

Appendix B – 2nd alternative relief sought

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> <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views. <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> <ul style="list-style-type: none"> i. <u>the matters of control within Rule 44.5.2(a)</u>; ii. <u>consideration of the matters set out in 44.8 Assessment Matters</u>; iii. <u>Geotechnical suitability for building</u>; iv. <u>Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4</u>; v. <u>Clearance of pest plants within each site and ongoing maintenance of pests and weeds</u>; vi. <u>The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</u> vii. <u>The shape and design of earthworks, including their relationship to existing landforms.</u> <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 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.</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
	<ul style="list-style-type: none"> 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> 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> iii. Public access trail 3, shall be formed prior to occupation of the Clubhouse <u>within Activity Area LS.</u> iv. Public access trail 4, shall be formed prior to occupation of the Shearers Quarters <u>any visitor accommodation within Activity Area LS.</u> 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>(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>	
<p>44.6.2</p>	<p>Earthworks</p> <ul style="list-style-type: none"> (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. (b) Volume of Earthworks <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. 	<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									

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	<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 <u>or any limitations within Rule 44.6.7.</u></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 Councils 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 Councils 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: 10%; 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 colspan="2">(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> </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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	<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 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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	<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

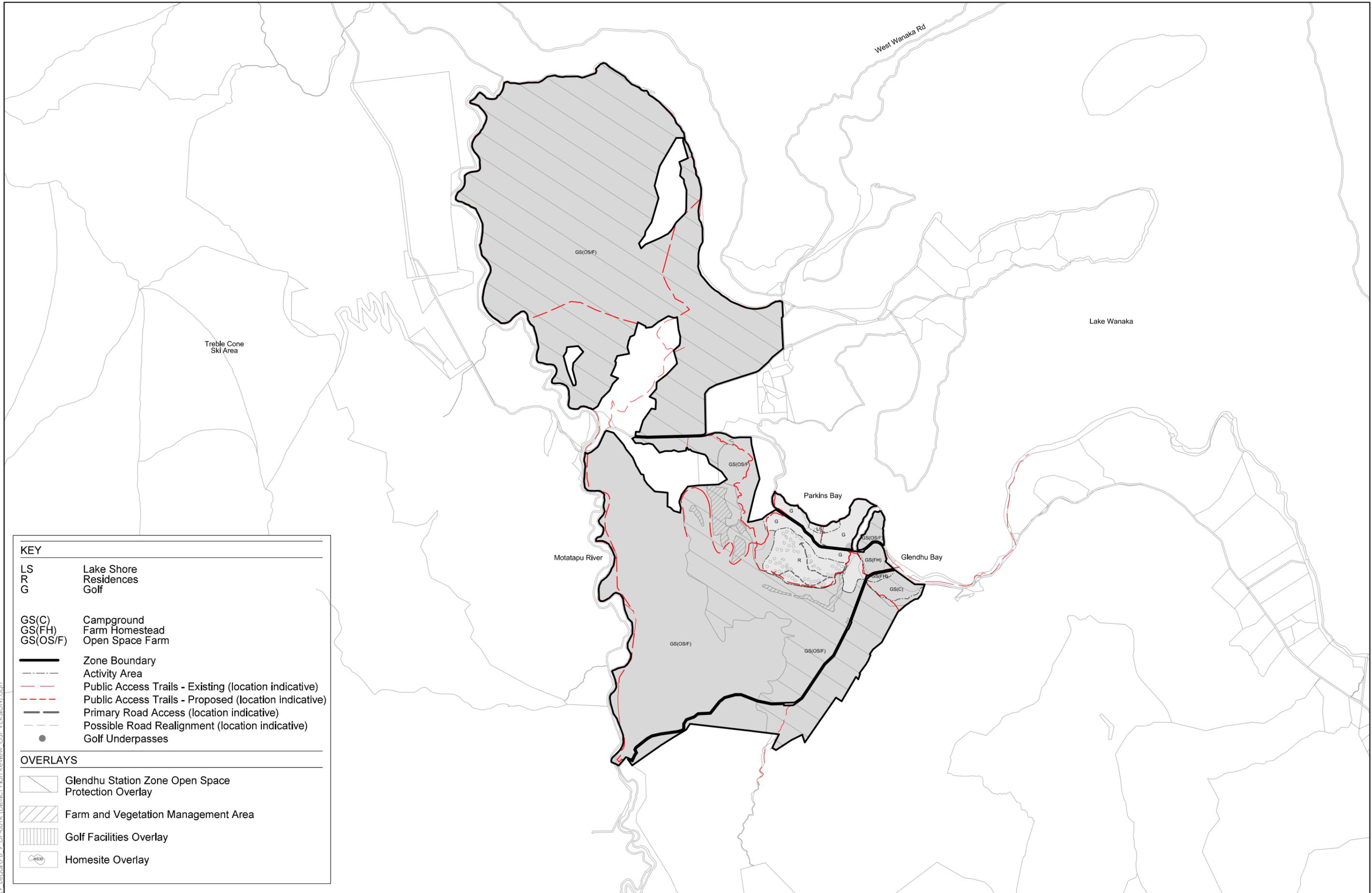
~~(o)~~(f) Rule 44.6.11(a) Servicing

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



KEY

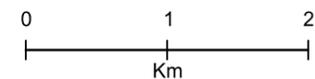
LS Lake Shore
 R Residences
 G Golf

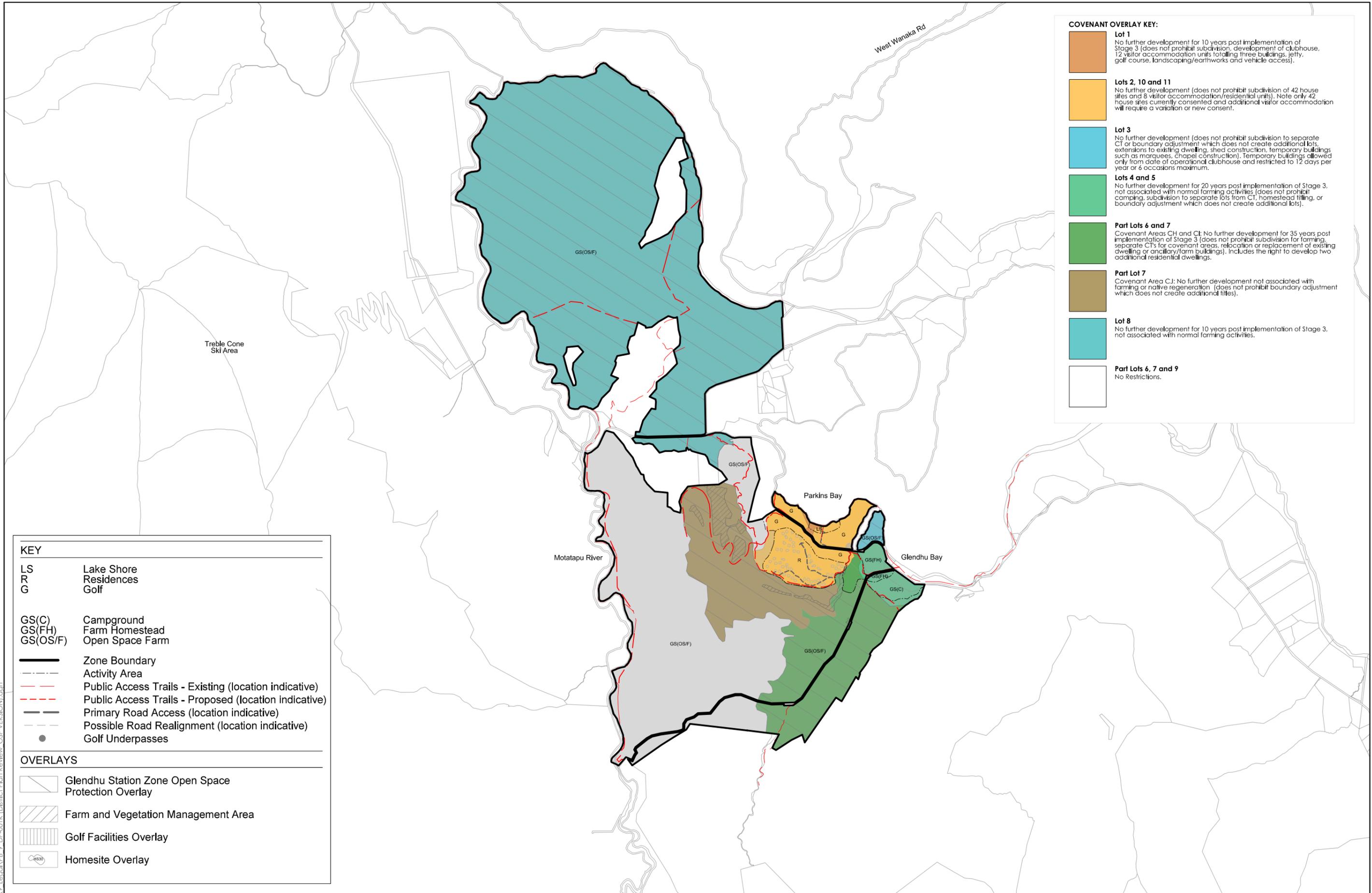
GS(C) Campground
 GS(FH) Farm Homestead
 GS(OS/F) Open Space Farm

