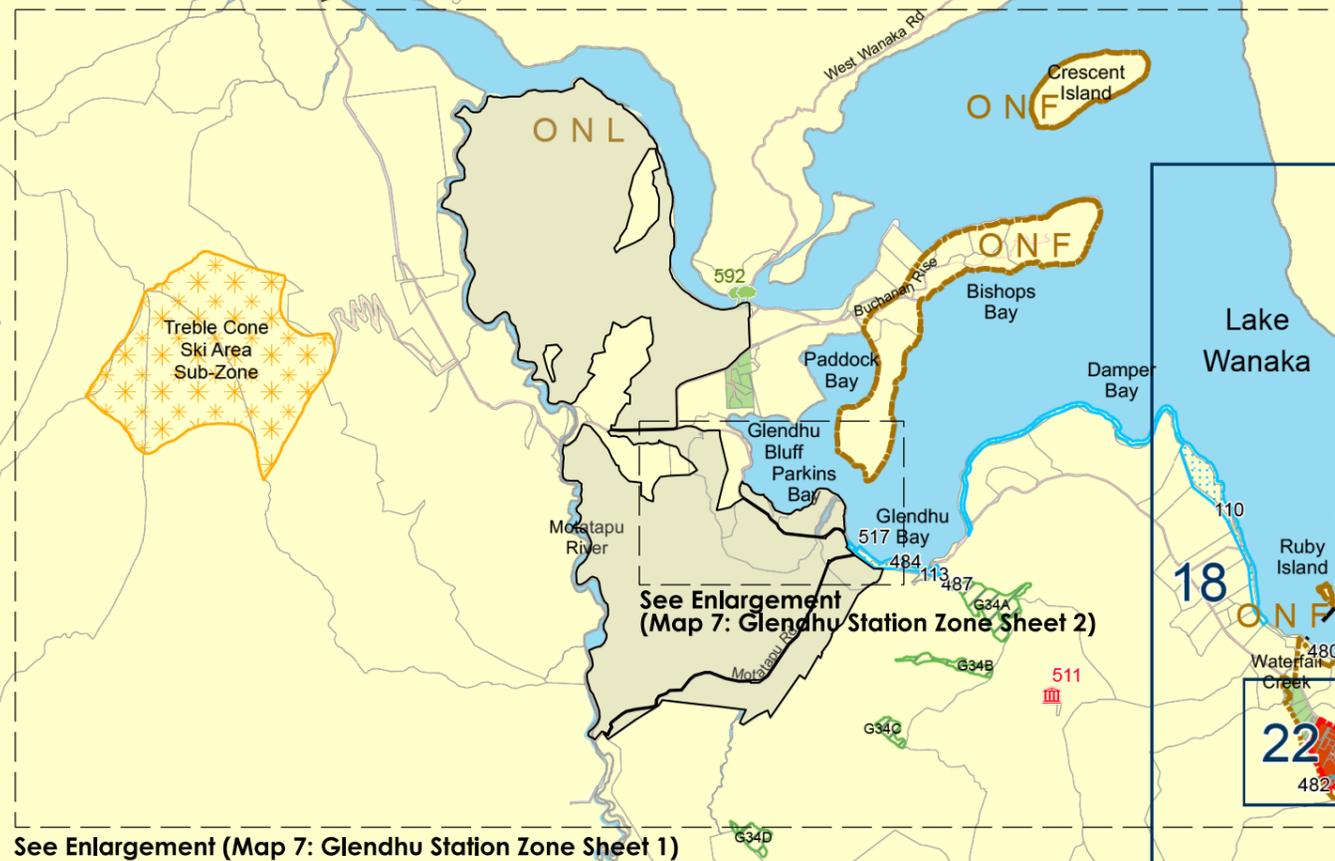
Changes sought to Planning Map 7 (West Wanaka, Lake Wanaka, Upper Shotover)

Maps created by QLDC GIS Department

Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Roads
 - Mount Aspiring National Park
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Ski Area Sub-Zone
 - Large Lot Residential
 - Low Density Residential
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Water



APPENDIX 2
Proposed Glendhu Station Zone Provisions (Objectives, Policies, Rules)

44 Glendhu Station Zone



44.1 Issues and Values

The Glendhu Station Zone is located on the southern slope rising from the small southern arm of Lake Wanaka. 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 Wanaka – Mount Aspiring Road runs through the zone on the flats from east to west before turning north through the Glendhu Bluff.

