

Before Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan
Stream 14 Wakatipu Basin rezoning

STATEMENT OF EVIDENCE OF STEPHEN SKELTON FOR

Wakatipu Equities Limited #2479 and Slopehill Properties Limited #2584

Dated 13 June 2018

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**anderson
lloyd.**

Qualifications and Experience

- 1 My name is Stephen Russell Skelton. I have the qualifications of a Bachelor of Arts in Communication from Northern Arizona University and a Master of Landscape Architecture (first class honours) from Lincoln University. I am the Director of Patch Limited (**Patch**), a landscape architecture and landscape planning consultancy based in Queenstown. I am a registered member of the New Zealand Institute of Landscape Architects and the acting chairman of the Southern Branch.
- 2 I have been involved in landscape consultancy work in the Queenstown Lakes District for over 5 years, working in both the public and private sector. I held the position of landscape planner with Lakes Environmental before it was absorbed by the Queenstown Lakes District Council (**QLDC**) in 2013. I then held the position of landscape architect at Baxter Design in Queenstown.
- 3 I founded Patch in June 2016 and my work has included all facets of landscape architecture and landscape planning through the range of small and large-scale projects. My work includes master planning, commercial and residential landscape design, preparation of native restoration planting plans, preparation of landscape management plans and preparation of landscape assessments for resource consent applications.
- 4 Notable works I have undertaken in the last five years include:
 - (a) I was the project landscape architect on the Camp Glenorchy development which employs progressive sustainability initiatives in the frame of a visitor accommodation activity;
 - (b) I prepared the design controls document for Three Parks in Wanaka.
 - (c) Master planning and urban design of a 32-lot, low density residential subdivision at Lot 6, Kirimoko in Wanaka;
 - (d) Landscape design and restoration planting plans for a 12-lot, rural residential development at Homestead Bay, Jacks Point;
 - (e) Master planning and landscape design of a 14-lot rural residential subdivision near Arrowtown.
- 5 I am professionally familiar with the values of the Wakatipu Basin. I have lived in the District for 8 years and have witnessed the Wakatipu Basin through all seasonal, diurnal and climatic variations. I am an avid mountain climber and paraglider and I have viewed the Wakatipu Basin from almost all the surrounding mountain summits and slopes and from the air. I have

walked or cycled most of the Queenstown Trail. I have driven all the publicly accessible roads within the Wakatipu Basin. I have a professional and intimate understanding of the basin's landscape and visual amenity values.

- 6 I have read and understand the Strategic Direction of the Proposed District Plan and the objectives and policies relevant to this submission, especially those contained with the Rural, Landscape and Wakatipu Basin chapters.
- 7 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This evidence has been prepared in accordance with that Code and I agree to comply with it. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Scope of Evidence

- 8 I have been asked by Wakatipu Equities Limited (**WEL**) and Slopehill Properties Limited (**SPL**) to assess the landscape and visual amenity effects of their submissions. As the two properties share a common boundary and are, largely contained within the Slope Hill Foothills Landscape Character Unit (**LCU11**), and to avoid any unnecessary repetition, the submissions are assessed in the same body of evidence.
- 9 The following evidence will:
 - (a) Describe the landscape;
 - (b) Summaries the visibility of each site;
 - (c) Comment on the evidence of landscape architect Bridget Gilbert;
 - (d) Provide an assessment of the submissions with respect to effects on landscape character and visual amenity values;
 - (e) Provide recommendations.

Summary of Submission

Wakatipu Equities Limited # 2479

- 10 The parts of the WEL submission which will be addressed in my evidence include:
 - (a) That the submitters land be zoned Wakatipu Basin Lifestyle Precinct (**WBLP**);

- (b) That LCU 8 and LCU 11 be amended such that they reflect the ability of the submitter's land to absorb the effects of further rural living subdivision and development.
- 11 The parts of the SPL submission which will be addressed in my evidence include:
- (a) That the objectives and policies should recognise and reward landowner who have improved the amenity of their land and enhanced landscape and ecological values;
 - (b) That the objectives and policies should recognise and promote the benefits of rural living opportunities throughout the Wakatipu Basin;

Landscape Description

- 12 The Slope Hill Foothills LCU11 (**Attachment A**) is an elevated plateau of glacier overridden schist. It is bound to the west by the alluvial flatlands of the Hawthorn Triangle, to the north by the incised Speargrass Flat corridor, to the east by Lake Hayes and to the south by the Slope Hill roche moutonne. The underlying geology is characterised by striations and kettle lakes creating an hummocky landform of hills, ridges and ponds. This landform is highly legible under the dominant cover of pasture grass while exotic shelterbelts, woodlots, remnant gully vegetation, exotic and native amenity plantings add a vegetative structure to the landscape. The settlement patterns are varied, ranging from cluster type development along the Slope Hill Road corridor the (SPL site) and Threepwood areas, to a clear division of land into 4ha lots around the Elysium Way, to large areas of open land with undeveloped building platforms on 20ha sites (WEL site).
- 13 The WEL site is a large land holding (approximately 130ha) south of Speargrass Flat Road. It's northern extents are within the Speargrass Flat LCU8 (**Attachment B**). This more northern part of the WEL site falls down from the elevated foothills across scoured cliffs and steep rolling slopes to meet the Speargrass Flat Road corridor. This part of the WEL site has a distinctly different character than the upper lands in that it is part of a corridor landscape characterised by the naturalness embodied in the steep, north facing cliff band and the open pastoral areas to the north of Speargrass Flat Road. This cliff band is populated in mostly exotic vegetation (hawthorn) while the rolling hills between the cliffs and Speargrass Flat Road are covered in pasture grass, broken by shelterbelts and rural amenity planting (**Image 1**). While there are strong rural living elements to the east and west of the WEL site, the Speargrass Flat part of the site and surrounding landscape is mostly open in character.

- 14 I consider a small portion of the WEL land west of the western most cliff which marks the entrance to the WEL property and south of Speargrass Flat Road is part of the Hawthorn Triangle LCU9 (**Attachment B**). This LCU is characterised by rural residential development. I consider that north-western edge of the site is also rural residential in character, has a defensible landform (cliff) boundary to the east (**Image 2**) and a defensible road and open character boundary to the north.
- 15 The SPL site has a parklike character with amenity ponds, specimen trees and large swathes of indigenous vegetation. It is a narrow site presenting a short, attractive road frontage which is defined by a schist stone wall and an avenue of trees extending into the interior of the site. The site is held in two titles each with its own consented building platform.

Summary of Visibility

- 16 The Speargrass Flats LCU8 portion of the WEL site is highly visible from Speargrass Flat Road. The interior of the WEL site however is very well contained visually by the elevated nature of the site. Aside from elevated views on the Coronet Peak Road the WEL site is only visible through two small gaps in the land form, vegetation and settlement patterns along Slope Hill Road (**Image 3 and 4**). It is also visible from the Slope Hill Road and Elysium Way private properties.
- 17 The SPL site is only visible from a 150m long portion of Slope Hill Road and from the adjoining private properties.

