24. Wakatipu Basin

This table identifies new provisions sought to be added:

Appellant Court Number	**Provision/s Sought to be Added into Chapter 24**
Wakatipu Equities Ltd ENV-2019-CHC-065 Crown Investment Trust ENV-2019-CHC-066 Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 Slopehill Joint Venture ENV-2019-CHC-074 MacColl D ENV-2019-CHC-075 Darby Planning Ltd Partnership ENV-2019-CHC-085 Lake Hayes Ltd ENV-2019-CHC-089 Taylor M and J ENV-2019-CHC-093	The appellant is generally opposed to the Variation in its entirety, and seeks in the first instance that the Variation be withdrawn.
Waterfall Park Developments Ltd ENV-2019-CHC-090	The appellant seeks cancellation of the Decision, and one of (or, where appropriate, a combination of), the reliefs sought.
Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee	Insert new Objective 24.2.x and policy suite recognising existing development rights, as follows: <u>24.2.x Objective - Existing development rights and additional rural living opportunities are recognised and provided for</u> <u>24.2.x.1 Recognise and provide for existing and consented rights to carry out land-use activities and to erect and use buildings.</u> <u>24.2.x.3 Recognise and provide for the social, cultural, and economic benefits derived from rural living subdivision and development, including:</u> <u>- The enjoyment of rural living amenities by residents and visitors;</u> <u>- The opportunity for rural living opportunities within close proximity to employment and social opportunities in town centres;</u> <u>- The diversification of land use where farming is no longer viable or economically productive;</u> <u>- The onsite and offsite employment opportunities generated by subdivision, construction, landscaping, property maintenance and related activities;</u> <u>- The efficient and effective use of a finite rural land resource.</u>

ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	Insert a new Policy 24.2.1.x to recognise that amenity in the Wakatipu Basin is derived not only from pastoral lands use, but also a varied form and pattern of rural living development which has evolved over time, as follows: <u>Recognise that the amenity and landscape characteristics of the Zone are derived from historical rural and rural living subdivision and development.</u>
Wills G and Burden T ENV-2019-CHC-044	Insert a new objective and policies for the benefits of rural living, as follows: <u>24.2.x Objective – The benefits arising from rural living activities, and existing property rights, are recognised and provided for.</u> <u>Policies</u> <u>24.2.x.1 The benefits derived from rural living development in the Wakatipu Basin, including benefits to landowners, landowner's visitors, economic benefits (such as the letting of homes), and employment benefits (such as those derived from construction, landscaping, and property maintenance) are recognised and provided for.</u> <u>24.2.x.2 Property rights existing at the time the Plan was notified are maintained and protected.</u>
Lake Hayes Cellar Ltd ENV-2019-CHC-087	Site-specific relief: Insert a new objective and policies for a proposed Lakes Hayes Cellar Precinct, as follows: <u>24.2.X Objective – Wakatipu Basin Lakes Hayes Cellar Precinct.</u> <u>Recognise and provide for the non-residential character of the Lakes Hayes Cellar Precinct, which is distinct from other parts of the zone.</u> <u>24.2.X.1 Enable commercial activities within the Lakes Hayes Cellar Precinct, where their effects on the environment can be appropriately managed.</u> <u>24.2.X.2 Encourage building associated with commercial activities within the Lakes Hayes Cellar Precinct to achieve a high level of design and external appearance.</u> <u>24.2.X.3 Recognise the scale of building associated with commercial activities within the Lakes Hayes Cellar Precinct as being greater than development anticipated within the zone.</u> <u>24.2.X.4 Recognise that noise and hours of operation of activities located within the Lakes Hayes Cellar Precinct are different in character from the surrounding zone and other Precincts.</u>
Barnhill Corporate Trustee ENV-2019-CHC-086	Site-specific relief: Insert a new Policy 24.2.2.x so that if the proposed Morven Ferry Sub-Zone rezoning is approved, policy recognition should be included in the policies of Chapter 24, as follows:

Morven Ferry Ltd ENV-2019-CHC-088	Encourage the appropriate development of the Morven Ferry Road Visitor Precinct for visitor accommodation, commercial and tourism related activities.
Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* United Estates Ranch Ltd ENV-2019-CHC-077 Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*	Insert new Rule 24.4.x in Table 24.2 so that residential buildings are enabled in the Wakatipu Basin Lifestyle Precinct, where all standards in Table 24.3 can be complied with, as follows: The construction of buildings for residential activity within the Wakatipu Basin Lifestyle Precinct. (Activity status: Permitted)
Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086	Insert new Rule 24.4.x in Table 24.1 so that the alteration of lawfully established buildings for non-residential activities are permitted, as follows: The alteration of any lawfully established building used for non-residential activity. (Activity status: Permitted)

Lake Hayes Cellar Ltd ENV-2019-CHC-087 Morven Ferry Ltd ENV-2019-CHC-088 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*	
Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	Insert new Rule 24.4.x in Table 24.1 so that controlled activity rights are the default for activities that comply with the relevant subdivision and density rules, as follows: The creation of a new residential building platform which complies with the residential density standards in Rule 24.5.1. (Activity status: Controlled)
Williamson S ENV-2019-CHC-084	Insert new rule 24.4.x in Table 24.1 to provide for the identification of new residential building platforms as a restricted discretionary activity, as follows: The creation of a new building platform for residential activity. (Activity status: RD)

Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	Site-specific relief: Insert a new Rule 24.4.x in Table 24.1 to provide for buildings for residential activities within the proposed Morven Ferry Road Visitor Precinct, as follows: The construction of buildings for residential activities within the Morven Ferry Road Visitor Precinct, with the exception of one on-site managers residence and workers accommodation for the on-site staff that work within the visitor accommodation or commercial activities undertaken within the Morven Ferry Road Visitor Precinct. (Activity status: Discretionary) Insert new Rule 24.4.21A in Table 24.1 to provide for visitor accommodation within the proposed Morven Ferry Road Visitor Precinct as a controlled activity, subject to the Morven Ferry Subzone specific standards, as follows: Visitor accommodation within the Morven Ferry Road Visitor Precinct (Activity status: Controlled) Insert new Rule 24.5.5A in Table 24.3 to provide for building coverage within the proposed Morven Ferry Road Visitor Precinct, as follows: 24.5.5 A – Building coverage – Morven Ferry Road Visitor Precinct The maximum building coverage in the Morven Ferry Road Visitor Precinct shall not exceed: - In Area A: 1500m2 ground floor area - In Area B: 3000m2 ground floor area (Non-compliance status: Non-complying) Insert new Rule 24.5.8A in Table 24.3 for setback from roads within the proposed Morven Ferry Road Visitor Precinct, as follows: 24.5.8A – Setback from roads within the Morven Ferry Road Visitor Precinct The minimum setback of any building from Morven Ferry Road shall be 35m in the Morven Ferry Road Visitor Precinct. (non-compliance: NC) Insert new Rule 24.5.x in Table 24.3 for maximum building footprint within the proposed Morven Ferry Road Visitor Precinct, as follows: 2.4.5.x – Maximum building footprint within the Morven Ferry Road Visitor Precinct With the exception of one viticultural building with a maximum building footprint of 500m², the maximum building footprint shall be 300m² per building. Discretion is restricted to: - Building location, character, scale and dominance (non-compliance: NC)
Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087	Site-specific relief: Insert new Rule 24.4.xxx in Table 24.1 so that the construction of buildings for non-residential activities with the proposed Lake Hayes Cellar Precinct are permitted, as follows: The construction of buildings for non-residential activities within the Lake Hayes Cellar Precinct. (Activity status: Permitted)

Lake Hayes Cellar Ltd ENV-2019-CHC-087	Site-specific relief: Insert a new Table 24.x after Table 24.2 for activities within the proposed Lake Hayes Cellar Precinct, as follows: Table 24.3 Activities in the Lake Hayes Cellar Precinct Rule 24.x.x Commercial activities, limited to conferences and events, exhibitions, the retail sales of farm and garden produce and wine, located within the Lakes Hayes Cellar Precinct. Councils control is limited to: - The bulk, location and external appearance of the building - Traffic generation, access and parking - Servicing infrastructure - Signs - Landscaping (Activity status: C) Rule 24.x.xx Cafes and restaurants Councils control is limited to the matters provided for within Rule 24.4.30 (Activity status: C)
Guthrie M ENV-2019-CHC-018 Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Muspratt J C ENV-2019-CHC-042 Wills G and Burden T ENV-2019-CHC-044 Banco Trustees, McCulloch Trustees 2004 and Others ENV-2019-CHC-045	Amend Table 24.2 by inserting a new Rule 24.4.25 for construction of new residential buildings and exterior alteration to existing buildings with an approved building platform area in the Wakatipu Basin Lifestyle Precinct to be a controlled activity, as follows: The construction of new residential buildings and the exterior alteration to existing buildings located within an approved building platform area. Control is restricted to: • Building 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. Excludes farm buildings as provided for in Rule 24.4.8 (Activity Status C)
McQuilkin T and A P McQuilkin Family Trust ENV-2019-CHC-023	Construction of buildings within an approved or registered building platform to be a controlled activity.
Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044	Amend Table 24.2 by inserting a new Rule 24.2.26 for the construction of new residential buildings located outside an existing approved/registered building platform area to be non-complying, as follows: The construction of new residential buildings located outside an approved building platform area. (Activity Status NC)
Wills G and Burden T ENV-2019-CHC-044	Insert a new Rule In Table 24.3 for density of dwellings in the Wakatipu Basin Lifestyle Precinct, as follows: 24.5.17 Density of dwellings in the Wakatipu Basin Lifestyle Precinct (Non-compliance status NC) One dwelling per xxm^2 net *[note – the net area should match the various densities from Rule 27.5.1]*
Lake Hayes Investments Ltd ENV-2019-CHC-083	That the rules and provisions of Chapter 24 be amended to provide for existing building rights established under the ODP for the Rural Residential and Rural Lifestyle Zones. In particular, any building construction that would have been a controlled activity under the ODP be retained as a controlled activity in Chapter 24 and applies to the construction and alternation of buildings in the Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct.

Broomfield D and Woodlot Properties Ltd ENV-2019-CHC-032 Wakatipu Investments Ltd ENV-2019-CHC-052	That a rule be included within Chapter 24 providing for the identification of a residential building platform as a stand-alone land use requiring consent as a restricted discretionary activity, as follows: 24.4.6a The identification of a building platform not less than 70m² and not greater than 1000m². Discretion is restricted to: a. Landscape character; b. Visual amenity values; c. Access; d. Infrastructure; e. Landform modification, landscaping and planting (existing and proposed). (Activity Status RD)
Henry M P ENV-2019-CHC-047	That an application for approval of buildings within an approved residential building platform be a Controlled Activity with controls as per those provided in the Operative District Plan.
TJ Investments PTE Ltd ENV-2019-CHC-060	That the Wakatipu Basin Rural Amenity Zone is withdrawn from the Proposed Plan with the Rural Zone reinstated in its place.
TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*	Insert a new Rule that specifies that any standards contained in the Wakatipu Basin Rural Amenity Zone only apply to new buildings and buildings within residential building platforms that do not already have resource consent.
United Estates Ranch Ltd ENV-2019-CHC-077	Site-specific relief: Make consequential amendments to the objectives and policies to ensure they reflect the amended rules as outlined below and give effect to the proposed Wakatipu Basin Lifestyle Precinct - Rural Residential sub-zone.
Wood C ENV-2019-CHC-064	A strong policy framework to recognise that informal airports should only be allowed where they protect and maintain the surrounding amenity, based on the ODP Rural Zone objectives and policies. Insert new policies 24.2.1.14 and 24.2.1.15 as follows: 24.2.1.14 Recognise that informal airports, including the residential use of aircraft, can have significant effects on amenity values and the character of rural areas, and require controls on the location, frequency, scale, duration and flight paths to ensure that the amenity values and character are maintained and enhanced. 24.2.1.15 Avoid the cumulative effects on rural amenity values from informal airports. Insert new objective 24.2.2A and policy suite as follows: 24.2.2A Objective – Informal airports for residential activities maintain and enhance amenity values. 24.2.2A.1 Ensure informal airports used for residential activities are of very limited duration and frequency, and are located, operated and managed to maintain rural amenity including privacy for residents and dwellings near any informal airport and its flight paths. Insert new Rule into Table 24.1: 24.4.8A Informal airports for residential activities. Activity Status NC Insert new Rule into Table 24.2: 24.4.26A Informal airports for residential activities. Activity Status NC
Hanan E & M ENV-2019-CHC-016	Disallow proposals for lifestyle blocks in all land shown on Maps 26 and 27. Amend Chapter 24 if necessary.
Cassidy Trust ENV-2019-CHC-040	Amend Chapter 24, including the rules for subdivision and residential development applicable to the Wakatipu Basin Lifestyle Precinct and the Appellant's land, to better enable and facilitate well-designed subdivision and residential development.
Middleton Family Trust ENV-2019-CHC-055	Amend Chapter 24 to be consistent with Chapter 3 and protect amenity values while enabling a level of development.
Middleton Family Trust ENV-2019-CHC-055	Site-specific relief: Insert new objectives 24.4.6 and 24.2.7 and policies for the proposed Tucker Beach Residential Precinct, as follows: 24.2.6 Objective - The landscape character and visual amenity values of the