The Zone seeks to manage issues relating to:

- The protection of outstanding natural landscapes from inappropriate subdivision, use and development
- Promoting access to and along the Fern Burn, Motatapu River and Lake Wanaka
- Protection and enhancement of areas of ecological significance
- 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 a 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 nature conservation enhancements. 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 spatial layout of development within the Glendhu Station Zone is set out within a Structure Plan, which provides for:

- (a) The Golf Activity Area (G), designed to incorporate the golf course, maintenance and operational facilities and underpass.

GLENDHU STATION ZONE

- (b) The Lake Shore Activity Area (LS), designed to accommodate a series of buildings, including 12 visitor accommodation units, functions and events, a jetty to facilitate public access to the activity area from Lake Wanaka, the golf course club house with restaurant and café and associated vehicle access and parking.
- (c) The Residences Activity Area (R) provides for 50 residences and/or visitor accommodation units and areas of native revegetation.
- (d) The Lodge Activity Area (L) provides for a visitor and residential accommodation activities, comprising a lodge and a small number of detached accommodation villas and areas of native revegetation.
- (e) The Campground Activity Area (C) provides for the expansion of the Glendhu Bay campground across the Mount Aspiring Road, together with provision for a new road access alignment, and providing for visitor accommodation activities.
- (f) The Farm Homestead Activity Area (FH) provides for a mixture of small scale commercial activities that are designed to complement and support the campground, visitor accommodation, including farm stays, conferences, events and functions (e.g. weddings), farm tours, staff accommodation, and a small scale abattoir, butcher, packing shed, craft brewery and tannery.
- (g) The Open Space Farm Preserve Activity Area (OS/F) provides for farming activities, recreation activities, including public access trails, areas of ecological enhancement, small scale eco-themed visitor accommodation, an airstrip and some limited provision for residential accommodation.
- (h) Additional design features shown on the structure plan, include:
 - (i) Public access trails and two Golf underpasses
 - (ii) Primary access connection to the golf course, residences and lodge
 - (iii) Landscape 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 while providing conservation and recreation benefits.

Policies:

- 44.3.1.1** To use a Structure Plan to establish the spatial layout of development within the zone, taking into account:
 - a. Landscape and amenity values;
 - b. Roading, open space and trail networks;
 - c. Visibility from the Wanaka – Mount Aspiring Road;
 - d. Nature conservation values.
- 44.3.1.2** To ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, open space, access connections and trails.
- 44.3.1.3** To maintain views into the site when viewed from Lake Wanaka and to maintain views across when viewed from the Wanaka – Mount Aspiring Road.
- 44.3.1.4** To provide public access to and along the Fern Burn and the margin of Lake Wanaka in the general locations shown on the Structure Plan.
- 44.3.1.5** To protect the open space and conservation values within the Landscape Protection Areas on the Structure Plan from inappropriate subdivision, use and development.
- 44.3.1.6** Promote indigenous biodiversity values within and associated with development within the Residential Activity Area through a Revegetation Strategy.