Evidence of Bridget Gilbert

- 18 Ms Gilbert prepared the landscape component of the Wakatipu Basin Land Use Planning Study (**WBLUPS**) and assisted in the development of the landscape related provisions contained within the Wakatipu Basin Chapter 24 of the PDP. In terms of the wider breadth of her evidence I agree on the following:
 - (a) The Wakatipu Basin is an RMA s7(c) Amenity Landscape;
 - (b) The landscape character and amenity values of the Wakatipu Basin do not derive predominantly from rural productive / agricultural land use.
- 19 In terms of Ms Gilbert's response to submission 2479, I agree on the following:
 - (a) Applying the Wakatipu Basin Lifestyle Precinct (**WLP**) to the site would result in spot zoning and in some parts would rely on cadastral

boundaries to define its limits, making it vulnerable to development creep;

- (b) Additional rural residential development on the south side of Speargrass Flat Road is likely to exacerbate a perception of an almost continuous ribbon of rural residential development between the North Lake Hayes Rural Residential Zone (**NLHRRZ**) and the Hawthorn Triangle areas.

20 The WEL submission has been refined through this evidence to provide a revised version of the rezoning which was originally submitted, including the extent and location of the zoning, as well as minimum and average allotment sizes. In my opinion this revised rezoning proposal adequately addresses the concerns outlined above by Ms Gilbert.

21 I will address areas where Ms Gilbert's opinion differs to that of my own below. It is my interpretation that the primary areas of disagreement between Ms Gilbert's considerations and my own are:

- (a) That rural residential development throughout the WEL submitter's hillslopes (it is my interpretation that Ms Gilbert's assessment includes areas within the interior of LCU11) would be highly visible and require substantial landform modification, generating significant adverse landscape and visual effects;

Assessment

Speargrass Flat LCU8

22 The Speargrass Flat LCU 8 is a corridor landscape unit wedged between the slopes which lead up to the Wharahuanui Hills (LCU6) to the north and the Slope Hill Foothills (LCU11) to the south. The bulk of the Speargrass Flats maintains a rural and open character embodied in the northern slopes which are mostly pastoral while the southern slopes have a moderate degree of naturalness. The eastern portion of this LCU is heavily influence by the rural residential character of the NLHRRZ.

23 I consider the character of this landscape changes near Hunter Road as the rural living areas of Dalefield and the Hawthorn Triangle become perceivable. This area holds the open spaces either side of Hunter Road, north of Speargrass Flat Road. I note Dr Marion Read also found that there was a smaller LCU in this area she called the 'North Hawthorn Triangle'. Regardless, the land north of Speargrass Flat Road and either side of Hunter Road has a strong pastoral character. I consider from these pastoral areas that the Hawthorn Triangle rural living areas begin to influence the

character of the landscape. This rural living character is contained to the south by Speargrass Flat Road and the hawthorn hedge on the south side of the road, and to the east by a cliff near the entrance to the WEL site (**Image 2**). I consider the WLP zoning could be extended to this corner of the WEL site while not adversely affecting landscape character or visual amenity values (**Attachment C**). This rural living character would be well contained by landform and a road edge separating the existing rural living character to the south from the pastoral 'breathing space' to the north, forming a defensible edge.

- 24 I agree with Ms Gilbert that extending the WLP across the northern part of the WEL site within LCU8, east of the entrance to the site would likely result in a ribbon of development between the NLHRRZ and the Hawthorne Triangle. I consider that the WLP zoning across much of the site adjacent to Speargrass Flat Road would not be appropriate. However there is potential for some sensitive residential development to occur within this part of the site without adversely affecting landscape character or visual amenity values. I also consider there is significant potential for the enhancement of the nature conservation values on the north facing slopes and cliffs which lead up to the Slope Hill Foothills (**Attachment D**).

Slope Hill Foothills LCU 11

- 25 LCU11 is a broad and relatively complex LCU. I consider its western edge does not extend to the flats adjacent to Lower Shotover Road and instead is marked by the subtle ridge around the 400m contour (which I have discussed in detail in my evidence for submissions 2535 and 2591). Neither the SPL or WEL properties are within this eastern edge.
- 26 I consider LCU11 has four distinct parts (**Attachment E**);
- (a) The lands south of Slope Hill road leading to the foot of Slope Hill before terminating at a cul de sac. This part has a rural character with residential development generally discreetly located within pockets of vegetation and landform;
 - (b) The lands north of Slope Hill Road which hold the SPL and WEL sites as well as the Elysium Way developments. This part has a rural character with residential development generally discreetly located within pockets of vegetation and landform. The WEL site occupies a large portion of this part with only one existing dwelling and three unbuilt building platforms;
 - (c) The lands south and east of Slope Hill Road between its terminus at the cul de sac and Speargrass Flat Road which holds the

Threepwood rural residential areas. Much of the southern portion of this area is predominantly rural living in character with clusters of houses set within wider areas of open space.

- (d) The Slope Hill Road and Queenstown Trail corridor, which holds areas where houses are set close to the road or in full view. This road corridor holds a more rural living character than the balance of the LCU (excluding Threepwood) while retaining some open views across the landscape to Slope Hill and Coronet Peak (**Image 4 and Image 5**).
- 27 Each of these parts of LCU11 has different values but form part of the same landform and are contained within a defensible edge. With the exception of the eastern edge, I consider it appropriate that the balance of LCU 11 is part of the same character unit.
- 28 I have examined the existing landscape patterning of LCU11 with particular regard to settlement patterns. While there is clustering of development in the Threepwood area and along the Slope Hill Road corridor, the balance of the LCU holds a high degree of rural character. In the Elysium Way area and north of and adjacent to Slope Hill Road, a density of approximate 1 principal dwelling for every 4ha has maintained a relatively consistent rural character across the landscape. I consider that this density and pattern of development is appropriate for the WEL and SPL site. I also consider that other structures, including ancillary units and sheds are visible, although the spaciousness and ruralness is maintained to a high degree.
- 29 With regard to SPL's submission that objectives and policies should recognise and reward landowners contributions to rural amenity and enhancement of landscape and ecological values, I consider the objectives and policies do not go far enough to encourage or support the enhancement of private lands. The SPL site is a high quality site with a parklike character. The boundary treatments are well cared for and the internal areas of native vegetation provide an increased natural character and amenity which extends beyond the boundaries of the site (increasing the dispersal of native birds and enhancing the life supporting capacity of the land, air and water).
- 30 I agree that the objectives and policies in Chapter 24 do little to encourage or reward land owners for bettering their properties, which in many cases can provide enhancement of the wider landscape character and visual amenity. The SPL submission is akin to that submitted by the Wakatipu Reforestation Trust (WRT) which sought that the Purpose (24.1) of Chapter 24 should include the following paragraph:

The protection and enhancement of indigenous vegetation within the Basin through offset and ecological service incentives will increase the Basin's natural values, its ecological integrity and the life supporting capacity of the air, land and water. Some lands within the District which are not suitable for farming or rural residential activities, such as scarps, gullies and riparian areas present significant opportunities for ecological enhancement.