	Precinct are maintained and enhanced in conjunction with enabling residential living opportunities. Objective 24.2.6 and policies 24.2.6.1 to 24.2.6.4 apply to the Tucker Beach Residential Precinct only. Policies 24.2.6.1 Provide for residential subdivision, use and development only where it protects, maintains or enhances the landscape character and visual amenity values. 24.2.6.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Zone. Provide for non-residential activities, 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. 24.2.6.3 Implement minimum 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. 24.2.6.4 Maintain and enhance a distinct and visible edge between the Precinct and the Zone. 24.2.7 Objective – High levels of residential amenity within Tuckers Beach Residential Zone. Objective 24.2.7 and policies 24.2.7.1 to 24.2.7.5 apply to the Tucker Beach Residential Precinct only. Policies 24.2.7.1 Maintain and enhance residential character and high amenity values by controlling the colour, scale, location and height of buildings, and in certain locations or circumstances require landscaping and vegetation controls. 24.2.7.2 Maintain character and amenity through minimum allotment sizes. 24.2.7.3 Control lighting to avoid glare to other properties, roads, public places and the night sky. 24.2.7.4 Ensure Landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for recreation and enjoyment. 24.2.7.5 Encourage development which promotes diversity and affordable residential accommodation.
Middleton Family Trust ENV-2019-CHC-055	Site-specific relief: Insert new Table 24.x: Activities in the Tuckers Beach Residential Precinct as follows: Buildings and residential activities 24.4.30 The construction of buildings including exterior alteration to existing buildings including buildings located within an existing approved/registered building platform area. Control is restricted to: • 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. Excludes farm buildings as provided for in Rule 24.4.8 (Activity Status C) 24.4.31 Residential Flat not exceeding 150m² 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. (Activity Status NC) 24.4.32 Building Restriction Area No building(s) shall be located within the Escarpment Protection Areas on the Tucker Beach Residential Precinct Structure Plan. (Activity Status NC) 24.4.33 Vegetation and Landscape Management - Escarpment Protection Area Any part of a site identified as Escarpment Protection Area on the Tucker Beach Structure Plan shall: (a) Be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia,

	Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago; (b) Be planted only in accordance with the species list detailed in Schedule 24.9; (c) Be maintained so that 15% of planting coverage is achieved when separate plantings are calculated together at maturity; (d) Be maintained by the site owner. If any plant or tree dies, is destroyed or becomes diseased it shall be replaced by the site owner; (e) Remain free of any fencing. (Activity Status D) Non-residential activities 24.4.34 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. (Activity Status PR) 24.4.35 Cafes and restaurants. (Activity Status NC) 24.4.36 Informal Airports (Activity Status PR)
Middleton Family Trust ENV-2019-CHC-055	Site-specific relief: Insert new Table 24.4: Standards in the Tuckers Beach Residential Precinct as follows: 24.5.17 Building coverage The maximum building coverage for all buildings shall be 40% of lot area. Discretion is restricted to: • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). • The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site. • The extent to which increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views. (Non-compliance status RD) 24.5.18 Setback from internal boundaries The minimum setback of any building from internal boundaries shall be 2m. Discretion is restricted to: • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). Exceptions: • Accessory buildings for residential activities may be located within the side and rear boundary set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane. • Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings. • Eaves may be located up to 0.6m into side and rear boundary setbacks along eastern, western and southern boundaries. • Eaves may be located up to 1m into the minimum road, side and rear boundary setbacks along the northern boundary. Eaves may be located up to 0.6m into the minimum road, side and rear boundary setbacks. (Non-compliance status RD) 24.5.19 Height of buildings The maximum height of any building on Lots of the Tucker Beach Structure Plan shall be 5m. The maximum height of any building on Lots of the Tucker Beach Structure Plan shall be 7m. (Non-compliance status NC) 24.5.20 Setback from roads The minimum setback of any building from road boundaries shall be 4.5m. Discretion is restricted to: • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). • Visual amenity from neighbouring properties and public places

	(Non-compliance status RD) 24.5.21 Recession plane Northern Boundary: 2.5m and 55 degrees. Western, and Eastern Boundaries: 2.5m and 45 degrees. Southern Boundary: 2.5m and 35 degrees. Discretion is restricted to: • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). • Visual amenity from neighbouring properties. Exceptions: • Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. • Recession planes do not apply to site boundaries fronting a road, or a park or reserve. (Non-compliance status RD) 24.5.22 Building Length The length of any building facade above ground floor level shall not exceed 16m. Discretion is restricted to: • Building location, character, scale and form. • Visual amenity from neighbouring properties. • Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the area. • The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site. • The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials. (Non-compliance status RD) 24.5.23 Landscaped permeable surface coverage At least 30% of the site area shall comprise landscaped (permeable) surface. Discretion is restricted to: • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting • The extent to which landscaping maintains adequate on site residential amenity, including the need to provide open space. (Non-compliance status RD) 24.5.24 Home occupations a. The maximum net floor area of home occupation activities shall be150m². b. No goods materials or equipment shall be stored outside a building. c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building. Discretion is restricted to: • The nature, scale and intensity of the activity including hours of operation. • Visual amenity from neighbouring properties and public places. • Noise, odour and dust. • Access, safety and transportation. (Non-compliance status RD) 24.5.25 Glare a. All fixed exterior lighting shall be directed away from adjacent roads and sites. 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. Discretion is restricted to: • Lighting location and number of lights. • Proximity to roads, public places and neighbours. • Height and direction of lights. • Lux levels. (Non-compliance status RD) 24.5.26 Residential visitor accommodation 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. Discretion is restricted to: • Whether the proposal achieves an appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area.

	• Hours of operation. • The extent to which the proposal provides adequate visual amenity for neighbouring properties and from public places. • Adequate parking, pedestrian safety, access and avoids adverse transportation effects. • Minimisation of adverse odour or noise effects beyond the property boundary. • Reverse sensitivity effects on adjacent properties. (Non-compliance status RD) 24.5.27 Homestay c. May occur within either an occupied residential unit or an occupied residential flat on a site. d. Shall not exceed 5 paying guests per night. Control is restricted to: • Whether the proposal achieves an appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area. • The extent to which the proposal provides adequate visual amenity for neighbouring properties and from public places. (Non-compliance status C)
Middleton Family Trust ENV-2019-CHC-055	Site-specific relief: Insert a new Assessment Matter 24.7.X for the proposed Tucker Beach Residential Precinct, as follows: All proposals for restricted discretionary activities in the Tuckers Beach Residential Precinct will be assessed against the matters listed under each standard.
Middleton Family Trust ENV-2019-CHC-055	Site-specific relief: Insert new Schedule 24.9 Species List – Tucker Beach Residential Precinct – Escarpment Protection Area, as follows:

Species	Common Name	Height (m) at maturity	Spacing[1] (m)	Ecological Benefits[2]
Grasses				
Aciphylla aurea	*golden speargrass*	1	1.5	Host for invertebrates
Poa cita[*]	*Silver tussock*	0.6	.75	Host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
Poa colensoi[*]	*blue tussock*	0.3	.75	Host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
Chionochloa rigida[*]	*Snow tussock*	1.5	1	Host plant for invertebrates, filter sediments, moderate ground temperature
Festuca novae-zelandiae	*Hard tussock*	0.5	.75	Host plant for invertebrates, filter sediments, moderate ground temperature
Small Shrubs				
Aristolelia fruitcosa[*]	*Mountain wineberry*	2	2	Flowers and fruit provide food for native birds
Carmichaelia petriei[*]	*Native broom*	2.5	1.5	Host plant for native moths
Coprosma propinqua[*]	*Mingimigi*	3	2	Host plant for native moths and provides food for lizards and native birds
Coprosma rigida	*Coprosma*	2	2	provides food for lizards and native birds
Olearia odorata	*Scented tree daisy*	3	2	Important host plant for native moths
Corokia cotoneaster[*]	*Korokia*	2.5	2	provides food for lizards and native birds
Myrsine divaricate	*Weeping mapou*	3	2	
Olearia avicenuaefolia	*Tree daisy*	6	2	Important host plant for native moths
Melicytus alpinus	*Porcupine scrub*	1	1	food source for lizards

Ozothamnus vauvilliersii	*Cotton wood*	2	2	invertebrates
*Cortaderia richardii**	*Toetoe*	2	1.25	
*Discaria tomatou**	*Matagouri*	3	2	Support existing shrubland
Halocarpus bidwillii	*Bog pine*	3	2	
*Leonohebe cupressoides**	*Cypress hebe*	2	2	Nationally endangered species
Hebe odora	*Hebe*	1	1.5	Host plant for invertebrates
Coprosma intertexta	*Coprosma*	3	2	Relict species
*Coprosma rugosa**	*Coprosma*	3	1.5	Provide food for lizards and native birds
Coprosma virescens	*Coprosma*			
*Olearia cymbifolia**				Host plant for invertebrates
*Phormium cookianum**	*Mountain flax*	1.5	1.5	Provide food for native birds
*Phormium tenax**	*NZ Flax*	3	2	Provide food for native birds
Tall Shrubs / Small Trees				
Hoheria glabrata	*Mountain ribbonwood*	5	2	Host / food for invertebrates
Olearia fragrantissima	*Scented tree daisy*	8	2	Host plant for invertebrates
Phyllocladus alpinus	*Mountain toatoa*	5	2	
*Olearia lineata**	*Narrow leaf tree daisy*	6	3	Host plant for native moths
*Leptospermum scoparium**	*Manuka*	5	2	Host plant for invertebrates
*Olearia avicenniaefolia**	*Tree daisy*		1.25	Host plant for invertebrates
*Olearia hectorii**	*Hector's tree daisy*	6	3	Host plant for invertebrates
Trees				
*Nothofagus solandri var cliffortioides**	*Mountain beech*	15	3	Host plant for invertebrates, shelter / roosting / nesting habitat for birds
Northofagus menziesii	*Silver beech*	15	3	Host plant for invertebrates, shelter / roosting / nesting habitat for birds
*Podocarpus halli**	*Halls totara*	10	3	shelter / roosting / nesting habitat for birds
*Cordyline australis**	*Cabbage tree*	6	3	Provide food for native birds
*Plagianthus regious**	*Mantu*	12	3	
*Sophora microohylla**	*Kowhai*	8	3	Important food for invertebrates and native birds

[1] Spacing is the distance between plants of the same species. Spacing between different species within a planted area will vary depending on density required on maturity and the character of the community to be achieved.
[2] Planting will increase diversity and boost or introduce seed sources which may assist natural regeneration within an potentially beyond the site
* Species marked with an asterisk establish well in similar sites elsewhere within the Wakatipu Basin

Monk R ENV-2019-CHC-082	Site-specific relief: Apply a minimum lot density of 4000m2 to McDonnell Land (Lot 3 DP 506191) and the entirety of Landscape Character Unit 24.
Williamson S ENV-2019-CHC-084	Amend Standards 24.5.3-24.5.12 so that these standards do not apply to residential buildings that fall within the ambit of Rule 24.4.6, being residential buildings constructed within an approved building platform.