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- 44.3.1.7** To provide for farming and associated structures and recreation within the Open Space Farm Preserve Activity Area.
- 44.3.1.8** To manage the effects of buildings, visitor accommodation and commercial activities within the Open Space Farm Preserve Activity Area to maintain landscape and ecological values.
- 44.3.1.9** To enable mining activities that contribute to the development of the zone, provided environmental effects are appropriately managed.
- 44.3.1.10** To provide opportunities for residential and visitor accommodation within the Campground, Farm Homestead, Lake Shore, Residences and Lodge Activity Areas where buildings mitigate effects on landscape values.
- 44.3.1.11** Subdivision and development of the land within R Activity Area be subject to a master planned process that is consistent with the landscape and ecological values of this area. Use of land within Activity Area R is restricted to residential and visitor accommodation activities that implements the master planned outcomes prescribed through Policy 44.3.1.11.
- 44.3.1.12** To require the use of a Spatial Layout Plan for subdivision and building development within Activity Area R. The Spatial Layout Plan is to identify the following features:

 - (i) The location and size of building platforms
 - (ii) A regeneration strategy for native vegetation, which may also serve to mitigate effects on landscape values
 - (iii) The integration of building locations with landscape planting
 - (iv) Earthworks and re-contouring of land to assist visual absorption
- 44.3.1.13** To enable development of visitor accommodation within the Lake Shore Activity Area where buildings and a jetty:

 - (a) Achieve a high standard of building design; and
 - (b) Provide appropriate landscaping

To mitigate their effects on the natural character of the margin of Lake Wanaka.
- 44.3.1.14** To enable small scale commercial activities and services to be undertaken within the Farm Homestead Activity Area, including convenience retail activities associated with the Campground Activity Area.
- 44.3.1.15** To restrict commercial activity within the Lake Shore Activity Area to those associated with recreation and visitor accommodation activities.

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- 44.3.1.16** To enable the Golf Activity Area to be developed to accommodate a golf course, including associated earthworks, vegetation removal, structures, underpasses and facilities.
- 44.3.1.17** To avoid, remedy or mitigate the effects of building on residential and amenity values
- 44.3.1.18** To avoid industrial activities.
- 44.3.1.19** To ensure provision of appropriate servicing infrastructure, roading and vehicle access sufficient to accommodate actual and predicted demand and minimise over capacity.

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.

Key:

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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	Activities that are not listed in this table and comply with the standards in Table 2.	P
44.5.2	<p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within the L, C, FH, G and LS Activity Areas, with the Council’s control limited to:</p> <ul style="list-style-type: none"> - the external appearance of buildings with respect to the effect on visual and landscape values of the area; - infrastructure and servicing; - associated earthworks and landscaping; - access and parking; - bulk and location; and - exterior lighting. <p>(b) Building (including the addition, alteration or construction of buildings) located within the R Activity Area, with the Council’s control limited to:</p> <ul style="list-style-type: none"> - the matters of control within Rule 44.5.2(a) - Geotechnical suitability for building 	C

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RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<ul style="list-style-type: none"> - Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4 - Clearance of pest plants within each site - The effectiveness of earthworks and mounding (if any) at screening buildings - The shape and design of earthworks, including their relationship to existing landforms <p>(c) Farm buildings located within the O/SF Activity Area, with the Council’s control limited to:</p> <ul style="list-style-type: none"> i. the external appearance of buildings with respect to the effect on visual and landscape values of the area ii. associated earthworks iii. bulk and location <p>(d) Within the LS Activity Area any jetty, with the Council’s control limited to:</p> <ul style="list-style-type: none"> i. Effects on natural character ii. Effects on landscape and amenity values iii. Effects on public access to and along the lake margin iv. External appearance, colours and materials v. Location 	<p>C</p> <p>C</p>
44.5.3	Mining	P

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	The mining of rock, aggregate and sand, for use within the Zone, subject to compliance with the standards relating to earthworks contained within Rule 42.6.2(d), (e) and (f) .	
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 R Activity Area.</p> <p>(a) The Revegetation Strategy in respect of the whole R Activity Area, shall include the following measures:</p> <ul style="list-style-type: none"> (i) A vegetation cover framework of Kanuka and other appropriate native species in the short term, which can be become the basis for biodiversity enhancement as the zone develops (ii) Screening for residential buildings for viewers from the road in accordance with the Revegetation and Mitigation Planting Areas identified on the Structure Plan (iii) To reflect the underlying of landform and soils in the native vegetation cover of the R Activity Area (iv) To achieve eventual revegetation of the Gully Revegetation Area identified on the Structure Plan with a mix of locally sourced native species including Totara. (v) To achieve eventual revegetation of the Moraine Slope Revegetation Area shown on Structure Plan. (vi) 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). (vii) To link with other revegetated areas outside the site (viii) Details of the timing of planting in relation to the staging of building construction 	C

RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<ul style="list-style-type: none"> (ix) details of the management proposed for up to 10 years after initial planting - site preparation, weed control, pest control, any watering or fertilisers, stock control and maintenance; (x) Details of plant sources (xi) Protection measures for existing values - wetlands, lake shore, lake water quality (xii) Integration of planting with other components of the development within the R Activity Area, including earthworks and construction (xiii) Fencing of the regeneration area for stock to pass through parts of the R Activity Area <p>(b) The Spatial Layout Plans shall include further detail relating to:</p> <ul style="list-style-type: none"> (i) The location of sites for all building development (ii) The height of building development (iii) The size of domestic curtilage areas (iv) The location and alignment of vehicular access (v) Subdivision layout (vi) Earthworks for the construction of mitigation mounding and earth re-contouring within the R Activity Area <p><u>Matters of Discretion:</u></p> <p>The Council's discretion is restricted to:</p>	

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RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<ul style="list-style-type: none"> i. Effects on landscape and amenity values ii. Effects on nature conservation values 	
44.5.5	<p>Farm Homestead Activity Area</p> <p>44.5.5.1 Commercial Activities within the FH Activity Area</p> <p>44.5.5.2 Visitor Accommodation within the FH Activity Area, except within any existing buildings (at the date of this zone having legal effect).</p> <p>Where the Council's exercise of discretion is restricted to:</p> <ul style="list-style-type: none"> i. Scale and location ii. Noise iii. Hours of operation iv. Traffic generation, access and car parking v. Infrastructure services 	RD
44.5.6	<p>Visitor Accommodation</p> <p>(a) Visitor accommodation activities within the OS/F Activity Area.</p>	D
44.5.7	<p>The use or development of land within Activity Area R in the absence of resource consent granted under Rule 44.5.4</p>	D

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RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
44.5.8	<p>Building within any Landscape Protection Area identified on the Glendhu Station Structure Plan</p> <p>Except:</p> <ul style="list-style-type: none"> – Farm buildings located within the OS/F Activity Area, subject to resource consent in terms of Rule 44.5.2 (c). 	D
44.5.9	<p>Mitigation Mounds</p> <p>Alteration or removal of any mitigation mounds or contouring undertaken in accordance within Rule 44.5.4</p>	D
44.5.10	<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 Activity Table (Rule 44.6):</p> <ul style="list-style-type: none"> (a) Residences Activity Area (R) – the use of this area is restricted to residential and visitor accommodation activities. (b) Campground Activity Area (C) – the use of this area is restricted to visitor accommodation (c) Farm Homestead Activity Area (FH) – the use of this area is restricted to convenience retailing, the retail sales of produce, markets for produce from the area, commercial activities (including conferences, events and functions) and visitor accommodation. (d) Lakeshore Activity Area (LS) – the use of this this area restricted to visitor accommodation activities, a jetty to facilitate public access to the activity area from Lake Wanaka, a golf course club house, functions and events, restaurant and café and associated vehicle access and parking. (e) Lodge Activity Area (L) - the use of this area is restricted to visitor and residential accommodation activities, restaurants and conference facilities. 	D

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RULE	ACTIVITIES LOCATED WITHIN THE GLENDHU STATION ZONE	ACTIVITY STATUS
	<p>(f) Open Space Farm Preserve (OS/F) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks and recreation.</p> <p>(g) Golf (G) – the use of this area is restricted to the development and operation of golf courses, including associated site establishment, earthworks, vegetation removal, green keeping, maintenance and operations, driving range, administrative offices, sales and commercial instruction.</p>	
44.5.11	Factory Farming	NC
44.5.12	<p>Forestry Activities</p> <p>All forestry activities, excluding harvesting of existing forestry.</p>	NC
44.5.13	<p>Mining Activities</p> <p>With the exception of the mining of rock and/or aggregate and/or gravel provided for by Rule 44.5.3</p>	NC
44.5.14	Industrial Activities	NC
44.5.15	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.	PR