— 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
 Homestead 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

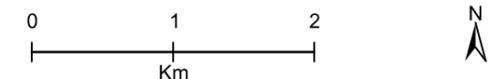
LS	Lake Shore
R	Residences
G	Golf

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

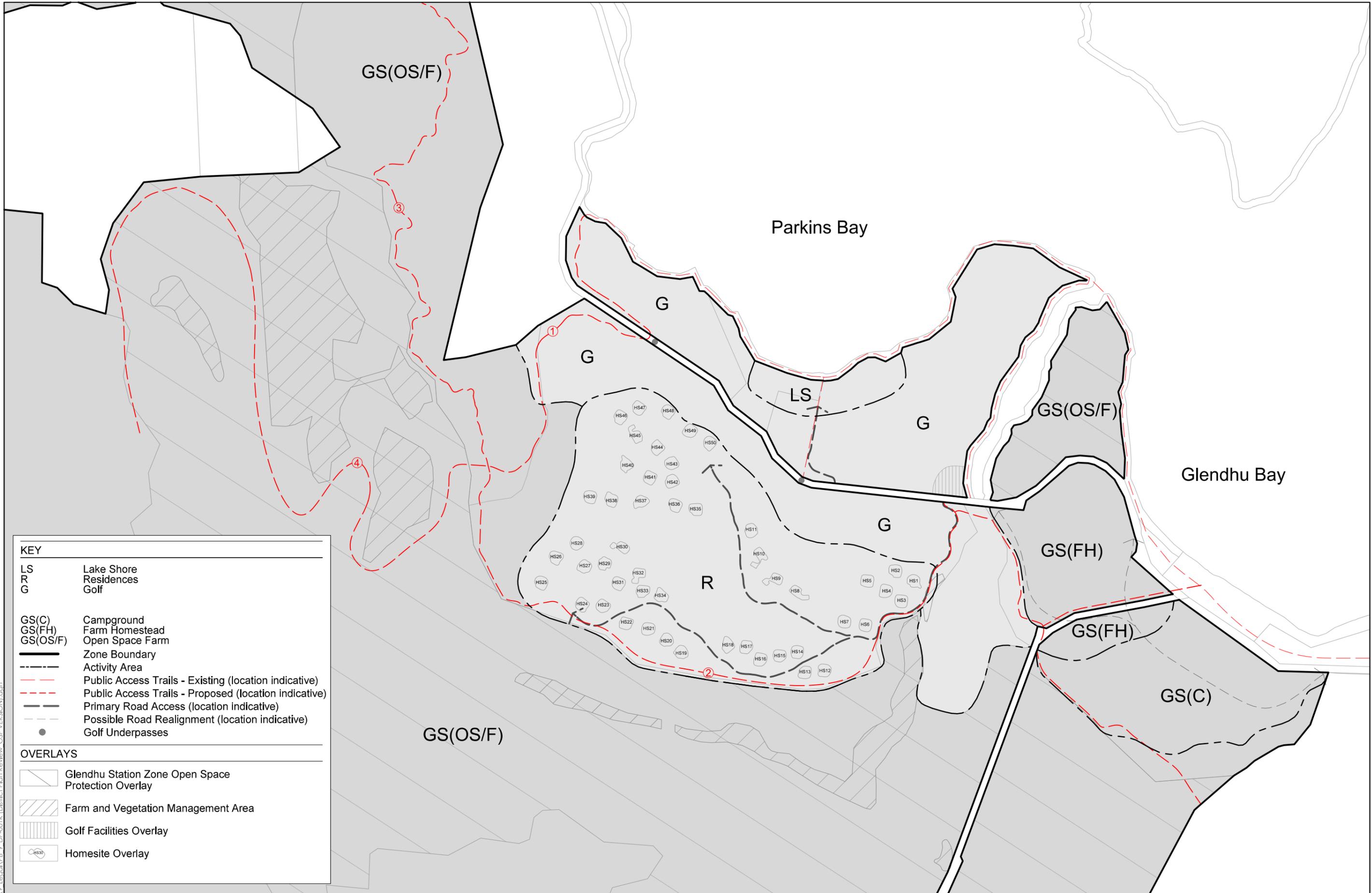
	Zone Boundary
	Activity Area
	Public Access Trails - Existing (location indicative)
	Public Access Trails - Proposed (location indicative)
	Primary Road Access (location indicative)
	Possible Road Realignment (location indicative)
	Golf Underpasses