Queenstown Country Club Ltd and Queenstown Commercial Ltd ENV-2019-CHC-029	Site-specific relief: Amend the objectives, policies and rules applying to the appellant's land to make subdivision, use and development associated with residential activity or a retirement village a permitted or controlled activity.
Trojan Helmet Ltd ENV-2019-CHC-037	Site-specific relief: Enable all the activities within The Hills Resort Zone addressed by THL's Submissions and evidence, including: (i) the ongoing operation and development of golf courses, including all associated and ancillary activities; (ii) farming activities; (iii) sculpture activities; (iv) residential and visitor accommodation activities; (v) staff accommodation; (vi) commercial activities; (vii) commercial recreation activities; (viii) temporary events, including golf tournaments; (ix) helicopter activities; (x) landscaping; (xi) earthworks.
Hogans Gully Farming Ltd ENV-2019-CHC-099	Add a new special zone as "Chapter 45: Hogans Gully Zone", including objective, policies, rules and structure plan to provide for a golf course and related resort activities and facilities.
Airbnb Australia Pty Ltd ENV-2019-CHC-061	Amend the permitted activity standards in the Rural (21.9.6), Rural Residential and Rural Lifestyle (22.5.15), Gibbston Character (23.5.13), Wakatipu Basin Rural Amenity (24.5.22 and 24.5.23) zones as follows: Add the following standard: Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
Airbnb Australia Pty Ltd ENV-2019-CHC-061	1. Delete non-compliance activities status statements or letters in the 'non-compliance status' column in Rules 7.5.19, 8.5.18, 9.5.15, 10.5.10, 11.5.14, 22.5.15, 23.5.13, 41.5.1.13, and replace with 'C' to indicate controlled activity status for non-compliance. 2. Delete all matters of discretion listed in the 'non-compliance status' column in Rules 7.5.19, 8.5.18, 9.5.15, 10.5.10, 11.5.14, 22.5.15 and replace with the following; and add the following to the 'non-compliance status' column of Rules 22.5.15, 23.5.13 and 41.5.1.13: Control is reserved to: a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood; b. The keeping of records of Homestay use, and availability of records for Council inspection; and c. Monitoring requirements, including imposition of an annual monitoring charge. 3. Amend Rules 21.9.6 and 24.5.22 as follows (in the 'non-compliance status' column): Control is reserved to: ~~a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;~~ ~~b. The management of noise, rubbish and outdoor activities;~~ a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood; and re-number (b) and (c) to (c) and (d). 4. Amend the 'non-compliance status' columns of rules 16.5.13, 42.5.10 and 43.5.15 as follows: Control is reserved to: a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood; ~~a. The location, nature and scale of activities;~~ ~~b. The location, and provision, and screening of parking and access;~~ ~~c. The management of noise, rubbish and outdoor activities;~~ and re-number (d) and (e) to (b) and (c).
Airbnb Australia Pty Ltd ENV-2019-CHC-061	Amend the permitted activity standards for RVAs in these rules as follows: • Must not exceed a cumulative total of 120 ~~90~~ nights occupation by paying guests on a site per 12 month period. • Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise. ... ~~• Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.~~
Airbnb Australia Pty Ltd ENV-2019-CHC-061	1. For Rules 7.5.18; 8.5.17; 9.5.14; 10.5.9; 11.5.13: a. delete all text within the 'non-compliance status' column except for the following two

	matters (which have different numbering for each rule): *"The keeping of records of RVA use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge."* b. Insert into the 'non-compliance status' column, above the two remaining matters - 'C' (to indicate controlled activity status). - the statement "Control is reserved to:" - the following new matter of control: "The location and provision of parking and access for the construction of new residential dwellings to be used for RVA" 2. For Rules 16.5.12; 21.9.5; 24.5.20; 42.5.9; 43.5.14, within the 'non-compliance status' column, make the following changes: a. delete all matters of control, except the following two (which have different numbering for each rule): "The keeping of records of RVA use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge." b. add the following new matter of control: "The location and provision of parking and access for the construction of new residential dwellings to be used for RVA" 3. For Rules 22.5.14; 23.5.12; 41.5.1.12, within the 'non-compliance status' column, make the following changes: a. delete "D" and replace with "C" (to indicate controlled activity status). b. Add the following text: "Control is reserved to:" c. Add the following matters of control: a. The location and provision of parking and access for the construction of new residential dwellings to be used for RVA; b. The keeping of records of RVA use, and availability of records for Council inspection; and c. Monitoring requirements, including imposition of an annual monitoring charge.

24.1 Zone Purpose

This chapter applies to the Wakatipu Basin Rural Amenity Zone (Rural Amenity Zone) and its sub-zone, the Wakatipu Basin Lifestyle Precinct (Precinct). The purpose of the Zone is to maintain and enhance the character and amenity of the Wakatipu Basin. Schedule 24.8 divides the Wakatipu Basin into 23 Landscape Character Units. The Landscape Character Units are a tool to assist identification of the particular landscape character and amenity values sought to be maintained and enhanced. Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to those values.

The purpose of defining the Precinct is to identify areas within the broader Rural Amenity Zone that have the potential to absorb rural living and other development, while still achieving the overall purpose of the Rural Amenity Zone. The balance of the Rural Amenity Zone is less enabling of development, while still providing for a range of activities suitable for a rural environment.

While the Rural Amenity Zone does not contain Outstanding Natural Features or Landscapes, it is a distinctive and high amenity value landscape located adjacent to, or nearby to, Outstanding Natural Features and Landscapes. There are no specific setback rules for development adjacent to Outstanding Natural Features or Landscapes. However, all buildings except small farm buildings and subdivision require resource consent to ensure that inappropriate buildings and/or subdivision does not occur adjacent to those features and landscapes. Buildings and development in the Zone and the Precinct are required to be set back from Escarpment, Ridgeline and River Cliff Features shown on the planning maps, to maintain the distinctive and high amenity landscapes of the Wakatipu Basin.

Section 24.1 Zone Purpose and relief sought	Appellant Court Number

Re-insert and rework a paragraph from the Zone Purpose as notified (as a new paragraph 3 in the decision version Zone Purpose). Amend 24.1 as follows: A wide range of activities that rely on and seek to locate within the Wakatipu Basin are contemplated in the Rural Amenity Zone, including rural living at a variety of densities, recreation, commercial and tourism activities, as well as enabling farming and farming activities. There are also established industrial type activities that are based on rural resources or support rural type activities.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend paragraph 3 of 24.1 to reference the importance of protecting ONFs and ONLs, as follows: While the Rural Amenity Zone does not contain Outstanding Natural Features or Landscapes, it is a distinctive and high amenity value landscape which is often located adjacent to, or nearby to, Outstanding Natural Features and Landscapes. Development within the Rural Amenity Zone adjacent to or nearby Outstanding Natural Features and Landscapes is to be managed to ensure Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, use and development. ~~There are no specific setback rules for development adjacent to Outstanding Natural Features or Landscapes. However, all buildings except small farm buildings and subdivision require resource consent to ensure that inappropriate buildings and/or subdivision does not occur adjacent to those features and landscapes.~~ ...	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend 24.1 as follows (as a new paragraphs 3 and 4): A wide range of activities that rely on and seek to locate within the Wakatipu Basin are contemplated in the Rural Amenity Zone, including rural living at a variety of densities, recreation, commercial and tourism activities, as well as enabling farming and farming activities. There are	Lake Hayes Cellar Ltd ENV-2019-CHC-087

also established industrial type activities that are based on rural resources or support rural type activities. Also within the Zone are areas of land containing commercial activity that for historical reasons, accommodate activities which are not entirely consistent with the amenity outcomes anticipated within the Zone. The Lakes Hayes Cellar Precinct has been identified to recognise and provide for commercial activity within areas having access to primary road corridors, reticulated services and a scale of built form distinct from the remainder of the Zone. The Precinct seeks to minimise the adverse effects of commercial use and development of land on the wider Zone.	
Amend 24.1 Zone Purpose as follows: The purpose of defining the Precinct is to identify areas within the broader Rural Amenity Zone that have the potential to absorb rural living and other development, while still ~~achieving the overall purpose of the Rural Amenity Zone~~ managing the effects on landscape character and amenity of the Wakatipu Basin....	Donaldson R ENV-2019-CHC-024 Wills G and Burden T ENV-2019-CHC-044
Amend 24.1 Zone Purpose as follows: The purpose of defining the Precinct is to identify areas within the broader Rural Amenity Zone that have the potential to absorb rural living and other development, while ~~still achieving the overall purpose of the Rural Amenity Zone~~ managing the effects on landscape character and amenity of the Wakatipu Basin.	Boxer Hill Trust ENV-2019-CHC-038
Amend 24.1 Zone Purpose as follows: This chapter applies to the Wakatipu Basin Rural Amenity Zone (the Zone), and the Wakatipu Basin Lifestyle Precinct ~~(the Precinct)~~ and Tuckers Beach Residential Precinct.	Middleton Family Trust ENV-2019-CHC-055
Amend 24.1 Zone Purpose as follows: The Landscape Character Units are a tool to assist identification of the particular landscape character and rural amenity values... Controls on the location, nature and visual effects of buildings and other activities are used to provide a flexible and design led response to those values... Amenity values are broadly defined in the Resource Management Act and are not confined to landscape values. The Rural Amenity Zone contains controls on other activities that could adversely impact amenity, such as informal airports, to ensure that the overall purpose of the Zone to maintain and enhance the character and amenity of the Wakatipu Basin is achieved.	Wood C ENV-2019-CHC-064

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.4 and related policies apply to the Precinct and to the balance of the Rural Amenity Zone. Objective 24.2.5 and related policies apply to the Precinct only.

24.2 Objectives and Policies and relief sought	**Appellant Court Number**
Amend 24.2 to exclude reference to the Wakatipu Basin Lifestyle Precinct, as follows: 24.2 Objectives and Policies Objective 24.2.1 and related policies apply to the Rural Amenity Zone only (excluding the Precinct). Objectives 24.2.~~1~~2 to 24.2.4 and related policies apply to the Precinct and to the balance of the Rural Amenity Zone. Objective 24.2.5 and related policies apply to the Precinct only.	Williamson S ENV-2019-CHC-084

Site-specific relief: Amend 24.2 to include reference to the proposed Tucker Beach Residential Precinct, as follows: Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precincts. Objective 24.2.5 and related policies apply to the Wakatipu Basin Lifestyle Precinct only and Objective 24.2.6 and related policies apply to the Tuckers Beach Residential Precinct.	Middleton Family Trust ENV-2019-CHC-055

24.2.1 Objective - Landscape character and visual amenity values in the Wakatipu Basin Rural Amenity Zone are maintained or enhanced.