- 31 I consider Council should adopt the amendments included within the WRT submission (**Appendix A**). This would appropriately address the relief sought by the SPL submission.

Recommendations

- 32 Further subdivision and development should be permitted across parts of the WEL site with a minimum lot size of 4ha. This would repeat the existing patterns to the east and south of the WEL site.
- 33 There is scope for additional dwellings and ancillary units in parts of the landscape where their visibility or the visibility of associated effects and vegetation will not adversely affect views across the landscape of ONLs and ONFs. I have identified two views of particularly high value along the Slope Hill Road corridor (**Image 4 and Image 5** with the locations shown on **Attachment F**). I consider these views should be protected such that further subdivision and development does not adversely affect the public's visual access to and appreciation of the ONLs and ONF.
- 34 There is scope for significant ecological enhancement opportunities across the riparian areas within the landscape such as has occurred on the SPL site. Ecological enhancement of the balance of the LCU11 would be complimentary to that undertaken near Threepwood and would render the LCU more coherent. The remnant kettle lakes and overland flow paths across LCU11 have a high potential to display a higher level of nature conservation value and to more legibly display the landscape's formative processes (**Attachment D**). Historic farming and settlement activity has significantly degraded the values of the landscape's smaller natural features. Ecological enhancement along the margins of these areas would enhance the nature conservation values of the landscape and in some cases, could allow development to be better absorbed visually and integrated into the landscape.
- 35 There is also opportunity for the protection and enhancement of the north facing escarpment within the WEL site (**Attachment D**) and I recommend this forms part of any future development on that site.

- 36 The amendments suggested within the WRT submission should be adopted (**Appendix A**).
- 37 No structures should be located on or near where the LCU boundary between LCU8 and LCU11 is drawn to avoid any skyline or ridgeline breaks.

Dated this 13th day of June 2018

A handwritten signature in black ink that reads "Stew Skelton". The signature is written in a cursive, flowing style.

Stephen Russell Skelton

Registered Landscape Architect



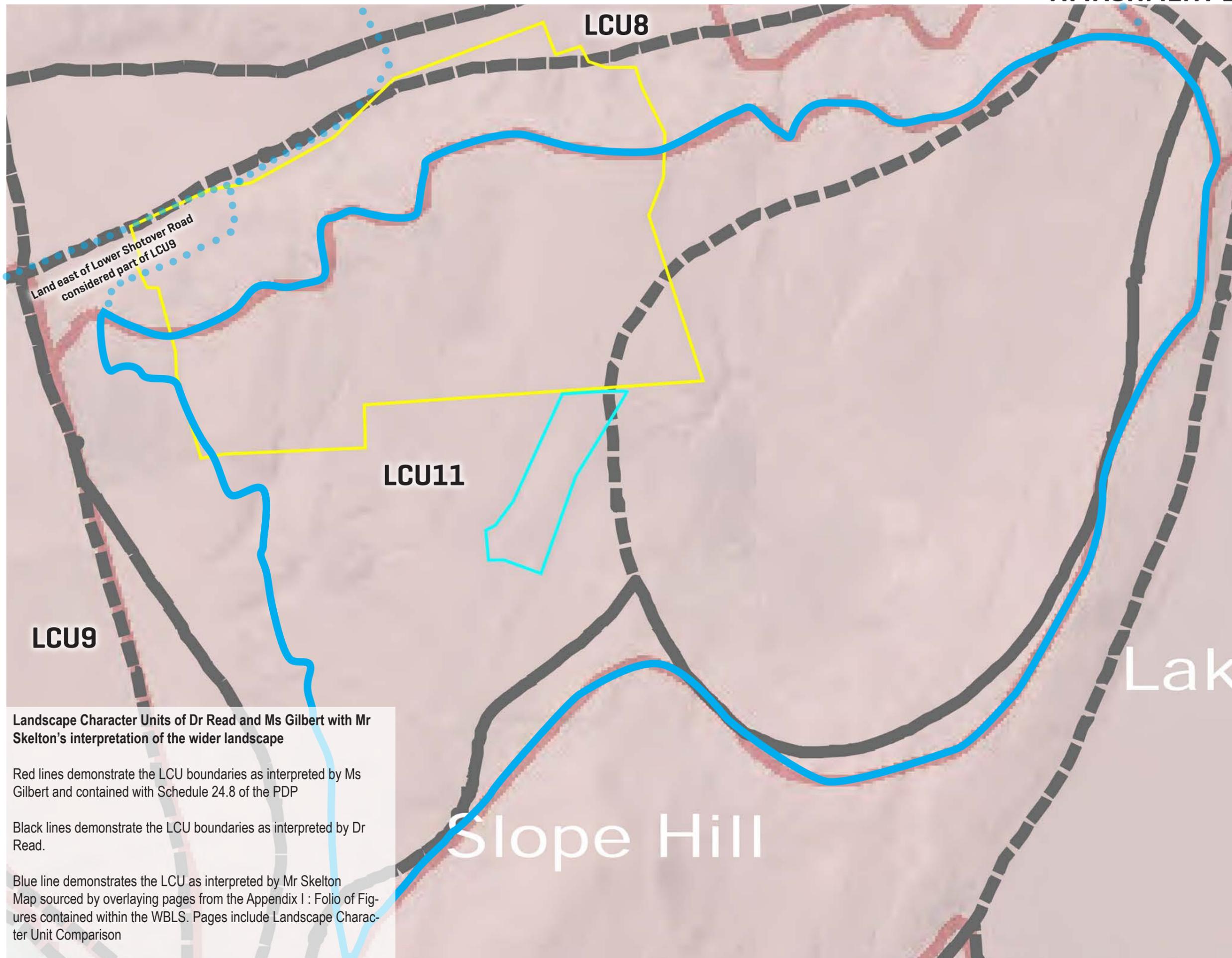
**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape Context
Reference : 18186 IS02
13 June 2018





LCU9

LCU8

LCU11

Landscape Character Units of Dr Read and Ms Gilbert with Mr Skelton's interpretation of the wider landscape

Red lines demonstrate the LCU boundaries as interpreted by Ms Gilbert and contained with Schedule 24.8 of the PDP

Black lines demonstrate the LCU boundaries as interpreted by Dr Read.