OVERLAYS

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

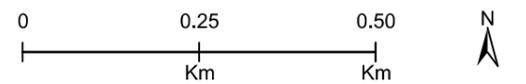


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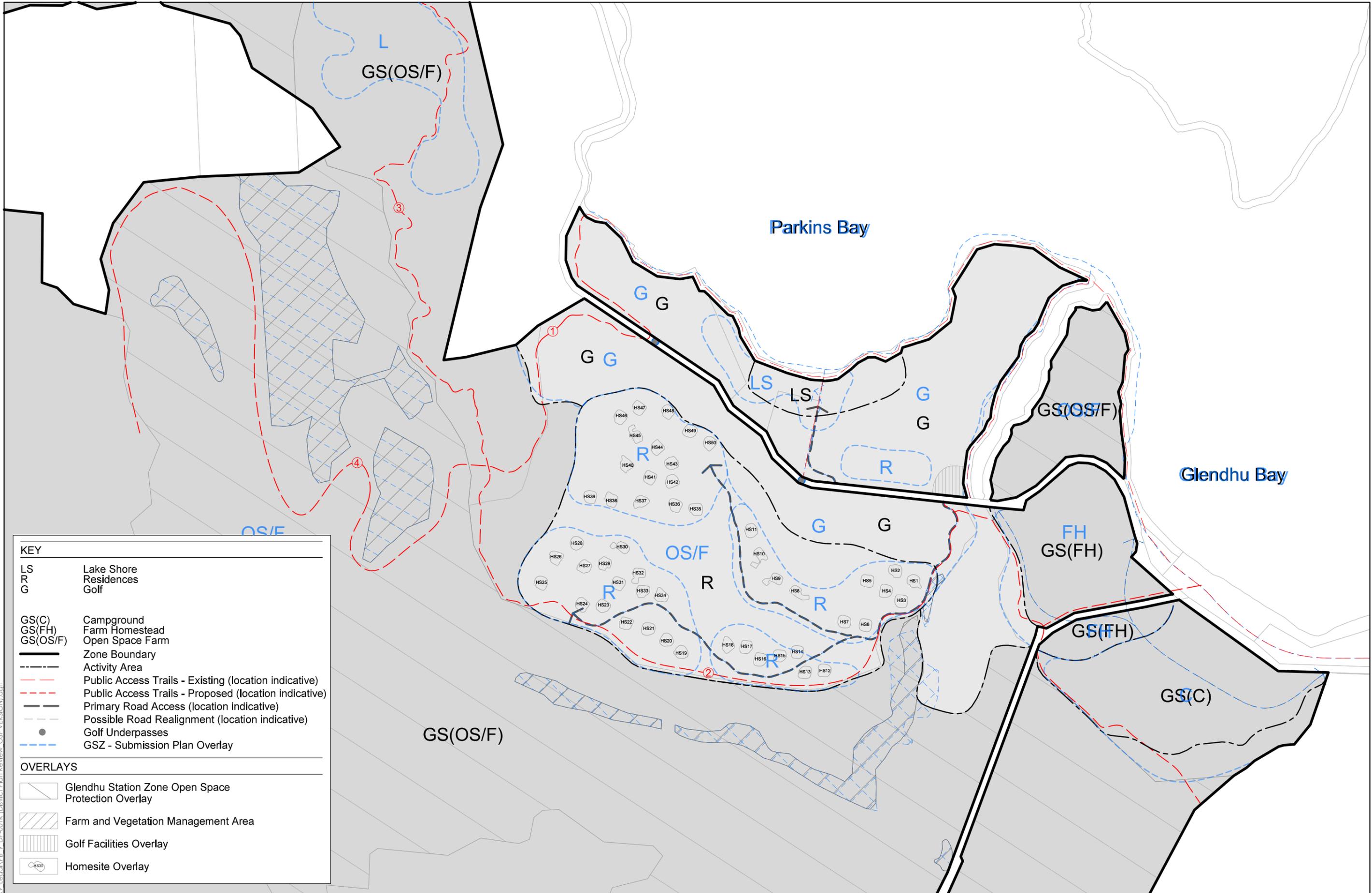


KEY	
LS	Lake Shore
R	Residences
G	Golf
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- - - -	Public Access Trails - Existing (location indicative)
- - - -	Public Access Trails - Proposed (location indicative)
- - - -	Primary Road Access (location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

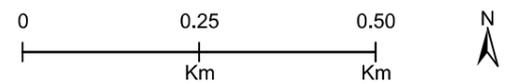


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KEY	
LS	Lake Shore
R	Residences
G	Golf
GS(C)	Campground
GS(FH)	Farm Homestead
GS(OS/F)	Open Space Farm
—	Zone Boundary
- - - -	Activity Area
- - - -	Public Access Trails - Existing (location indicative)
- - - -	Public Access Trails - Proposed (location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

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



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