Objective 24.2.1 and relief sought	Appellant Court Number
Amend Objective 24.2.1 as reference to 'Wakatipu Basin Rural Amenity Zone' is not necessary in this objective and creates confusion as to whether this objective and the suite of policies apply to the Precinct, despite the explanatory statement under heading 24.2. Amend 24.2.1 as follows: Landscape character and visual amenity values ~~in the Wakatipu Basin Rural Amenity Zone~~ are maintained or enhanced.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Objective 24.2.1 as follows: Landscape character~~, and~~ visual and rural amenity values in the Wakatipu Basin Rural Amenity Zone are maintained or enhanced.	Wood C ENV-2019-CHC-064

Policies

Policy 24.2.1.1 – 24.2.1.13 and relief sought	Appellant Court Number
Amend Policies 24.2.1.1 - 24.2.1.13 so it is clear that this policy suite applies only to the Rural Amenity Zone (excluding the Lifestyle Precinct).	Williamson S ENV-2019-CHC-084

24.2.1.1 Require an 80 hectare minimum net site area be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.

Policy 24.2.1.1 and relief sought	Appellant Court Number
Amend Policy 24.2.1.1 as the policies in respect of maintaining and enhancing landscape character and visual amenity values should take an	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation*

effects based approach as opposed to a blanket approach based on minimum lot sizes. Amend 24.2.1.1 as follows: ~~Require an 80 hectare minimum net site are be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.~~ Assess all applications for subdivision and development against the relevant Landscape Classification Units described in Schedule 24.8.	Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Policy 24.2.1.1 by deleting the decisions version of the policy and reinstating the notified version with amendments sought. Amend 24.2.1.1 as follows: ~~Require an 80 hectare minimum net site are be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.~~ Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to maintain landscape character and visual amenity values.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Delete Policy 24.2.1.1 as the policies in respect of maintaining and enhancing landscape character and visual amenity values should take an effects based approach; and an 80ha minimum lot size is opposed. Amend 24.2.1.1 as follows: ~~Require an 80 hectare minimum net site are be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.~~	Williamson S ENV-2019-CHC-084 Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*

24.2.1.2 Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.

24.2.1.3 Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.

Policy 24.2.1.3 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.1.3 as follows: Ensure that subdivision and development maintains or enhances the landscape character, ~~and~~ visual and rural amenity values identified in Schedule 24.8 - Landscape Character Units.	Wood C ENV-2019-CHC-064

24.2.1.4 Maintain or enhance the landscape character and visual amenity values associated with the Rural Amenity Zone including the Precinct and surrounding landscape context by:

a. controlling the colour, scale, form, coverage, location (including setbacks from boundaries) and height of buildings and associated infrastructure, vegetation and landscape elements;

b. setting development back from Escarpment, Ridgeline and River Cliff Features shown on the planning maps.

Policy 24.2.1.4 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.1.4 as explicit reference to setbacks is not required in this policy as control over setbacks comes under the Council's general control over location in sub-point a. Amend Policy 24.2.1.4 as follows: Maintain or enhance the landscape character and visual amenity values associated with the Rural Amenity Zone ~~including the Precinct~~ and surrounding landscape context by~~:~~ ~~a.~~ controlling the colour, scale, form, coverage, location ~~(including setbacks from boundaries)~~ and heights of buildings and associated infrastructure, vegetation and landscape elements~~;~~. ~~b. setting development back from Escarpment, Ridgeline and River Cliff Features shown on the Planning maps.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Policy 24.2.1.4 as follows: Maintain or enhance the landscape character~~, and~~ visual and rural amenity values associated with the Rural Amenity Zone including the Precinct and surrounding landscape context by: a. controlling the colour, scale, form, coverage, location (including setbacks from boundaries) and height of buildings and associated activities, infrastructure, vegetation and landscape elements;	Wood C ENV-2019-CHC-064

24.2.1.5 Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.

Policy 24.2.1.5 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.1.5 as follows: Require all buildings to be located and designed so that they do not compromise the landscape and rural amenity values...	Wood C ENV-2019-CHC-064

24.2.1.6 Provide for farming, commercial, community, recreation and tourism related activities that rely on the rural land resource, subject to maintaining or enhancing landscape character and visual amenity values.

Policy 24.2.1.6 and relief sought	Appellant Court Number
Amend Policy 24.2.1.6 as the list of non-residential activities which are provided for in the Basin should not be exhaustive – all appropriate non-residential activity which maintains or enhances landscape character and visual amenity (and complies with the standards) should be provided for. It should be clear throughout Chapter 24 that the landscape character and visual amenity values referred to are those set out in Schedule 24.8 as being relevant to each LCU. Amend Policy 24.2.1.6 as follows: Provide for a range of non-residential activities, including farming, commercial, community, recreation and tourism related activities that rely on the rural land resource, subject to maintaining or enhancing landscape character and visual amenity values identified in the relevant Landscape Character Unit. Relocate Policy 24.2.1.6 to sit under Objective 24.2.2, as notified.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Policy 24.2.1.6 as follows: Provide for farming, commercial, community, recreation and tourism related activities that rely on the rural land resource, subject to maintaining or enhancing landscape character~~, and~~ visual and rural amenity values.	Wood C ENV-2019-CHC-064

24.2.1.7 Locate, design operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.

24.2.1.8 In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised.

24.2.1.9 Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.

24.2.1.10 Enable residential activity within building platforms created prior to 21 March 2019 subject to achieving appropriate standards.

Policy 24.2.1.10 and relief sought	Appellant Court Number
Amend, relocate and re-number policy 24.2.1.10 as 24.2.x.2, as follows: 24.2.x.2: Enable residential activity within approved building platforms ~~created prior to 21 March 2019~~ subject to achieving appropriate standards.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067

	Alternative relief to deletion of the Variation McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Policy 24.2.1.10 so that it is not date limited, as follows: Enable residential activity within approved building platforms ~~created prior to 21 March 2019~~ subject to achieving appropriate standards.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation* Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*

24.2.1.11 Provide for activities, whose built form is subservient to natural landscape elements and that, in areas Schedule 24.8 identifies as having a sense of openness and spaciousness, maintain those qualities.

Policy 24.2.1.11 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.1.11 to provide for compatibility of built form instead of being subservient to natural landscape, as follows: Provide for activities, whose built form ~~is subservient to~~ complements natural landscape elements and that, in areas Schedule 24.8 identifies as having a sense of openness and spaciousness, maintain those qualities.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation*

	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Delete Policy 24.2.1.11 as it is ambiguous and poorly drafted, as follows: ~~Provide for activities, whose built form is subservient to natural landscape elements and that, in areas Schedule 24.8 identifies as having a sense of openness and spaciousness, maintain those qualities.~~	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*

24.2.1.12 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or degrade views of the night sky.

Policy 24.2.1.12 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.1.12 to limit glare to what is considered an appropriate level for safety and amenity, as follows: Manage lighting so that it does not cause ~~adverse~~ inappropriate glare to other properties, roads, public places or degrade views of the night sky	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.1.13 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.

24.2.2 Objective – Non-residential activities maintain and enhance amenity values.

Policies

24.2.2.1 Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and amenity values that is more than minor, or affect the safe and efficient operation of the roading and trail network or access to public places.

Policy 24.2.2.1 and relief sought	Appellant Court Number
Amend Policy 24.2.2.1 as follows: Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and rural amenity values...	Wood C ENV-2019-CHC-064

24.2.2.2 Restrict the type and intensity of non-residential activities to those which are compatible in relation to generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.

Policy 24.2.2.2 and relief sought	Appellant Court Number
Delete Policy 24.2.2.2 as there is no justification for compatibility or comparability of non-residential activities, as follows: ~~Restrict the type and intensity of non-residential activities to those which are compatible in relation to generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and natural environment.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.2.3 Ensure non-residential activities other than farming, with the 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.

Policy 24.2.2.3 and relief sought	Appellant Court Number

Amend Policy 24.2.2.3 so that farming activities are not excluded, as follows: Ensure non-residential activities ~~other than farming~~ with the potential for nuisance effects from dust, visual, noise or odour effects, are located a sufficient distance from formed roads, neighbours properties, waterbodies and any residential activity.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation*

24.2.2.4 Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity.

Policy 24.2.2.4 and relief sought	Appellant Court Number
Amend Policy 24.2.2.4 to delete reference to 'located', and to include the word 'values' to be consistent with the terminology used throughout Chapter 24, as follows: Ensure informal airports are ~~located,~~ operated and managed to maintain the surrounding ~~rural~~ amenity values.	Fairfax A ENV-2019-CHC-071 Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072
Amend Policy 24.2.2.4 as follows: Ensure informal airports used for non-residential activities are of very limited duration and frequency, and are located, operated and managed to maintain rural amenity including privacy for residents and dwellings near any informal airport and its flight paths.	Wood C ENV-2019-CHC-064

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.

Policy 24.2.3.1 and relief sought	Appellant Court Number
Delete Policy 24.2.3.1: ~~Ensure informal airports are not compromised by the establishment of incompatible activities.~~	Wood C ENV-2019-CHC-064

24.2.3.2 Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.

Policy 24.2.3.2 and relief sought	Appellant Court Number
Amend Policy 24.2.3.2 as follows:	Wood C ENV-2019-CHC-064

Ensure reverse sensitivity effects, including those associated with informal airports, on rural living and non-residential activities are principally avoided, or are at least mitigated to ensure that amenity values are maintained, such as through managing the location, nature, and scale of activities that can give rise to reverse sensitivity effects.	

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.

24.2.3.4 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.

Policy 24.2.3.4 and relief sought	Appellant Court Number
Delete Policy 24.2.3.4 as this policy is essentially a duplication of Policy 24.2.2.3, as follows: ~~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.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.4 Objective – Subdivision and development, and use of land, maintains or 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 Restrict the scale, intensity and location of subdivision, development and use of land in the Lake Hayes catchment, unless it can occur consistently with improvement to water quality in the catchment.

Policy 24.2.4.2 and relief sought	Appellant Court Number

Delete Policy 24.2.4.2 as it is not reasonable to include a blanket restriction on land use and development within the Lake Hayes Catchment, as follows: ~~Restrict the scale, intensity and location of subdivision, development and use of land in the Lake Hayes catchment, unless it can occur consistently with improvement to water quality in the catchment.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.4.3 Provide for improved public access to, and the maintenance and enhancement of, the margins of waterbodies including Mill Creek and Lake Hayes.

24.2.4.4 Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.

Policy 24.2.4.4 and relief sought	**Appellant** **Court Number**
Delete Policy 24.2.4.4 as this policy is essentially a duplication of a Chapter 27 policy, as follows: ~~Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.4.5 Ensure development has regard to servicing and infrastructure costs that are not met by the developer.

Policy 24.2.4.5 and relief sought	Appellant Court Number
Amend Policy 24.2.4.5 to consolidate with Chapter 27, as follows: Ensure development ~~has regard to servicing and~~ infrastructure and servicing is provided in accordance with the provisions as set out in Chapter 27 ~~costs that are not met by the developer~~.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.4.6 Facilitate the provision of walkway and cycleway networks and encourage opportunities for the provision of bridle path networks.

Policy 24.2.4.6 and relief sought	Appellant Court Number
Amend Policy 24.2.4.6 as policy support for the provision of bridal paths is not appropriate and is not supported, as follows: Facilitate the provision of walkway and cycleway networks. ~~and encourage opportunities for the provision of bridle path networks~~	Williamson S ENV-2019-CHC-084

24.2.4.7 Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.

24.2.4.8 Encourage the removal of wilding exotic trees at the time of development.

Policy 24.2.4.8 and relief sought	Appellant Court Number
Amend Policy 24.2.4.8 as it is not always appropriate or practical to remove wilding pines at the time of development, and the focus should be on preventing wilding spread, as follows: Encourage the removal of wilding exotic trees at the time of development, particularly where there is a risk of wilding spread.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068

	Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation*
Amend Policy 24.2.4.8 as it is not always appropriate or practical to remove wilding pines at the time of development, and the focus should be on preventing wilding spread, as follows: Encourage the removal of wilding exotic trees at the time of development, in particular where there is a risk of wilding spread.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend Policy 24.2.4.8 as it is not always appropriate or practical to remove wilding pines at the time of development, and the focus should be on preventing wilding spread., as follows: Encourage the removal of wilding exotic trees at the time of development, where there is a risk of wilding spread.	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.4.9 Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that contributes to native habitat restoration, particularly in locations such as gullies and riparian areas, or to provide stability.