44.6 Rules - Standards

Table 2:

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
44.6.1	<p>Standards for Public Access</p> <p>(a) Public access trails created in accordance with the routes identified on the Structure Plan, shall be to the following standards:</p> <ul style="list-style-type: none"> i. Between Rocky Hill and the Matukituki River: <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. – 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. ii. Along the Motatapu River between the Mount Aspiring Road and the Motatapu Track: <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 track 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. – 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. 	RD

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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> iii. Along the Motatapu River, between easements V and W on SO 347712: <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). – 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. iv. To Glendhu Hill: <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. – 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. v. To the Motatapu Road and the boundary with Alpha Burn Station: <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. – 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. 	

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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. – 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>(b) The land owner shall be entitled to close or restrict access to the track along the Glendhu Station foreshore, where the track passes through the Glendhu Station Zone, as the considers necessary, for golf course operations (including tournaments), maintenance, safety or security purposes, for up to 25 individual days per year (but not exceeding 5 weekends).</p> <p>Council’s discretion is restricted to recreation values.</p>	
<p>44.6.2</p>	<p>Earthworks</p> <p>(a) Earthworks associated with subdivision</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> <ul style="list-style-type: none"> i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period. 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). <p>Table 1</p>	<p>P</p> <p>RD</p>

Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status								
	<table border="1" data-bbox="396 293 1149 794"> <thead> <tr> <th data-bbox="396 293 922 392">Activity Area</th> <th data-bbox="922 293 1149 392">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td data-bbox="396 392 922 528">R Activity Areas FH Activity Area C Activity Area</td> <td data-bbox="922 392 1149 528">500 m³</td> </tr> <tr> <td data-bbox="396 528 922 592">OS/F Activity Area</td> <td data-bbox="922 528 1149 592">1,000 m³</td> </tr> <tr> <td data-bbox="396 592 922 794">L Activity Area G Activity Area LS Activity Area For any Mining undertaken in accordance with Rule 44.5.3</td> <td data-bbox="922 592 1149 794">No maximum</td> </tr> </tbody> </table> <p data-bbox="329 831 801 863">(b) Height of cut and fill and slope</p> <ol data-bbox="416 890 1854 1114" 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 Interpretative Diagram 6), 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. <p data-bbox="329 1142 448 1174">(c) Fill</p> <p data-bbox="403 1203 1697 1267">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 data-bbox="329 1295 871 1327">(d) Environmental Protection Measures</p>	Activity Area	Maximum Total Volume	R Activity Areas FH Activity Area C Activity Area	500 m ³	OS/F Activity Area	1,000 m ³	L Activity Area G Activity Area LS Activity Area For any Mining undertaken in accordance with Rule 44.5.3	No maximum	
Activity Area	Maximum Total Volume									
R Activity Areas FH Activity Area C Activity Area	500 m ³									
OS/F Activity Area	1,000 m ³									
L Activity Area G Activity Area LS Activity Area For any Mining undertaken in accordance with Rule 44.5.3	No maximum									

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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works. <p>(e) Water bodies</p> <ul style="list-style-type: none"> 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. 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. iii. Earthworks shall not: <ul style="list-style-type: none"> a. cause artificial drainage of any groundwater aquifer; b. cause temporary ponding of any surface water. <p>(f) Cultural heritage and archaeological sites</p> <ul style="list-style-type: none"> 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>Council's Discretion is restricted to:</p> <ul style="list-style-type: none"> – The nature and scale of the earthworks – Environmental protection measures – Remedial works and revegetation 	