Blue line demonstrates the LCU as interpreted by Mr Skelton
Map sourced by overlaying pages from the Appendix I : Folio of Figures contained within the WBL. Pages include Landscape Character Unit Comparison

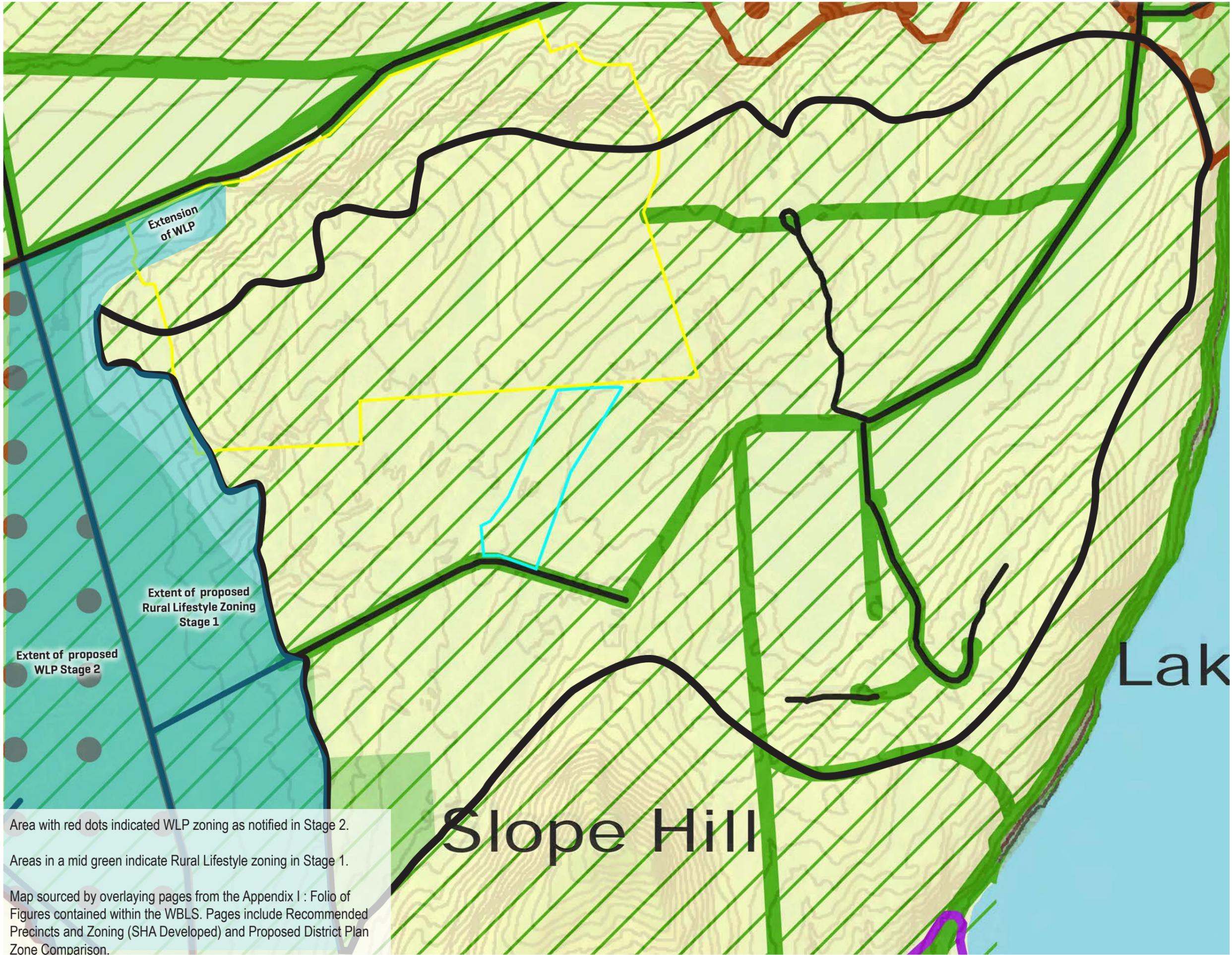
**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape
Reference : 18186 IS02
13 June 2018
Scale 1:10,000





Area with red dots indicated WLP zoning as notified in Stage 2.

Areas in a mid green indicate Rural Lifestyle zoning in Stage 1.

Map sourced by overlaying pages from the Appendix 1 : Folio of Figures contained within the WBLs. Pages include Recommended Precincts and Zoning (SHA Developed) and Proposed District Plan Zone Comparison.

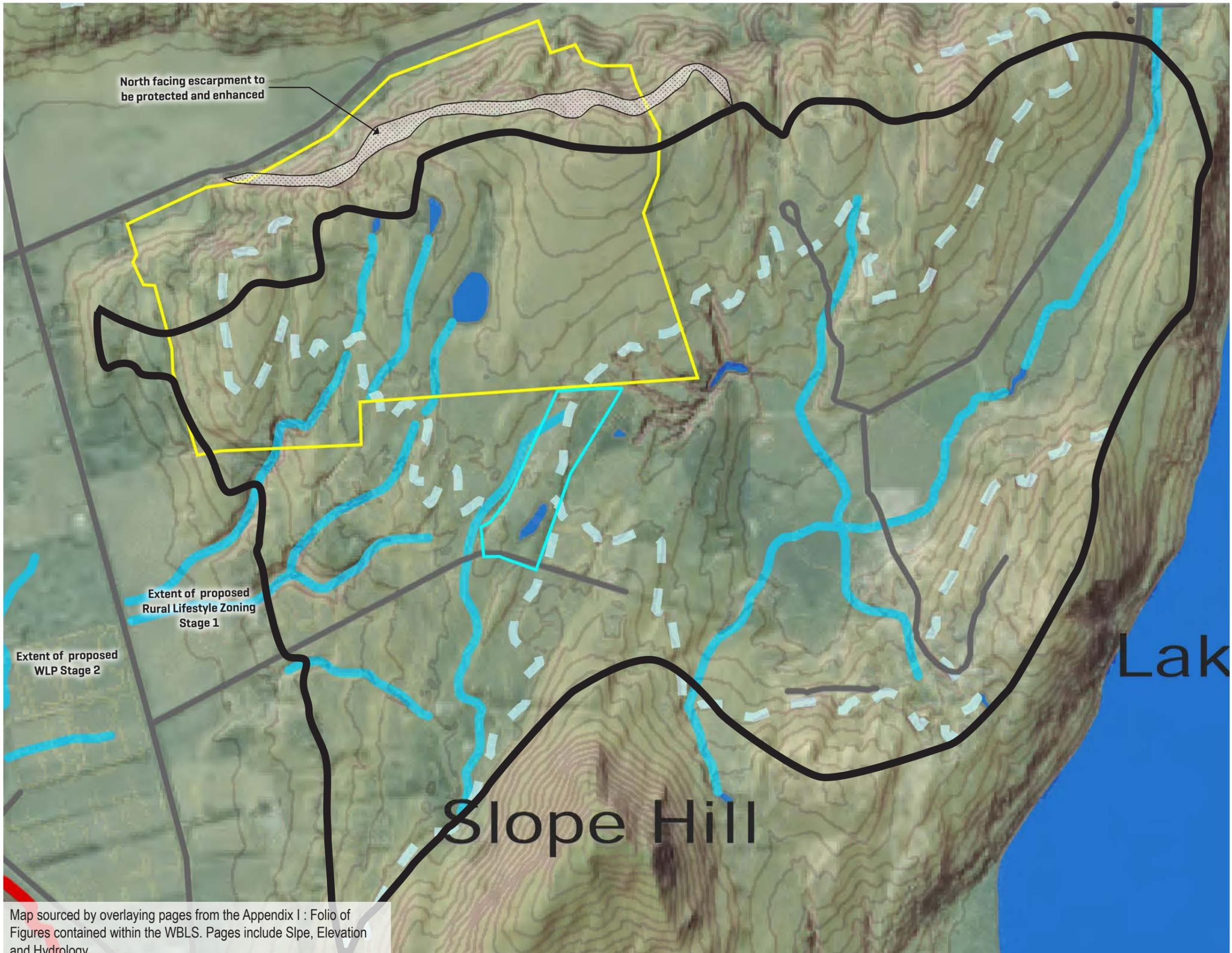
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SLOPEHILL
PROPERTIES
LIMITED