Policy 24.2.4.9 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.4.9 to be general to all areas suitable for replanting, as follows: Encourage the planting, retention and enhancement of indigenous vegetation that is ecologically appropriate to the area and planted at a scale, density, pattern and composition that enhances indigenous biodiversity values, ~~contributes to native habitat restoration, particularly in locations such as gullies and riparian areas,~~ or to provide stability.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership

	ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Lake Hayes Cellar Ltd ENV-2019-CHC-087 Morven Ferry Ltd ENV-2019-CHC-088 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*

24.2.5 Objective – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.

Objective 24.2.5 and relief sought	Appellant Court Number
Amend Objective 24.2.5 as follows: Objective – Rural living opportunities in the Precinct are enabled, provided effects on landscape character and visual amenity values are ~~maintained or enhanced~~ managed.	Donaldson R ENV-2019-CHC-024
Amend Objective 24.2.5 as follows: Rural living opportunities in the Precinct are enabled, provided effects on landscape character and visual amenity values are ~~maintained or enhanced~~ managed by controlling subdivision design, the location of future buildings, the external appearance of buildings, access location, and landscaping.	Boxer Hill Trust ENV-2019-CHC-038
Amend Objective 24.2.5 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.	Williamson S ENV-2019-CHC-084

Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Precinct only. In the event of a conflict between Objective 24.2.5 and Objectives 24.2.1 to 24.2.4, Objective 24.2.5 prevails.

Provision 24.2.5 and relief sought	Appellant Court Number
Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Wakatipu Basin Lifestyle Precinct only.	Middleton Family Trust ENV-2019-CHC-055

Policies

24.2.5.1 Provide for rural living, subdivision, development and use of land where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.

Policy 24.2.5.1 and relief sought	Appellant Court Number

Amend Policy 24.2.5.1 to refer to the Wakatipu Basin Lifestyle Precinct and to remove references to Landscape Character Units, as follows: Provide for rural living, subdivision, development and use of land within the Wakatipu Basin Lifestyle Precinct ~~where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.~~	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend Policy 24.2.5.1 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.	Williamson S ENV-2019-CHC-044
Amend Policy 24.2.5.1 to reflect changes to Objective 24.2.5 as follows: ~~Provide for rural living, subdivision, development and use of land where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.~~ Provide for rural residential activities and promote design-led and innovative patterns of subdivision, use and development.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

Policy 24.2.5.2 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.5.2 to apply only to the Wakatipu Basin Lifestyle Precinct, as follows: Promote design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Lifestyle Precinct. ~~Wakatipu Basin overall~~	Williamson S ENV-2019-CHC-084
Amend Policy 24.2.5.2 to reflect changes to Objective 24.2.5 as follows: ~~Promote design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.~~ Ensure that new subdivision, use and development avoids, remedies or mitigates adverse effects on, and wherever possible maintains and enhances, the landscape character and visual amenity values of the Precinct, taking into account the relevant values described in Schedule 24.8.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

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.

Policy 24.2.5.3 and relief sought	**Appellant** **Court Number**

Amend Policy 24.2.5.3 to include residential visitor accommodation and homestays, as follows: Provide for non-residential activities, including restaurants, visitor accommodation, residential visitor accommodation and homestays, 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.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation*
Amend Policy 24.2.5.3 to include reference to 'recreation activities', and to replace the wording 'amenity, quality and character' to 'landscape character and amenity values' to be consistent with the wording used throughout Chapter 24, as follows: Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation, and recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the ~~amenity, quality and character~~ landscape character and amenity values of the Precinct ~~is~~ are retained.	Fairfax A ENV-2019-CHC-071 Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072

24.2.5.4 Implement minimum and average lot size standards in conjunction with standards controlling building size, location and external appearance, so that the landscape character and visual amenity values of the Precinct, as identified in Schedule 24.8 – Landscape Character Units, are not compromised by cumulative adverse effects of development.

Policy 24.2.5.4 and relief sought	**Appellant** **Court Number**
Amend Policy 24.2.5.4 so that the intention of an average lot size regime is not to reduce cumulative effects but to encourage variation in subdivision and design, as follows: Implement minimum ~~and~~ average lot size standards in conjunction with standards controlling building size, location and external appearance, to enable development and variation in subdivision design and layout which reflects ~~so that~~ the landscape character and visual amenity values of the applicable Landscape Character Unit ~~Precinct,~~ as identified in Schedule 24.8 ~~– Landscape Character Units, are not compromised by cumulative adverse effects of development~~.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Policy 24.2.5.4 to reflect changes to Objective 24.2.5 as follows: Implement ~~minimum and average~~ lot size standards in conjunction with development standards ~~controlling building size, location and external appearance~~, so that the landscape character and visual amenity values of the Precinct, as identified in Schedule 24.8 – Landscape Character Units, are not compromised by cumulative adverse effects of development.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

24.2.5.5 Maintain a defensible edge between areas of rural living in the Precinct and the balance of the Zone.

Policy 24.2.5.5 and relief sought	Appellant Court Number
Delete Policy 24.2.5.5 as this policy is unnecessary, unclear, and would be impractical to apply, as follows: ~~Maintain a defensible edge between areas of rural living in the Precinct and the balance of the Zone.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.2.5.6 Retain vegetation that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.

Policy 24.2.5.6 and relief sought	Appellant Court Number
Amend Policy 24.2.5.6 to be compatible with the wording of policies 24.2.4.8 and 24.2.4.9, as follows: ~~Retain~~ Encourage the retention of vegetation that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

Delete Policy 24.2.5.6 as it reads as a blanket requirement to retain all vegetation within the Zone, which is not appropriate, as follows: ~~Retain vegetation that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.~~	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend Policy 24.2.5.46 to reflect changes to Objective 24.2.5 as follows: Retain vegetation <u>when carrying out development</u> that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.	Wills G and Burden T ENV-2019-CHC-044

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 Interpreting and Applying the Rules

24.3.2.1 A permitted activity must comply with all of the rules (in this case of Chapter 24) and any relevant district wide rules.

24.3.2.2 The surface of lakes and rivers are zoned Rural.

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 resource consent application accords with the objectives and provisions of the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct (as applicable).

Provision 24.3.2.3 and relief sought	**Appellant** **Court Number**
Delete Advice Note 24.3.2.3 as it is unnecessary.	Williamson S ENV-2019-CHC-084

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 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 prevail over the Rural Amenity Zone rules in Table 24.1.

Provision 24.3.2.5 and relief sought	**Appellant** **Court Number**
Site-specific relief: Amend 24.3.2.5 to include the proposed Lake Hayes Cellar Precinct, as follows: 24.3.2.5 The Wakatipu Basin Lifestyle Precinct and the Lake Hayes Cellar Precinct are ~~a~~ sub-zones of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precincts. Where specific rules and standards are identified for the Precincts in Tables 24.2, and 24.3, these shall prevail over the Zone rules in Table 24.1	Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 *Alternative relief to deletion of the Variation*
Site-specific relief: Amend 24.3.2.5 to include the proposed Tucker Beach Residential Precinct, as follows: The Wakatipu Basin Lifestyle Precinct and Tucker Beach Residential Precinct ~~is~~ are a sub-zones of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precincts. Where specific rules and standards are identified for the Precincts in Tables 24.2~~, and~~ 24.3 and 24.4, these shall prevail over the Zone rules in Table 24.1.	Middleton Family Trust ENV-2019-CHC-055

24.3.2.6 All activities, including any listed permitted activities are subject to the rules and standards contained in Tables 24.1 to 24.3.

Provision 24.3.2.6 and relief sought	**Appellant** **Court Number**

Site-specific relief: Amend 24.3.2.6 to include the proposed Tucker Beach Residential Precinct Table 24.4, as follows: All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 24.1 to 24.~~3~~4.	Middleton Family Trust ENV-2019-CHC-055

24.3.3 Advice Notes

24.3.3.1 Clarifications of the meaning of root protection zone, minor trimming of a hedgerow, minor trimming and significant trimming are provided in Chapter 2 – Definitions.

Provision 24.3.3.1 and relief sought	Appellant Court Number
Delete Advice Note 24.3.3.1 as Rule 24.4.29 is ultra vires in accordance with s76 RMA and should also be deleted, as follows: ~~Clarifications of the meaning of root protection zone, minor trimming of a hedgerow, minor trimming and significant trimming are provided in Chapter 2 – Definitions.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.3.3.2 On-site wastewater treatment is subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water requires that within the Lakes Hayes Catchment all on-site wastewater treatment systems are operated in accordance with a resource consent obtained from the Otago Regional Council.

24.4 Rules – Activities

Table 24.1 and relief sought	Appellant Court Number

Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*
The Standards are amended to enable buildings within residential building platforms authorised by resource consent be a permitted activity (including 24.4.7 and 24.4.8).	TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	**Activity Status**
24.4.1	Any activity not listed in Tables 24.1 and 24.2. **Rule 24.4.1 and relief sought** / **Appellant Court Number** Amend Rule 24.4.1 by changing the Activity Status of activities not listed in Tables 24.1 and 24.2 from Non-Complying to Discretionary, as follows: Any activity not listed in Tables 24.1 to 24.2 (Activity Status ~~NC~~D) — Boxer Hill Trust, ENV-2019-CHC-038	NC
24.4.2	Farming activity.	P
	Residential activities and buildings	
24.4.3	The use of land or buildings for residential activity except as otherwise provided for in Table 24.1 and Table 24.2 and subject to the standards in Table 24.3.	P
24.4.4	The alteration of any lawfully established building used for residential activity.	P

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.5	The construction of buildings for a residential flat not exceeding 150m² gross floor area and attached to the residential unit.	P
24.4.6	The construction of buildings for residential activity that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold Register before 21 March 2019. Control is reserved over: a. Landscape character; b. Visual amenity values; c. Access; d. Infrastructure; e. Landform modification, landscaping and planting (existing and proposed).	C

Rule 24.4.6 and relief sought	Appellant Court Number
Amend Rule 24.4.6 so that buildings within an approved platform are a Permitted Activity, as follows: The construction of buildings for residential activity that are located within a building platform approved by a resource consent~~ and registered on the applicable Computer Freehold register before 21 March 2019~~. ~~Control is reserved over:~~ ~~a. Landscape character;~~ ~~b. Visual amenity values~~ ~~c. Access;~~ ~~d. Infrastructure;~~ ~~e. Landform modification, landscaping and planting (existing and proposed).~~ (Activity status: ~~Controlled~~ Permitted)	TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone* Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone		Activity Status
		ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*	
	Amend Rule 24.4.6 so that all residential buildings in the Wakatipu Basin Rural Amenity Zone within an approved building platform are controlled (regardless of the date of approval and registration), as follows: The construction of buildings for residential activity within the Wakatipu Basin Rural Amenity Zone that are located within a building platform approved by a resource consent ~~and registered on the applicable Computer Freehold register before 21 March 2019~~. ~~Control is reserved over:~~ ~~a. Landscape character;~~ ~~b. Visual amenity values~~ ~~c. Access;~~ ~~d. Infrastructure;~~ ~~e. Landform modification, landscaping and planting (existing and proposed).~~ (Activity status: Controlled)	United Estates Ranch Ltd ENV-2019-CHC-077	
	Amend Rule 24.4.6 so that it is not date limited, as follows: The construction of buildings for residential activity that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold register ~~before 21 March 2019~~. …	Williamson S ENV-2019-CHC-084	
	Amend Rule 24.4.6 so that buildings within an approved platform within the Wakatipu Basin Rural Amenity Zone are a Permitted Activity, as follows: The construction of buildings for residential activity within the Wakatipu Basin Rural Amenity Zone that are located within a building platform approved by a resource consent ~~and registered on the applicable Computer Freehold register before 21 March 2019~~. ~~Control is reserved over:~~ ~~a. Landscape character;~~ ~~b. Visual amenity values~~ ~~c. Access;~~ ~~d. Infrastructure;~~ ~~e. Landform modification, landscaping and planting (existing and proposed).~~ (Activity status: ~~Controlled~~ Permitted)	Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087	
	Amend Rule 24.4.6 so that it is not date limited, as follows: The construction of buildings for residential activity that are located within a building platform ~~approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019~~. …	Broomfield D and Woodlot Properties Ltd ENV-2019-CHC-032 Wakatipu Investments Ltd ENV-2019-CHC-052	