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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> – The effects on landscape and visual amenity values – The effects on land stability and flooding – The effects on water bodies – The effects on cultural and archaeological sites – Noise 	
44.6.3	<p>Setbacks from Roads and Internal Boundaries</p> <p>(a) Buildings shall be set back a minimum of 20m from Motatapu Road and the Wanaka Mt Aspiring Road.</p> <p>The Council's discretion is restricted to the bulk, height and proximity of the building façade to the boundary and the impact on neighbours' amenity values.</p>	RD
44.6.4	<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.</p> <p>The Council's discretion is restricted to impacts on landscape and amenity values.</p>	RD
44.6.5	<p>Vegetation</p> <p>(a) Planting for all building within Activity Area R 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> <p>(i) Maintained for a period of ten years from the first season of planting.</p>	D

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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<ul style="list-style-type: none"> (ii) All diseased or dying plants shall be replaced. (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. (c) The planting of any exotic trees species, except as provided for through Rule 44.5.4. 	
44.6.6	<p>Structure Plan</p> <ul style="list-style-type: none"> (a) Development shall be undertaken in general accordance with the Structure Plan. 	D
44.6.7	<p>Residential and Visitor Accommodation Units</p> <ul style="list-style-type: none"> (a) Within Activity Area R there shall be no more than 50 residential or visitor accommodation units (b) Within Activity Area L there shall be no more than 10 detached residential or visitor accommodation units (excluding the lodge). (c) Within Activity Area LS there shall be no more than 12 residential or visitor accommodation units 	D
44.6.8	<p>Building Height</p> <ul style="list-style-type: none"> (a) The maximum height of buildings shall be: <ul style="list-style-type: none"> (i) (G), (FH) and (C) Activity Areas 10m (ii) (LS) Activity Area 10m (iii) (OS/F) Activity Area – All non-farm buildings 8m (iv) (OS/F) Activity Area - Farm buildings 10m 	NC

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Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	<p>(iv) Lodge (L) Activity Area 12m</p> <p>(v) (R) Activity Area 6m</p>	
<p>44.6.9</p>	<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>	<p>NC</p>
<p>44.6.10</p>	<p>Servicing</p> <p>(a) All dwellings 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> <p>Councils discretion is restricted to impacts on human health</p>	<p>RD</p> <p>NC</p>
<p>44.6.11</p>	<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>NC</p>