Landscape
Reference : 18186 IS02
13 June 2018
Scale 1:10,000





North facing escarpment to be protected and enhanced

Extent of proposed Rural Lifestyle Zoning Stage 1

Extent of proposed WLP Stage 2

Slope Hill

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WAKATIPU
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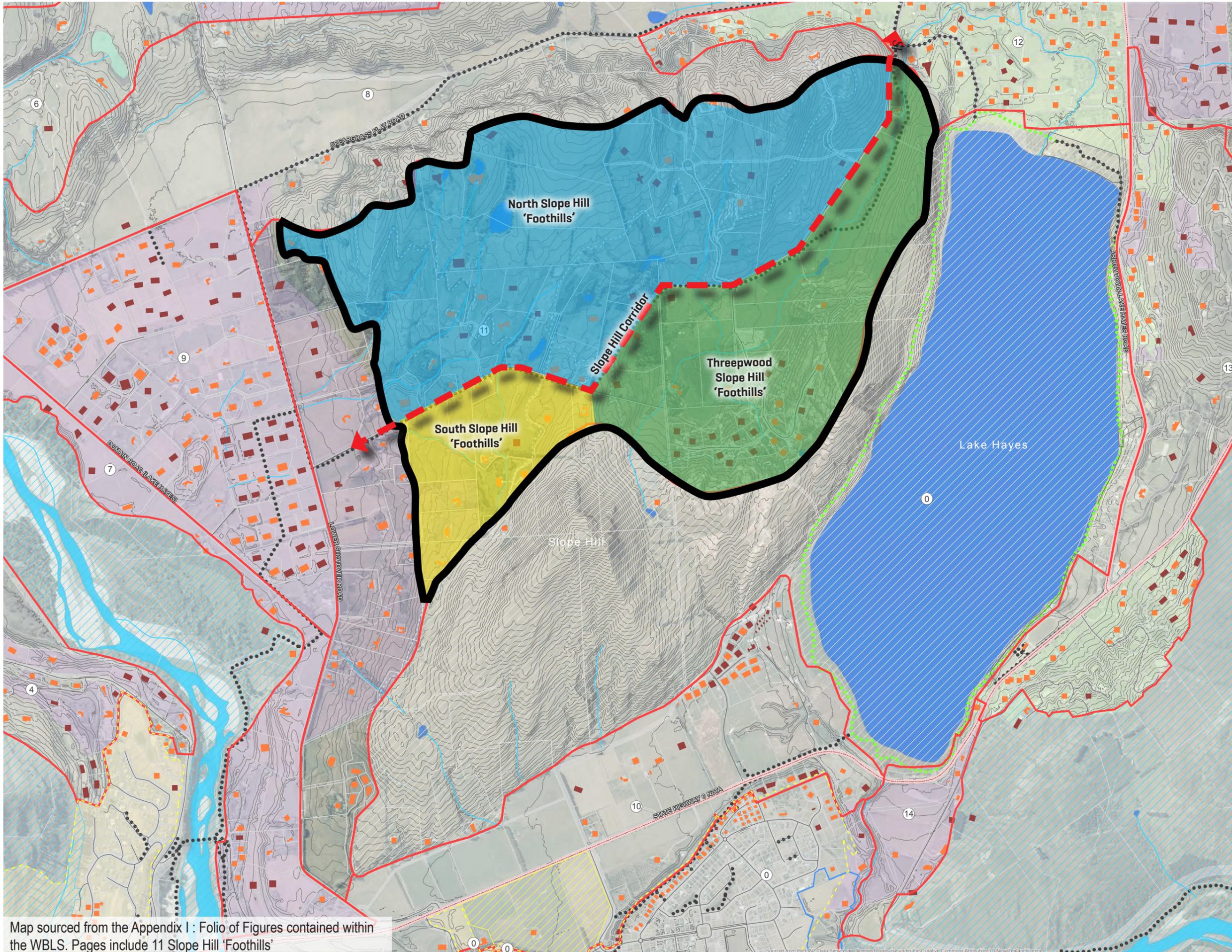
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Landscape
Reference : 18186 IS02
13 June 2018
Scale 1:10,000



Map sourced by overlaying pages from the Appendix I : Folio of Figures contained within the WBLs. Pages include Slope, Elevation and Hydrology



WAKATIPU
EQUITIES
LIMITED

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SLOPEHILL
PROPERTIES
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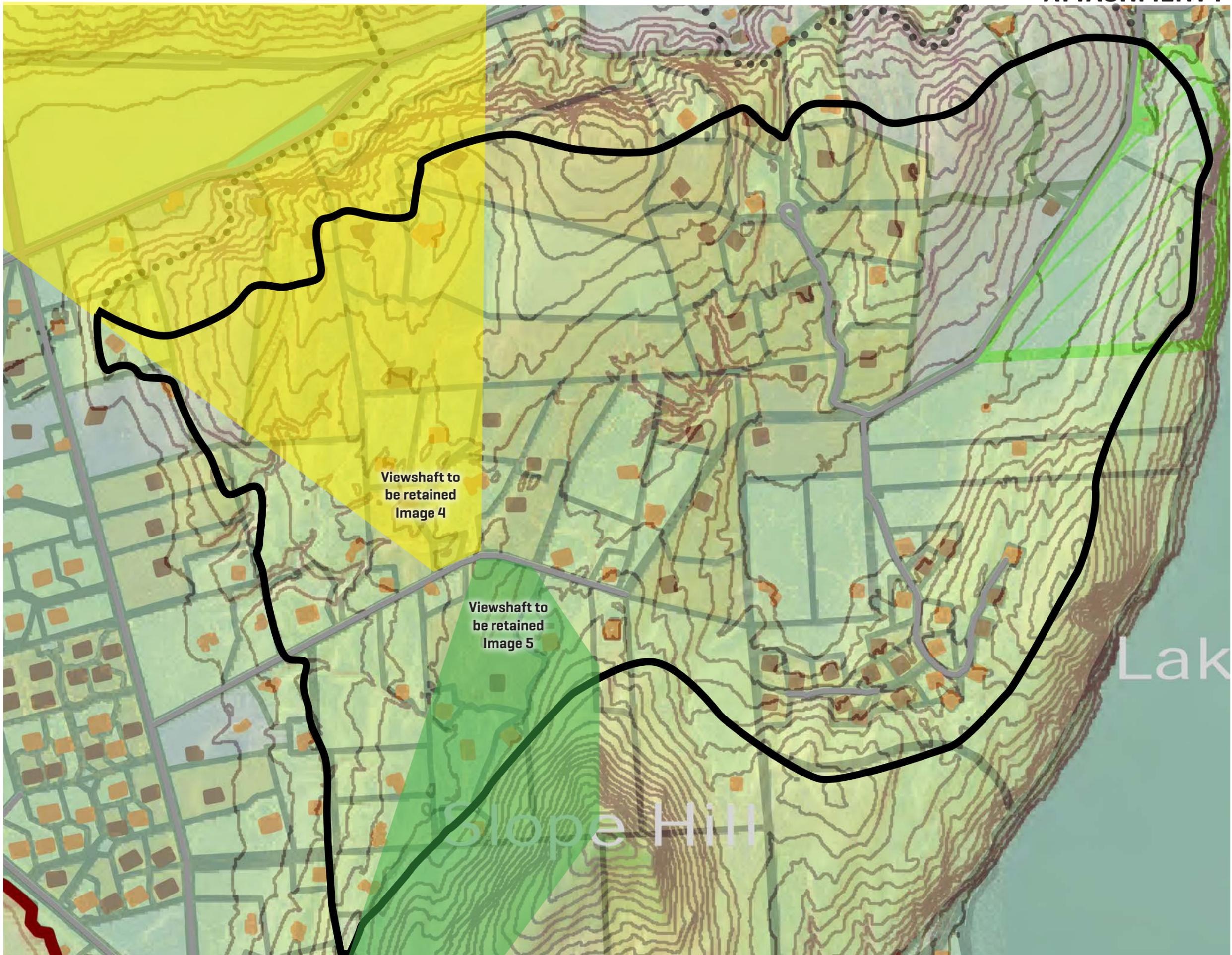
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13 June 2018
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Map sourced from the Appendix I : Folio of Figures contained within the WBLs. Pages include 11 Slope Hill 'Foothills'