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	Amend Rule 24.4.6 so that it is not date limited, as follows: The construction of buildings for residential activity that are located within an approved/registered building platform ~~approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019~~. … — Donaldson R ENV-2019-CHC-024; Wills G and Burden T ENV-2019-CHC-044	
24.4.7	The construction of buildings for residential activity that are not provided for in Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8. Discretion is restricted to: a. Landscape character; b. Visual amenity values; c. Access; d. Infrastructure; e. Landform modification, landscaping and planting (existing and proposed); f. Natural hazards.	RD

Rule 24.4.7 and relief sought	Appellant Court Number
Amend Rule 24.4.7 to refer to a new Rule 24.4.x in regard to buildings for non-residential activities, as follows: The construction of buildings for residential activity that are not provided for in Rule 24.4.x, Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation*
Site-specific relief: Amend Rule 24.4.7 to refer to a new Rule 24.4.x in regard to buildings within the proposed Wakatipu Basin Lifestyle Precinct - Rural Residential sub-zone, as follows: The construction of buildings for residential activity that are not provided for in Rule 24.4.x, Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8.	United Estates Ranch Ltd ENV-2019-CHC-077
Amend Rule 24.4.7 to refer to a new Rule 24.4.x in regard to residential buildings that are Permitted, as follows: The construction of buildings for residential activity that are not provided for in Rule 24.4.x, Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8.	Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status

	ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Site-specific relief: Amend Rule 24.4.7 to exclude the proposed Morven Ferry Road Visitor Precinct, as follows: The construction of buildings for residential activity that are not provided for in Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8. … Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Precinct. (Activity status: Restricted Discretionary)	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

24.4.8	The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable Computer Freehold Register on a site where there is such a building platform.	NC

Rule 24.4.8 and relief sought	Appellant Court Number
Amend Rule 24.4.8 as is considered that Discretionary Activity status is more appropriate than Non-Complying, as follows: The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable Computer Freehold Register on a site where there is such a building platform. (Activity status: ~~Non-complying~~ Discretionary)	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	<table><tr><td></td><td>Morven Ferry Ltd ENV-2019-CHC-088</td></tr><tr><td>Amend Rule 24.4.8 to provide for building construction outside of a building platform as a restricted discretionary activity, as follows: The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable Computer Freehold Register on a site where there is such a building platform. (Activity status: Restricted Discretionary)</td><td>Williamson S ENV-2019-CHC-084</td></tr></table>	
	Non-residential activities and buildings	
24.4.9	Farm buildings.	P
24.4.10	Roadside stall buildings.	P
24.4.11	Home occupation.	P
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	Commercial recreational activities that are undertaken on land, outdoors and involve not more than 12 persons in any one group.	P
24.4.15	Residential visitor accommodation and homestays.	P
24.4.16	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. Discretion is restricted to: a. Access to, and safety of, the transport network; b. On-site parking.	RD
24.4.17	Industrial activities directly associated with wineries and underground cellars within a vineyard. Discretion is restricted to: a. Noise; b. Access and parking; c. Traffic generation; d. Odour;	RD

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	e. Hours of operation; f. Waste treatment and disposal.	
24.4.18	The construction and alteration of buildings for non-residential activities, not otherwise provided for in Table 24.1. Discretion is restricted to: a. Landscape character; b. Visual amenity; c. Access; d. Natural hazards; e. Infrastructure; f. Landform modification, landscaping and planting (existing and proposed).	RD
24.4.19	Commercial recreational activities that are undertaken on land, outdoors and involve more than 12 persons in any one group.	D
24.4.20	Cafes and restaurants.	D
24.4.21	Visitor accommodation.	D
24.4.22	Community activities.	D
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 except where such activities are 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
	Residential activities	
24.4.25	Residential flat not exceeding 150m² gross floor area that is separated from the principal residential unit by no more than 6 metres, that is not provided for in Rule 24.4.6, and is not contrary to Rule 24.4.8. Note: Residential flats attached to the principal residential unit are covered by Rule 24.4.5. **Rule 24.4.25 and relief sought** | **Appellant Court Number**	D

	Amend Rule 24.4.25 so that residential flats are a Permitted Activity, as follows: Residential flat not exceeding 150m² gross floor area that is separated from the principal residential unit by no more than 6 metres, that is not provided for in Rule 24.4.6, and is not contrary to Rule 24.4.8. Note: Residential flats attached to the principal residential unit are covered by Rule 24.4.5. (Activity status: ~~Discretionary~~ Permitted)	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
24.4.26	Residential flat not exceeding 150m² gross floor area that is separated from the principal residential unit by more than 6 metres, that is not provided for in Rule 24.4.6, and is not contrary to Rule 24.4.8..		NC
	Rule 24.4.26 and relief sought	**Appellant Court Number**	
	Amend Rule 24.4.26 so that a residential flat falling within this rule has Restricted Discretionary activity status, rather than Non-Complying, as follows: Residential flat not exceeding 150m² gross floor area that is separated from the principal residential unit by more than 6 metres, that is not provided for in Rule 24.4.6, and is not contrary to Rule 24.4.8. (Activity status: ~~Non-complying~~ Restricted Discretionary)	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075	

		Alternative relief to deletion of the Variation Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
	Non-residential activities		
24.4.27	Informal airports.		D

Rule 24.4.27 and relief sought	Appellant Court Number
Amend Rule 24.4.27 so that informal airports are a permitted activity in the Wakatipu Basin Lifestyle Precinct, as follows: 24.4.27 Informal airports (Activity status ~~D~~ P)	Fairfax A ENV-2019-CHC-071 Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072
Amend Rule 24.4.27 as follows: 24.4.27 Informal airports for non-residential Activities. Activity Status ~~D~~NC	Wood C ENV-2019-CHC-064

24.4.28	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 except where such activities are undertaken as part of a farming activity, residential activity or as a permitted home occupation.	PR
	Clearance of exotic vegetation	
24.4.29	Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres. Discretion is restricted to: a. The extent of clearance; b. Trimming and works within the root protection zone; c. Replacement planting.	RD

Rule 24.4.29 and relief sought	Appellant Court Number

	Amend Rule 24.4.29 so that clearance within a root protection zone or trimming of exotic vegetation is permitted, as follows: Clearance of exotic vegetation (Activity status ~~RD~~P) Clearance, works within the root protection zone or ~~significant~~ trimming of exotic vegetation.~~ that is of a height greater than 4 metres.~~ ~~Discretion is restricted to:~~ ~~a. The extent of clearance;~~ ~~b. Trimming and works within the root protection zone;~~ ~~c. Replacement planting.~~	Boxer Hill Trust ENV-2019-CHC-038		
	Delete Rule 24.4.29 as it is ultra vires in accordance with s76 RMA, and/or inefficient, difficult to administer and would act against the higher order objectives of the plan, as follows: ~~Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres.~~ ~~Discretion is restricted to:~~ ~~a) The extent of clearance;~~ ~~b) Trimming and works within the root protection zone;~~ ~~c) Replacement planting.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Williamson S ENV-2019-CHC-084 Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Lake Hayes Cellar Ltd ENV-2019-CHC-087 Morven Ferry Ltd ENV-2019-CHC-088		

24.5 Rules - Standards

The following standards apply to all activities.

Provision 24.5 and relief sought	Appellant Court Number
The following standards within Table 24.3 apply only to ~~all~~ activities within the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.	Middleton Family Trust ENV-2019-CHC-055

	Table 24.3 - Standards	Non-compliance status
24.5.1	**Residential Density**	
24.5.1.1	For sites with a net site area of 1 hectare or less and zoned in part or whole Wakatipu Basin Lifestyle Precinct, a maximum of one residential unit per site. **Rule 24.5.1.1 and relief sought** / **Appellant Court Number** Amend Rule 24.5.1.1 as follows: ~~For sites with a net site area of 1 hectare or less and zoned in part or whole Wakatipu Basin Lifestyle Precinct, a maximum of one residential unit per site.~~ Density of dwellings in the Wakatipu Basin Lifestyle Precinct One dwelling per 4000m^2 net site *[note - the net area should match the various densities from Rule 27.6.1 and 27.7]* Wills G and Burden T ENV-2019-CHC-044	NC
24.5.1.2.	For sites with a net site area greater than 1 hectare and zoned in part or whole Wakatipu Basin Lifestyle Precinct, no more than one residential unit per hectare on average of the net site area zoned Wakatipu Basin Lifestyle Precinct. **Rule 24.5.1.2 and relief sought** / **Appellant Court Number** Site-specific relief: Amend Rule 24.5.1.2 (Residential Density) as it relates to the proposed Wakatipu Basin Lifestyle Precinct - Rural Residential sub-zone, as follows: For sites with a net site area greater than 1 hectare and zoned in part or whole Wakatipu Basin Lifestyle Precinct, no more than one residential unit per hectare on average of the net site area zoned Wakatipu Basin Lifestyle Precinct, except that a) For sites with a net site area greater than 1 hectare and zoned in part or whole Wakatipu Basin Lifestyle United Estates Ranch Ltd ENV-2019-CHC-077	NC

	Table 24.3 - Standards	Non-compliance status
	Precinct– Rural Residential Subzone, no more than one residential unit per 4,000m² on average of the net site area zoned Wakatipu Basin Lifestyle Precinct, provided the density does not exceed 1 unit per 6,500m2 average including all land that formed part of the previous subdivision which created that site.	
	Delete 24.5.1.2 as follows: ~~24.5.1.2 For sites with a net site area greater than 1 hectare and zoned in part or whole Wakatipu Basin Lifestyle Precinct, no more than one residential unit per hectare on average of the net site area zoned Wakatipu Basin Lifestyle Precinct.~~ Wills G and Burden T ENV-2019-CHC-044	
24.5.1.3	Where Rule 24.5.1.1 or Rule 24.5.1.2 applies, all residential units (including residential flats) must be located within the area zoned Wakatipu Basin Lifestyle Precinct.	NC
	Rule 24.5.1.3 and relief sought / **Appellant Court Number**	
	Delete Rule 24.5.1.3 as follows: ~~24.5.1.3 Where Rule 24.5.1.1 or Rule 24.5.1.2 applies, all residential units (including residential flats) must be located within the area zoned Wakatipu Basin Lifestyle Precinct.~~ Wills G and Burden T ENV-2019-CHC-044	
24.5.1.4	Any site in the Wakatipu Basin Rural Amenity Zone located wholly outside the Precinct in respect of which the Computer Freehold Register for the site was issued before 21 March 2019 and with an area less than 80 hectares, a maximum of one residential unit per site.	NC
	Rule 24.5.1.4 and relief sought / **Appellant Court Number**	
	Amend Rule 24.5.1.4 to insert reference to resource consent authorising the creation of a site, as follows: Any site in the Wakatipu Basin Rural Amenity Zone located wholly outside the Precinct in respect of which the Computer Freehold Register for the site, or resource consent authorising the creation of the site, was issued before 21 March 2019 and with an area less than 80 ha, a maximum of one residential unit per site. As a minor drafting point it is noted that the term 'Computer Freehold Register' has now been replaced by the term 'Record of Title' in the relevant legislation. It may be considered appropriate to make that Waterfall Park Developments Ltd ENV-2019-CHC-090	

	Table 24.3 - Standards	Non-compliance status
	amendment to Rule 24.5.1.4 (and any other rule in the PDP which includes the term 'Computer Freehold Register'). Amend Rule 24.5.1.4 to delete references to 80ha, as follows: Any site in the Wakatipu Basin Rural Amenity Zone ~~located wholly outside the Precinct in respect of which the Computer Freehold Register for the site was issued before 21 March 2019 and with an area less than 80 hectares~~, a maximum of one residential unit per site. (Non-compliance status: NC) Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
24.5.1.5	For that part of all other sites in the Wakatipu Basin Rural Amenity Zone wholly located outside of the Precinct, a maximum of one residential unit per 80 hectares net site area. **Rule 24.5.1.5 and relief sought** / **Appellant Court Number** Delete Rule 24.5.1.5 to delete references to 80ha, as follows: ~~For that part of all other sites in the Wakatipu Basin Rural Amenity Zone wholly located outside of the Precinct, a maximum of one residential unit per 80 hectares net site area.~~ ~~(Non-complying status: NC)~~ Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068	NC

	Table 24.3 - Standards	Non-compliance status
	Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
24.5.2	**Alterations to buildings for residential activities not located within a building platform** Alterations to a building not located within a building platform must not increase the ground floor area by more than 30% in any ten year period. **Rule 24.5.2 and relief sought** / **Appellant Court Number** Site-specific relief: Amend Rule 24.5.2 so that it excludes the proposed Morven Ferry Road Visitor Precinct, as follows: Alterations to a building not located within a building platform must not increase the ground floor area by more than 30% in any ten year period. … Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Precinct. Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	RD Discretion is restricted to: a. Landscape character; b. Visual amenity; c. External appearance; d. Infrastructure.
24.5.3	**Building Material and Colours** Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following: All exterior surfaces* must be coloured in the range of browns, greens or greys including; 24.5.3.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and 24.5.3.2 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%. * Excludes soffits, windows and skylights (but not glass balustrades). ** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.	RD Discretion is restricted to: a. Landscape character; b. Visual amenity; c. External appearance; d. Visual prominence from both public places and private locations.