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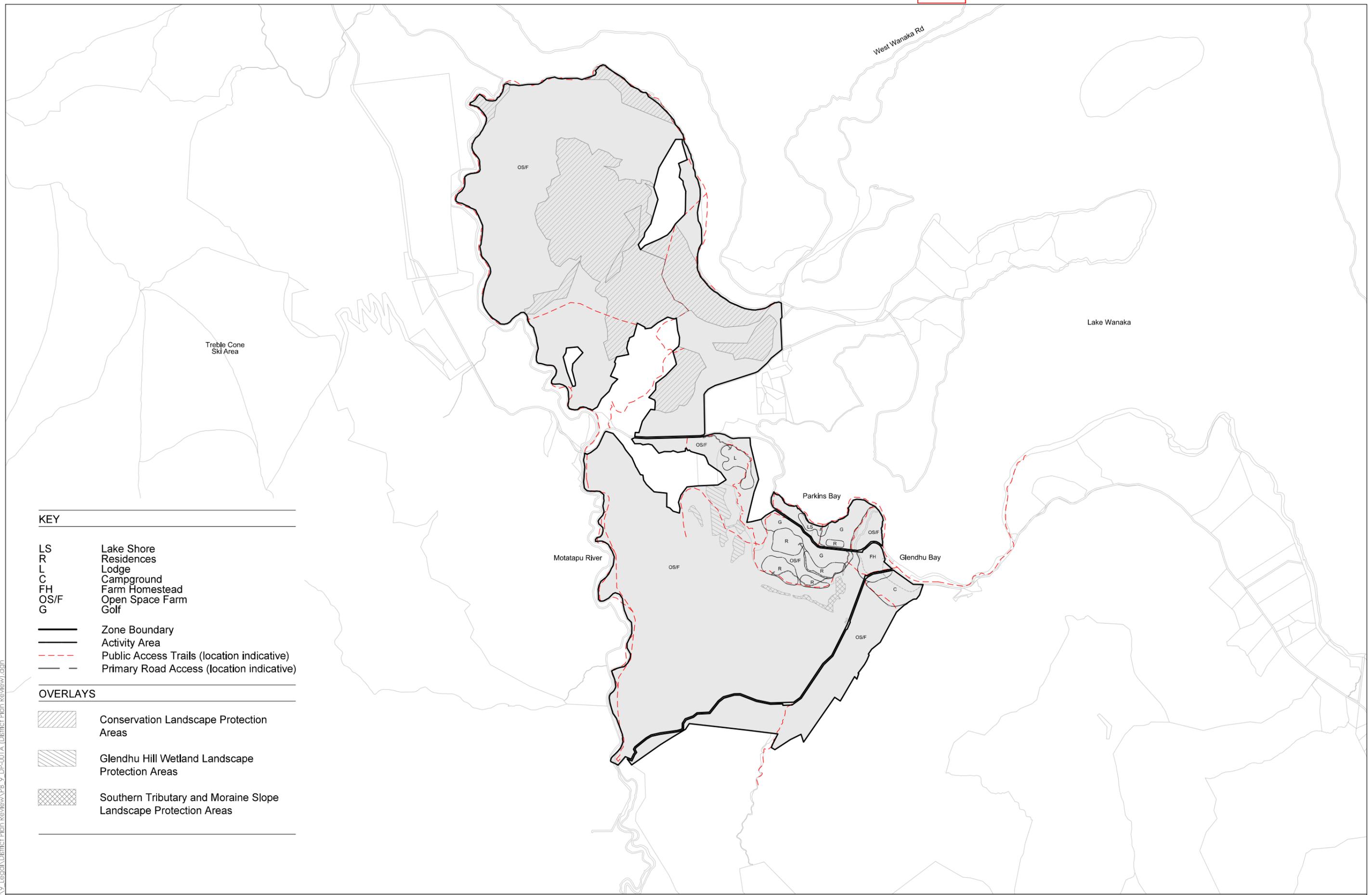
Rule	Standards for activities located in the Glendhu Station Zone	Non-compliance Status
	(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building except in relation to farming.	
44.6.12	<p>Retailing</p> <p>The maximum gross floor area of any retail activities located within the FH Activity Area shall be 500 m²</p>	D
44.6.13	<p>Public Access</p> <p>The occupation of any residential or visitor accommodation unit, prior to the creation of the Public Access identified on the Structure Plan and in accordance with Rule 44.6.1.</p>	D

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 44.5.5** Commercial and Visitor Accommodation Activities within the FH Activity Area
 - (b) **Rule 44.6.1** Standards for Public Access
 - (c) **Rule 44.6.4** Fences
 - (d) **Rule 44.6.11(a)** Servicing

44.8 Structure Plan



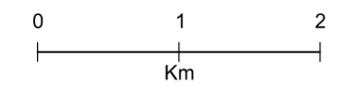
KEY

- LS Lake Shore Residences
 - R Residences
 - L Lodge
 - C Campground
 - FH Farm Homestead
 - OS/F Open Space Farm
 - G Golf
- Zone Boundary
 - Activity Area
 - - - Public Access Trails (location indicative)
 - - - Primary Road Access (location indicative)