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Viewshaft to
be retained
Image 4

Viewshaft to
be retained
Image 5

Slope Hill

Lake

**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape
Reference : 18186 IS02
13 June 2018
Scale 1:10,000





IMAGE 1: The WEL site along the Speargrass Flat Road corridor

IMAGE 2: Defensible edges of WLP



**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape Context
Reference : 18186 IS02
13 June 2018





IMAGE 3: View towards the WEL site from Slope Hill Road

**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape Context
Reference : 18186 IS02
13 June 2018





IMAGE 4: View north from Slope Hill Road towards Coronet Peak

**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape Context
Reference : 18186 IS02
13 June 2018



IMAGE 5: View south from Slope Hill Road towards Slope Hill

**WAKATIPU
EQUITIES
LIMITED**

&

**SLOPEHILL
PROPERTIES
LIMITED**

Landscape Context
Reference : 18186 IS02
13 June 2018

24. Wakatipu Basin

24.1 Purpose

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

A primary focus of the Zone is on protecting, maintaining and enhancing rural landscape and amenity values while noting that productive farming is not a dominant activity in the Wakatipu Basin. To achieve the purpose of the Zone a minimum lot size of 80 hectares is required if subdividing and all buildings except small farm buildings in the Zone require resource consent as a means to ensure rural landscape character and visual amenity outcomes are fulfilled.

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

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

[The protection and enhancement of indigenous vegetation within the Basin through offset and ecological service incentives will increase the Basin's natural values, it's ecological integrity and the life supporting capacity of the air, land and water. Some lands within the District which are not suitable for farming or rural residential activities, such as scarps, gullies and riparian areas present significant opportunities for ecological enhancement.](#)

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

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

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

Development within the Zone or Precinct that is adjacent to or nearby Outstanding Natural Features or Landscapes is to be managed to ensure that the Outstanding Natural Features or Landscapes are protected from inappropriate subdivision, use and development. While there are not specific setback rules for development in relation to Outstanding Natural Features or Landscapes, all buildings except small farm buildings and subdivision require resource consent. Discretion is provided to manage the effects of subdivision, use and development on any adjacent or nearby

Outstanding Natural Feature or Landscape, as well as managing the effects on landscape character and visual amenity values within the Zone and Precinct.

In the Precinct a limited opportunity for subdivision is provided with a minimum lot size of 6000m² in conjunction with an average lot size of one hectare (10,000m²). Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to the landscape character and visual amenity qualities of the Precinct.

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

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

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

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precinct. Objective 24.2.5 and related policies apply to the Precinct only.

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

Policies

- 24.2.1.1 Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.
- 24.2.1.2 Ensure subdivision and developments are designed (including accessways, services, utilities and building platforms) to minimise modification to the landform [and the removal of indigenous vegetation](#), and maintain and enhance the landscape character and visual amenity values.
- 24.2.1.3 Ensure that subdivision and development maintains and enhances the Wakatipu Basin landscape character and visual amenity values identified for the landscape character units as described in Schedule 24.8.
- 24.2.1.4 Maintain and enhance the landscape character and visual amenity values associated with the Zone and Precinct and surrounding landscape context by controlling the colour, scale, form, coverage, location (including setbacks from boundaries and from Identified Landscape Features) and height of buildings and associated infrastructure, vegetation and landscape elements.
- 24.2.1.5 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of identified landscape features.
- 24.2.1.6 Ensure non-residential activities avoid adverse effects on the landscape character and visual amenity values.

- 24.2.1.7 Control earthworks and vegetation clearance so as to minimise adverse changes to the landscape character and visual amenity values.
- 24.2.1.8 Ensure land use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.
- 24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.
- 24.2.1.10 Facilitate the provision of walkway, cycleway and bridle path networks.
- 24.2.1.11 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or the night sky.
- [24.2.1.12](#) Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.

[24.2.1.13 Facilitate the protection and enhancement of indigenous ecologies, especially on scarps, gullies and riparian areas.](#)

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

Policies

- 24.2.2.1 Support commercial, recreation and tourism related activities where these activities protect, maintain or enhance the landscape character and visual amenity values.
- 24.2.2.2 Ensure traffic, noise and the scale and intensity of non-residential activities do not adversely impact on the landscape character and visual amenity values or affect the safe and efficient operation of the roading and trail network or access to public places.
- 24.2.2.3 Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in relation to other generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.
- 24.2.2.4 Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.
- 24.2.2.5 Ensure non-farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.
- [24.2.2.6](#) Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity, having regard to the differing densities of the Zone and Precinct.

[24.2.2.7 Support innovative alternatives to traditional infrastructure such as Low Impact Development \(LID\), especially where those alternatives support ecological and amenity values.](#)

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

Policies

- 24.2.3.1 Ensure informal airports are not compromised by the establishment of incompatible activities.
- 24.2.3.2 Ensure reverse sensitivity effects on residential lifestyle and non-residential activities are avoided or mitigated.
- 24.2.3.3 Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.