	Table 24.3 - Standards	Non-compliance status
24.5.4	**Building Size** Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of all buildings must not exceed 500m^2.	RD Discretion is restricted to: a. Landscape character; b. Visual amenity;

Rule 24.5.4 and relief sought	Appellant Court Number
Amend Rule 24.5.4 Building Size to enable 1000m^2 ground floor area, as follows: Building Size Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of all buildings must not exceed ~~5~~1000m^2.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Rule 24.5.4 to refer to individual buildings, as follows: Building Size Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of ~~all buildings~~ ~~any individual building~~ must not exceed 500m^2.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation* Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*

	Table 24.3 - Standards	Non-compliance status
	Amend Rule 24.5.4 to exclude decks, pools, and paved areas that would otherwise be captured as a 'building', as follows: Building Size Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of all buildings within that building platform must not exceed 500m^2, excluding pools, driveways and other paved areas, and decks that otherwise fall within the definition of 'building' and therefore 'ground floor area'. **United Estates Ranch Ltd** **ENV-2019-CHC-077** Amend Rule 24.5.4 Building Size as the additional bulk and location standards proposed go over and above what is reasonable. **TJ Investments PTE Ltd** **ENV-2019-CHC-060** ***Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone***	
24.5.5	**Building coverage** The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% of net site area, or 500m² ground floor area, whichever is the lesser. **Rule 24.5.5 and relief sought** / **Appellant Court Number** Amend Rule 24.5.5 building Coverage to enable 1000m^2 ground floor area, as follows: Building coverage The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% of net site area, or ~~5~~1000m^2 ground floor area, whichever is lesser. **Wakatipu Equities Ltd** **ENV-2019-CHC-065** ***Alternative relief to deletion of the Variation*** **Arrowtown Lifestyle Retirement Village** **ENV-2019-CHC-067** ***Alternative relief to deletion of the Variation*** **McFadgen L** **ENV-2019-CHC-068** **Slopehill Joint Venture** **ENV-2019-CHC-074** ***Alternative relief to deletion of the Variation*** **MacColl D** **ENV-2019-CHC-075** ***Alternative relief to deletion of the Variation*** Amend Rule 24.5.5 to refer to individual buildings, as follows: Building coverage The ground floor area of ~~all buildings~~ any individual building not subject to Rule 24.5.4 must not exceed **Crown Investment Trust** **ENV-2019-CHC-066** ***Alternative relief to deletion of the Variation*** **Lake Hayes Ltd** **ENV-2019-CHC-089**	RD Discretion is restricted to: a. Landscape character; b. Visual amenity.

	Table 24.3 - Standards		Non-compliance status
	15% of net site area, or 500m^2 ground floor area, whichever is lesser.	*Alternative relief to deletion of the Variation* Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*	
	Amend Rule 24.5.5 to exclude decks, pools, and paved areas that would otherwise be captured as a 'building', as follows: Building coverage The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% of net site area and any single building shall not exceed~~, or~~ 500m^2 ground floor area excluding pools, driveways and other paved areas, and decks that otherwise fall within the definition of 'building' and therefore 'ground floor area'~~, whichever is the lesser~~.	United Estates Ranch Ltd ENV-2019-CHC-077	
	Site-specific relief: Amend Rule 24.5.5 building coverage to enable 1000m^2 ground floor area and to exclude the proposed Morven Ferry Road Visitor Precinct, as follows: Building coverage The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% of net site area, or ~~5~~1000m^2 ground floor area, whichever is lesser. Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Precinct.	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
	Site-specific relief: Amend Rule 24.5.5 to refer to individual buildings, and buildings within the proposed Lake Hayes Cellar Precinct, as follows: Building coverage The ground floor area of ~~all buildings~~ any individual building not subject to Rule 24.5.4 must not exceed 15% of net site area, or 500m^2 ground floor area, whichever is lesser, except within the Lake Hayes Cellar Precinct where the maximum ground floor area of any building shall be limited to 25% of the net site area.	Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087	
	Amend Rule 24.5.5 as follows: The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% ~~of site area~~ for lots greater than 4000m^2, or ~~500m^2~~ 1000m^2 ground floor area, whichever is the lesser. For lots less than 4000m^2, 25%.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044	
	Amend Rule 24.5.5 Building Coverage as the additional bulk and location standards proposed go over and above what is reasonable.	TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*	

	Table 24.3 - Standards	Non-compliance status
24.5.6	**Setback from internal boundaries** The minimum setback of any building from internal boundaries shall be 10m. **Rule 24.5.6 and relief sought** / **Appellant Court Number** Site-specific relief: Amend Rule 24.5.6 to enable setbacks of 6m and 15m within the proposed Morven Ferry Road Visitor Precinct, as follows: Setback from internal boundaries The minimum setback of any building from internal boundaries shall be 10m. The minimum setback of any building from internal boundaries in the Morven Ferry Subzone shall be 6m, and 15m from Lot 1 DP 411193; Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	RD Discretion is restricted to: a. Building location, character, scale and form. b. External appearance including materials and colours. c. Landform modification/planting (existing and proposed).
24.5.7	**Height of buildings**	
24.5.7.1	The maximum height of buildings shall be 6m. **Rule 24.5.7.1 and relief sought** / **Appellant Court Number** Amend Rule 24.5.7.1 to enable a maximum building height of 8m as a Restricted Discretionary activity, as follows: 24.5.7 ~~Rule 24.5.7.1~~ The maximum height of buildings shall be ~~6~~8m. (non-compliance status: RD) Boxer Hill Trust ENV-2019-CHC-038 Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074	RD For buildings with a height greater than 6m and no more than 8m, discretion is restricted to: a. Building location, character, scale and form including the pitch of roofs; b. External appearance including materials and colours; c. Landform modification/planting (existing and proposed). Note: 24.5.7.2 applies to buildings with a height greater than 8m.

	Table 24.3 - Standards		Non-compliance status
		Alternative relief to deletion of the Variation MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Monk R ENV-2019-CHC-082 Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*	
	Site-specific relief: Amend Rule 24.5.7.1 to exclude the proposed Wakatipu Basin Lifestyle Precinct - Rural Residential sub-zone, as follows: The maximum height of buildings shall be 6m, except in the Wakatipu Basin Lifestyle Precinct - Rural Residential sub-zone;	United Estates Ranch Ltd ENV-2019-CHC-077	
	Site-specific relief: Amend Rule 24.5.7.1 to enable a maximum building height of 8m as a Restricted Discretionary activity, and to enable 10m within the proposed Morven Ferry Road Visitor Precinct, as follows: 24.5.7 ~~Rule 24.5.7.1~~ The maximum height of buildings shall be ~~6~~8m. The maximum height of any agricultural and viticulture buildings in the Morven Ferry Road Visitor Precinct shall be 10m. (non-compliance status: RD)	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
	Amend Rule for Building Height as the additional bulk and location standards proposed go over and above what is reasonable.	TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*	
	Amend Rule 24.5.7.1 to enable a maximum building height of 8m as a Restricted Discretionary activity, as follows: The maximum height of buildings shall be ~~6~~8m. ~~For buildings with a height greater than 6m and no more than 8m, d~~Discretion is restricted to: …	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044	

	Table 24.3 - Standards	Non-compliance status
	~~Note: 24.5.7.2 applies to buildings with a height greater than 8m.~~	
24.5.7.2	The maximum height of buildings shall be 8m.	NC

Rule 24.5.7.2 and relief sought	Appellant Court Number
Delete Rule 24.5.7.2 as follows: ~~Rule 24.5.7.2~~ ~~The maximum height of buildings shall be 8m.~~ ~~(non-compliance: NC)~~	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044 Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Monk R ENV-2019-CHC-082 Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation*

	Table 24.3 - Standards	Non-compliance status

	Barnhill Corporate Trustee ENV-2019-CHC-086 Lake Hayes Cellar Ltd ENV-2019-CHC-087 Morven Ferry Ltd ENV-2019-CHC-088 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend Rule for Building Height as the additional bulk and location standards proposed go over and above what is reasonable.	TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*

24.5.8

Setback from roads

The minimum setback of any building from road boundaries shall be 75m in the Precinct and 20m elsewhere in the Rural Amenity Zone.

Rule 24.5.8 and relief sought	Appellant Court Number
Amend Rule 24.5.8 setback from roads to allow 10m instead of 75m in the Wakatipu Basin Lifestyle Precinct, and 20m elsewhere in the zone, as follows: The minimum setback of any building from road boundaries shall be ~~75~~10m in the Precinct and 20m elsewhere in the ~~Rural Amenity~~ Zone. (non-compliance: RD)	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Monk R ENV-2019-CHC-082

RD

Discretion is restricted to:

a. Building location, character, scale and form;

b. External appearance including materials and colours;

c. Landscaping/planting (existing and proposed).

	Table 24.3 - Standards		Non-compliance status
	Amend Rule 24.5.8 setback from roads to allow 10m instead of 75m, as follows: The minimum setback of any building from road boundaries shall be ~~75m in the Precinct and 2~~10m ~~elsewhere~~ anywhere in the ~~Rural Amenity~~ Zone. (non-compliance: RD)	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*	
	Amend Rule 24.5.8 setback from roads to allow 10m instead of 75m in the Wakatipu Basin Lifestyle Precinct, and 20m elsewhere in the zone, as follows: The minimum setback of any building from road boundaries shall be ~~75~~10m in the Precinct and 20m elsewhere in the Rural Amenity Zone. (non-compliance: RD)	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
	Amend Rule 24.5.8 for setback from roads within the Wakatipu Basin Lifestyle Precinct from 75m to 20m, as follows: The minimum setback of any building from road boundaries shall be ~~75m in the Precinct and~~ 20m ~~elsewhere in the Rural Amenity Zone~~.	Middleton Family Trust ENV-2019-CHC-055	
	Amend Rule 24.5.8 Setbacks from roads to refer to formed roads, as follows: Setback from formed roads The minimum setback of any building from formed road boundaries shall be 75m in the Precinct and 20m elsewhere in the Rural Amenity Zone.	Donaldson R ENV-2019-CHC-024 Wills G and Burden T ENV-2019-CHC-044	
24.5.9	**Setback from the Queenstown Trail** Any building shall be located a minimum of 75m from the boundary of any identified Queenstown Trail Setback as shown on the planning maps.		RD Discretion is restricted to: a. Building location, character, scale and form; b. External appearance including material and colours; c. Landscaping/planting
	Rule 24.5.9 and relief sought	**Appellant Court Number**	
	Amend Rule 24.5.9 Setback from Queenstown Trail to allow 10m instead of 75m, as follows: Setback from Queenstown Trail Any building shall be located a minimum of ~~75~~10m from the boundary of ~~any identified~~ the Queenstown Trail ~~Setback~~ as shown on the planning maps.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village	