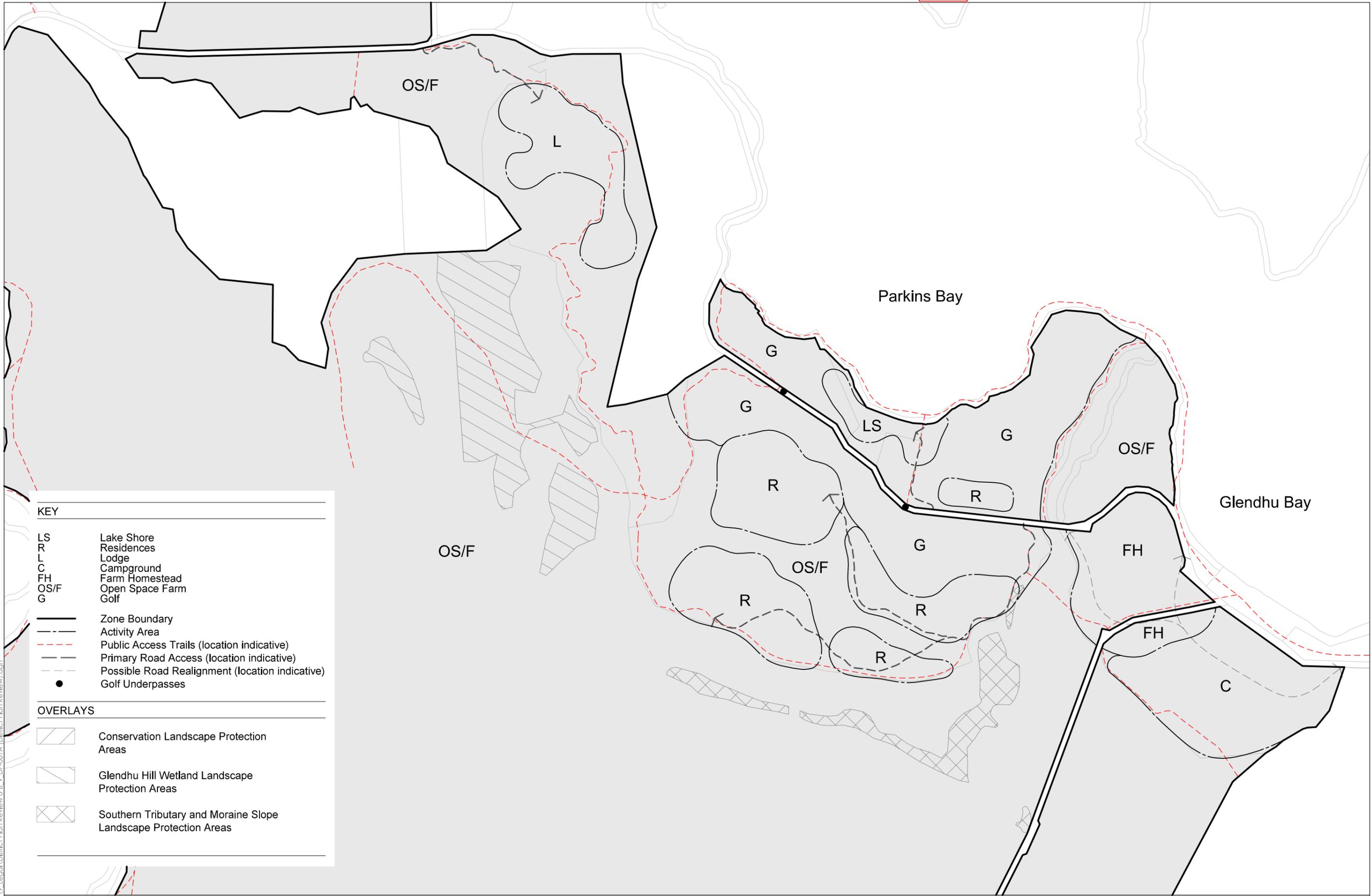
OVERLAYS

-  Conservation Landscape Protection Areas
-  Glendhu Hill Wetland Landscape Protection Areas
-  Southern Tributary and Moraine Slope Landscape Protection Areas

Proposed District Plan Map 7 Detail (Glendhu Station Zone)



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KEY

- LS Lake Shore
- R Residences
- L Lodge
- C Campground
- FH Farm Homestead
- OS/F Open Space Farm
- G Golf

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

OVERLAYS

- Conservation Landscape Protection Areas
- Glendhu Hill Wetland Landscape Protection Areas
- Southern Tributary and Moraine Slope Landscape Protection Areas

Proposed District Plan Map 7 Detail (Glendhu Station Zone Enlargement)