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

Policies

- 24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.
- 24.2.4.2 Provide for improved public access to and the maintenance and enhancement of the margins of waterbodies including Mill Creek and Lake Hayes.
- 24.2.4.3 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.
- 24.2.4.4 Ensure development does not generate servicing and infrastructure costs that fall on the wider community.
- 24.2.4.5 Ensure development infrastructure is self-sufficient and does not exceed capacities for infrastructure servicing.
- [24.2.4.6](#) Ensure that other utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity values, having regard to the important function and location constraints of these activities.

[24.2.4.7 Provide for incentives for subdivision and land use development to increase indigenous vegetation cover to enhance and encourage the spatial distribution of native fauna.](#)

[24.2.4.8 Support innovative alternatives to traditional infrastructure such as Low Impact Development \(LID\) especially where those alternatives support ecological and amenity values.](#)

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

Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Precinct only.

Policies

- 24.2.5.1 Provide for rural residential subdivision, use and development only where it protects, maintains or enhances the landscape character and visual amenity values as described within the landscape character unit as defined in Schedule 24.8.
- 24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character, visual amenity values [and ecological integrity](#) of the Wakatipu Basin overall.
- 24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.
- 24.2.5.4 Implement minimum and average lot size standards in conjunction with building coverage and height standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.
- 24.2.5.5 Maintain and enhance a distinct and visible edge between the Precinct and the Zone.
- [24.2.5.6](#) Retain vegetation where this contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

[24.2.5.7 Implement incentives for indigenous vegetation protection and enhancement](#)

24.3 Other Provisions and Rules

24.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

24.3.2 Advice Notes

- 24.3.2.1 A permitted activity must comply with all of the rules and any relevant district wide rules.

24.3.2.2 The surface of lakes and rivers are zoned Rural, unless otherwise identified on the Planning Maps as zoned Wakatipu Basin Rural Amenity Zone.

24.3.2.3 Guiding Principle: Previous Approvals

- a. Requirements relating to building platforms and conditions of consents, including landscaping or other visual mitigation, that are registered on a site’s computer freehold register as part of a resource consent approval by the Council are considered by the Council to remain relevant and will remain binding unless altered or cancelled.
- b. Applicants may apply to alter or cancel any conditions of an existing resource consent as a component of an application for resource consent for development. Whether it may be appropriate for the Council to maintain, or to alter or cancel these conditions shall be assessed against the extent to which a proposal accords with the objectives and provisions of the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.

24.3.2.4 These abbreviations for the class of activity status are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

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

24.3.3 General Rules

24.3.3.1 The Wakatipu Basin Lifestyle Precinct is a sub-zone of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precinct. Where specific rules and standards are identified for the Precinct in Tables 24.2 and 24.3, these shall prevail over the Zone rules in Table 24.1.

24.3.3.2 All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 24.1 to 24.3.

24.4 Rules – Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.1	Any activity not listed in Tables 24.1 to 24.3.	NC
24.4.2	Farming.	P
	Buildings and residential activities	
24.4.3	The use of land or buildings for residential activity except as provided for in Table 24.1 or Table 24.2.	P

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.3.4	One residential unit per site.	P
24.4.5	<p>The construction of buildings including exterior alteration to existing buildings including buildings located within an existing approved/registered building platform area.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. <p>Excludes farm buildings as provided for in Rule 24.4.8</p>	RD
24.4.6	Residential Flat not exceeding 150m ² gross floor area and attached to the Residential Unit.	P
24.4.7	<p>Residential Flat not exceeding 150m² gross floor area that is not attached to the Residential Unit.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. 	RD
24.4.8	Farm Buildings.	P
24.4.9	The construction of any buildings including the physical activity associated with buildings such as roading, access, lighting, landscaping and earthworks not specifically provided for by any other rule in Table 24.1 or Table 24.2.	D
	Non-residential activities	
24.4.10	Roadside stall buildings.	P
24.4.11	Home occupation.	P

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.12	Informal airports.	P
24.4.13	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.	P
24.4.14	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site where the access is onto a State Highway.	D
24.4.15	Commercial recreational activities that are undertaken on land, outdoors and involve not more than 12 persons in any one group.	P
24.4.16	Commercial recreational activities that are undertaken on land, outdoors and involve more than 12 persons in any one group.	D
24.4.17	Cafes and restaurants.	D
24.4.18	Residential visitor accommodation and homestays.	P
24.4.19	Visitor accommodation.	D
24.4.20	Community activities.	D
24.4.21	Activities on, or over <u>or within 3m of</u> the surface of waterbodies.	D
24.4.22	Industrial activities directly associated with wineries and underground cellars within a vineyard. Discretion is restricted to: <ul style="list-style-type: none"> • Noise. • Access and parking. • Traffic generation. • Odour. • Hours of operation. • Waste treatment and disposal. 	RD
24.4.23	Any commercial or Industrial activity not otherwise provided for in Table 24.1 including those associated with farming.	NC
24.4.24	Panelbeating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted Home Occupation.	NC

	Table 24.2: Activities in the Wakatipu Basin Lifestyle Precinct	Activity Status
24.4.25	Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit but is not separated from the principal Residential Unit by more than 6 metres.	D

24.4.26	Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit and is separated from the principal Residential Unit by more than 6 metres.	NC
	Non-residential activities	
24.4.27	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted home occupation.	PR
24.4.28	Informal airports.	D
24.4.29	Clearance, works within the root protection zone or significant trimming of exotic and indigenous vegetation that is of a height greater than 4 metres and any area of indigenous vegetation greater than 25m² . Discretion is restricted to: <ul style="list-style-type: none"> • The extent of clearance. • Trimming and works within the root protection zone. 	RD

24.5 Rules - Standards

The following standards apply to all activities.

	Table 24.3 - Standards	Non-compliance status
24.5.1	<p>Building coverage</p> <p>The maximum building coverage for all buildings shall be 15% of lot area, or 500m² gross floor area whichever is the lesser.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.2	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be 10m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.3	<p>Height of buildings</p> <p>The maximum height of any building shall be 6m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form including the pitch of roofs. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.4	<p>Setback from roads</p> <p>The minimum setback of any building from road boundaries shall be 20m in the Zone and 75m in the Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). 	RD
24.5.5	<p>Setback from identified landscape features</p> <p>Any building or accessway shall be located a minimum of 50m from the boundary of any identified landscape feature as identified on the planning maps.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD

	Table 24.3 - Standards	Non-compliance status
24.5.6	<p>Setback from boundaries of non-residential buildings housing animals</p> <p>The minimum setback from boundaries for any building housing animals shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Effects on open space, rural living character and amenity. • Effects on privacy, views and outlook from neighbouring properties and public places. • Reverse sensitivity effects on adjacent properties including odour and noise. • Landform modification/planting (existing and proposed). 	RD
24.5.7	<p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Indigenous biodiversity values. • Natural Hazards. • Visual amenity values. • Landscape and natural character. • Open space. 	RD
24.5.8	<p>Farm buildings</p> <p>a. The maximum gross floor area shall be 50m².</p> <p>b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits).</p> <p>c. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%.</p> <p>d. All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.9	<p>Home occupations</p> <p>a. The maximum net floor area of home occupation activities shall be 150m².</p> <p>b. No goods materials or equipment shall be stored outside a building.</p>	RD

	Table 24.3 - Standards	Non-compliance status
	<p>c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The nature, scale and intensity of the activity. • Visual amenity from neighbouring properties and public places. • Noise, odour and dust. • Access, safety and transportation. 	
24.5.10	<p>Roadside stall buildings</p> <p>a. The maximum ground floor area shall be 5m².</p> <p>b. Buildings shall not be higher than 2.0m from ground level.</p> <p>c. The minimum sight distance from the stall or stall access shall be 250m.</p> <p>d. The minimum distance of the stall or stall access from an intersection shall be 100m; and, the stall shall not be located on the legal road reserve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access and safety. • Parking. 	RD
24.5.11	<p>The maximum gross floor area of buildings shall be 25m² for retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access safety and transportation effects. • Parking, access and safety. 	RD
24.5.12	<p>Grazing of animals in or on the margins of waterbodies</p> <p>Stock shall be prohibited from standing in the bed of, or on the margin of a waterbody where this causes pugging or damage to the margin of the waterbody.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> • Margin means land within 3.0 metres from the edge of the bed. • Waterbody and bed have the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. 	PR
24.5.13	Glare	RD

	Table 24.3 - Standards	Non-compliance status
	<p>a. All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>c. There shall be no upward light spill.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Lighting location and number of lights. • Proximity to roads, public places and neighbours. • Height and direction of lights. • Lux levels. 	
24.5.14	<p>Informal airports</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p>a. Informal airports shall not exceed a frequency of use of 2 flights per day;</p> <p>b. Informal airports shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential dwelling not located on the same site;</p> <p>c. Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.</p> <p>Advice note: For the purpose of this Rule a flight includes two aircraft movements i.e. an arrival and a departure.</p>	D
24.5.15	<p>Residential visitor accommodation</p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p>	D
24.5.16	<p>Homestay</p> <p>a. May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p>b. Shall not exceed 5 paying guests per night.</p>	D

24.6 Non-notification of applications

Any application for resource consent for restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- a. Rule 24.5.1 Building coverage.
- b. Rule 24.5.2 Setback from internal boundaries.
- c. Rule 24.5.3 Height of buildings.
- d. Rule 24.5.4 Setback from roads.
- e. Rule 24.5.5 Setback from identified landscape features.

24.7 Assessment Matters - Restricted Discretionary Activities

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

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

Assessment Matters	
24.7.3	<p>New buildings (and alterations of existing buildings), residential flat, building coverage and building height infringements:</p> <p>Landscape and visual amenity</p> <ol style="list-style-type: none"> a. Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and visual amenity qualities of the landscape character units set out in Schedule 24.8 and the criteria set out below. b. The extent to which the location and design of buildings and ancillary elements and the landscape treatment complement the existing landscape character and visual amenity values, including consideration of: <ul style="list-style-type: none"> • building height; • building colours and materials; • building coverage; • design, size and location of accessory buildings; • the design and location of landform modification, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting; • the retention of existing vegetation and landform patterns; • earth mounding and framework planting to integrate buildings and accessways; • planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8; • riparian restoration planting; • indigenous planting of a minimum of 25m² and of a composition which is attractive to indigenous fauna.

	Assessment Matters
	<ul style="list-style-type: none"> • the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; and • the use of LID infrastructure and it's integration into the landscape • the integration of existing and provision for new public walkways and cycleways/bridlepaths. <p>c. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that delivers optimal landscape character and visual amenity outcomes with particular regard to protecting indigenous vegetation and riparian areas.</p> <p>d. The extent to which the development maintains visual amenity from public places and neighbouring properties.</p> <p>e. Whether clustering of buildings would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation patterns.</p> <p>f. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.</p> <p>g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of the appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.</p> <p>h. The extent to which development adversely affects other identified landscape features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.</p> <p>i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and consent notices.</p> <p>j. The extent to which indigenous vegetation protection and enhancement enhances the legibility of natural processes and/or supports the spatial distribution of indigenous fauna.</p>
24.7.4	<p>Servicing, hazards, infrastructure and access</p> <p>a. The extent to which the proposal provides for adequate on-site wastewater disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.</p> <p>b. The extent to which the proposed access utilises an existing access or provides for a common access in order to reduce visual and environmental effects, including traffic safety, minimising earthworks and vegetation removal.</p> <p>c. Whether adequate provision is made for firefighting activities and provision for emergency vehicles.</p> <p>d. The extent to which the objectives and policies set out in Chapter 28, Natural Hazards, are achieved.</p> <p>e. The extent to which the proposal integrates the principals of Low Impact Development and the use of ecological services.</p>
24.7.5	Non-residential activities

	Assessment Matters
	<p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> An appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit. Adequate visual amenity for neighbouring properties and from public places. Minimisation of any noise, odour and dust. Acceptable access and safety. The enhancement and protection of indigenous vegetation with particular regard to supporting indigenous fauna.
24.7.6	<p>Boundary and road setbacks</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape unit. The maintenance of views to the surrounding mountain context. Adequate privacy, outlook and amenity for adjoining properties.
24.7.8	<p>Setback from boundaries of non-residential buildings housing animals</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit. Minimisation of adverse odour, dust and/or noise effects on any neighbouring properties.
24.7.9	<p>Setback of buildings from waterbodies</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> The maintenance or enhancement and protection of indigenous biodiversity values. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 for the landscape character unit that the proposal falls into. The maintenance or enhancement of open space. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards.
24.7.10	<p>Roadside stalls</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values. Preservation of visual amenity for neighbouring properties and from public places.

	Assessment Matters
	<ul style="list-style-type: none"> c. Minimisation of any noise, odour and dust. d. Adequate parking, access safety and avoids adverse transportation effects.
24.7.11	<p>Retail sales</p> <p>Whether the proposal ensures:</p> <ul style="list-style-type: none"> a. An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values. b. Preservation of visual amenity for neighbouring properties and from public places. c. Minimisation of any noise, odour and dust. d. Adequate parking, access safety and avoids adverse transportation effects.
24.7.12	<p>Glare</p> <ul style="list-style-type: none"> a. The effects on adjacent roads and neighbouring sites. b. The extent of likely visual dominance from light fixtures, poles and lux levels. c. The nature and extent of any effects on character and amenity, including the night sky. d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties. e. Whether there will be any reverse sensitivity effects on adjacent properties.
24.7.13	<p>Clearance, works within the root protection zone or significant trimming of exotic and indigenous vegetation that is of a height greater than 4m and any area of indigenous vegetation greater than 25m². vegetation over 4m in height</p> <ul style="list-style-type: none"> a. The degree to which the vegetation contributes to the landscape character and visual amenity values, and the extent to which the clearance or significant trimming would reduce those values. b. <u>The potential for the proposal to significantly offset the clearing by providing for increased areas of vegetation elsewhere.</u> c. The potential for buildings and development to become more visually prominent. d. The merits of any proposed mitigation or replacement plantings. e. The effects on the health and structural stability of the vegetation <u>and its associations to the wider vegetation pattern.</u>