	Table 24.3 - Standards	Non-compliance status
	(non-compliance: RD) — ENV-2019-CHC-067 *Alternative relief to deletion of the Variation*; McFadgen L ENV-2019-CHC-068; Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation*; MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Amend Rule 24.5.9 Setback from Queenstown Trail to allow 10m instead of 75m, and to exclude the proposed Morven Ferry Road Visitor Precinct, as follows: Setback from Queenstown Trail Any building shall be located a minimum of ~~75~~10m from the boundary of ~~any identified~~ the Queenstown Trail ~~Setback~~ as shown on the planning maps. (non-compliance: RD) Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Precinct. — Barnhill Corporate Trustee ENV-2019-CHC-086; Morven Ferry Ltd ENV-2019-CHC-088 Delete Standard 24.5.9 relating to a setback from the Queenstown Trail as it is shown on the planning maps, as this is unreasonable. — TJ Investments PTE Ltd ENV-2019-CHC-060 *Alternative relief to deletion of the Wakatipu Basin Rural Amenity Zone*	(existing and proposed).
24.5.10	**Setback from Escarpment, Ridgeline and River Cliff Features** Any building or accessway shall be located a minimum of 50m from the boundary of any Escarpment, Ridgeline or River Cliff Feature shown on the planning maps. **Rule 24.5.10 and relief sought** — **Appellant Court Number** Delete Rule 24.5.10 as it is not necessary, clear, or easily implemented, as follows: ~~Setback from Escarpment, Ridgeline and River Cliff Features~~ ~~Any building or accessway shall be located a minimum of 50m from the boundary of any Escarpment, Ridgeline or River Cliff Feature shown on the planning maps.~~ ~~(non-compliance: RD)~~ — Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation*; Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation*; McFadgen L	RD Discretion is restricted to: a. Building location, character, scale and form; b. External appearance including materials and colours; c. Landform modification/planting (existing and proposed).

	Table 24.3 - Standards	Non-compliance status
	ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088 Amend Rule 24.5.10 so that non-compliance status is controlled, rather than restricted discretionary, as follows: (Non-Compliance Status ~~RD~~C) Donaldson R ENV-2019-CHC-024	
24.5.11	**Setback from boundaries of non-residential buildings housing animals** The minimum setback from boundaries for any building whose primary purpose is to house animals shall be 30m.	RD Discretion is restricted to the following: a. Open space, rural living character and amenity; b. Privacy, views and outlook from neighbouring properties and public places; c. Reverse sensitivity effects on adjacent properties including odour and noise; d. Landform modification/planting (existing and proposed).
24.5.12	**Setback of buildings from waterbodies** The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.	RD Discretion is restricted to the following: a. Biodiversity values;

	Table 24.3 - Standards	Non-compliance status
	Rule 24.5.12 and relief sought / **Appellant Court Number** Amend Rule 24.5.12 to exempt man-made ponds that are built for the primary purpose of treating and disposing of stormwater. / United Estates Ranch Ltd ENV-2019-CHC-077	b. Natural Hazards; c. Visual and recreational amenity values; d. Landscape and natural character; e. Open space.
24.5.13	**Farm buildings** a. The maximum gross floor area of any farm building shall be 50m². b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits). c. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%. d. All other surface finishes shall have a reflectance value of not greater than 30%. **Rule 24.5.13 and relief sought** / **Appellant Court Number** Amend Rule 24.5.13 Farm Buildings to allow a maximum gross floor area of 150m², as follows: Farm buildings a. The maximum gross floor area of any farm building shall be 150m². b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits). c. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%. d. All other surface finishes shall have a reflectance value of not greater than 30%. (non-compliance: RD) Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Monk R ENV-2019-CHC-082	RD Discretion is restricted to: a. Building location, character, scale and form; b. External appearance including materials and colours; and c. Landform modification/planting (existing and proposed).

	Table 24.3 - Standards	Non-compliance status
	Site-specific relief: Amend Rule 24.5.13 Farm Buildings to exclude maximum gross floor area within the proposed Morven Ferry Road Visitor Precinct, as follows: Farm buildings ~~a. The maximum gross floor area of any farm building shall be 50m².~~ b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits). c. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%. d. All other surface finishes shall have a reflectance value of not greater than 30%. (non-compliance: RD) Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	
24.5.14	**Home occupations** a. The maximum net floor area of home occupation activities shall be 150m². b. No goods materials or equipment shall be stored outside a building. c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.	RD Discretion is restricted to: a. The nature, scale and intensity of the activity; b. Visual amenity from neighbouring properties and public places; c. Noise, odour and dust; d. Access, safety and transportation.
24.5.15	**Roadside stalls** a. The maximum ground floor area shall be 5m². b. Stalls shall not be higher than 2.0m from ground level. c. The minimum sight distance along the road from the stall or stall access shall be 250m. 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.	RD Discretion is restricted to: a. Building location, character, scale and form; b. External appearance including materials and colours; c. Access and safety; d. Parking.
24.5.16	**Retail Sales**	RD

	Table 24.3 - Standards	Non-compliance status
	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. **Rule 24.5.16 and relief sought** / **Appellant Court Number** Site-specific relief: Amend Rule 24.5.16 – Retail Sales to exclude the proposed Morven Ferry Road Visitor Precinct, as follows: 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. [Non-compliance: RD] Note: This rule does not apply to the Morven Ferry Road Visitor Precinct. Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	Discretion is restricted to: a. Building location, character, scale and form; b. External appearance including materials and colours; c. Access safety and transportation effects; d. Parking, access and safety.
24.5.17	**Glare** a. All fixed exterior lighting shall be directed away from adjacent roads and sites. 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. c. There shall be no upward light spill.	RD Discretion is restricted to: a. Lighting location and number of lights; b. Proximity to roads, public places and neighbours; c. Height and direction of lights; d. Lux levels.
24.5.18	**Informal airports** Other than in the case of informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities: a. Informal airports shall not exceed a frequency of use of 2 flights per day; 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; **Advice note:** For the purpose of this rule a flight includes two aircraft movements i.e. an arrival and a departure.	D

	Table 24.3 - Standards	Non-compliance status

Rule 24.5.18 and relief sought	Appellant Court Number
Delete Standard 24.5.18 as the standards are not necessary.	Fairfax A ENV-2019-CHC-071 Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072
Delete Standard 24.5.18.	Wood C ENV-2019-CHC-064

24.5.19	**Firefighting water and access** Buildings for residential activity that do not have reticulated water supply or where there is insufficient fire-fighting water supply must provide the following provision for firefighting: a. A water supply of 20,000 litres and any necessary couplings; b. A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles; c. Firefighting water connection point within 6m of the hardstand, and 90m of the building; d. Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles. **Advice note:** excludes non-habitable accessory buildings.	RD Discretion is restricted to: a. the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; b. the accessibility of the firefighting water connection point for fire service vehicles; c. whether and the extent to which the building is assessed as a low fire risk.
24.5.20	**Residential visitor accommodation** Residential visitor accommodation – Excluding the Lifestyle Precinct 24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period. 24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.	C Control is reserved to:

	Table 24.3 - Standards	Non-compliance status
	24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. 24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.	a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; b. The management of noise, rubbish and outdoor activities; c. The compliance of the residential unit with the Building Code as at the date of the consent; d. Health and safety provisions in relation to guests; e. Guest management and complaints procedures; f. The keeping of records of RVA use, and availability of records for Council inspection; and

Rule 24.5.20 and relief sought	Appellant Court Number
Delete Rule 24.5.20 for Residential visitor accommodation.	Donaldson R ENV-2019-CHC-024 Wills G and Burden T ENV-2019-CHC-044
Amend 24.5.20 as follows: Residential visitor accommodation ~~– Excluding the Lifestyle Precinct~~	Boxer Hill Trust ENV-2019-CHC-038

	Table 24.3 - Standards	Non-compliance status
		g. Monitoring requirements, including imposition of an annual monitoring charge.
24.5.21	Residential visitor accommodation – Lifestyle Precinct only 24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period. 24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity. 24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. 24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4	D

Rule 24.5.21 and relief sought	Appellant Court Number
Residential visitor accommodation (RVA) within the Wakatipu Basin Lifestyle Precinct should be a controlled activity beyond 90 nights per 12 month period. Amend Rule 24.5.21 as follows: Residential Visitor Accommodation – Lifestyle Precinct only … (Non-compliance status ~~D~~C)	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation*
Delete Rule 24.5.21 for Residential visitor accommodation.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

	Table 24.3 - Standards	Non-compliance status
24.5.22	**Homestay** Homestay– Excluding the Lifestyle Precinct 24.5.22.1 Must not exceed 5 paying guests on a site per night. 24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity. 24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3. Rule 24.5.22 and relief sought — Appellant Court Number Amend 24.5.22 as follows: Homestay ~~– Excluding the Lifestyle Precinct~~ — Boxer Hill Trust ENV-2019-CHC-038	C Control is reserved to: a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; b. The management of noise, rubbish and outdoor activities; c. The keeping of records of Homestay use, and availability of records for Council inspection; and d. Monitoring requirements, including imposition of an annual monitoring charge.
24.5.23	Homestay – Lifestyle Precinct only 24.5.23.1 Must not exceed 5 paying guests on a site per night. 24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity. 24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.	D

	Table 24.3 - Standards	Non-compliance status
	Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.	

Rule 24.5.23 and relief sought	Appellant Court Number
Homestays within the Wakatipu Basin Lifestyle Precinct should be a controlled activity where the standards are not met. Amend Rule 24.5.23 as follows: Homestay – Lifestyle Precinct only … (Non-compliance status ~~D~~C)	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation*
Delete Rule 24.5.23 for Homestay.	Boxer Hill Trust ENV-2019-CHC-038

24.6 Non-notification of applications

Any application for resource consent for controlled or 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 24.5.4 Building Size.

b. Rule 24.5.5 Building coverage.

c. Rule 24.5.6 Setback from internal boundaries.

d. Rule 24.5.7 Height of buildings.

e. Rule 24.5.8 Setback from roads.

f. Rule 24.5.10 Setback from Escarpment, Ridgeline or River Cliff Feature.

g. Rule 24.4.16 Retail sales of farm and garden produce and wine, where the access is onto a State Highway.

Provision 24.6 and relief sought	Appellant Court Number
Amend Provision 24.6 Non-notification of Applications to delete reference to Rule 24.5.10, as follows: … a. Rule 24.5.4 Building Size. b. Rule 24.5.5 Building coverage.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067

c. Rule 24.5.6 Setback from internal boundaries. d. Rule 24.5.7 Height of buildings. e. Rule 24.5.8 Setback from roads. ~~f. Rule 24.5.10 Setback from identified landscape features Escarpment, Ridgeline or River Cliff Feature.~~ g. Rule 24.4.16 Retail sales of farm and garden produce and wine, where the access is onto a State Highway.	*Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend 24.6 Non-notification as there is no justification for requiring that applications which breach the building size and coverage standards should be notified, as follows: … ~~a. Rule 24.5.4 Building Size.~~ ~~b. Rule 24.5.5 Building Coverage.~~ …	Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*
Amend provision 24.6 to include controlled activities and as follows: Any application for resource consent for controlled and 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 & 24.5.17 Building coverage. b. Rule 24.5.2 & 24.5.18 Setback from internal boundaries. c. Rule 24.5.3 & 24.5.19 Height of buildings. d. Rule 24.5.4 & 24.5.20 Setback from roads. e. Rule 24.5.5 Setback from identified landscape features.	Middleton Family Trust ENV-2019-CHC-055
Amend provision 24.6 to delete reference to Rules 24.5.5, 24.5.7 and 24.5.10, as follows: a. Rule 24.5.4 Building Size. ~~b. Rule 24.5.5 Building coverage.~~ c. Rule 24.5.6 Setback from internal boundaries. ~~d. Rule 24.5.7 Height of buildings.~~ e. Rule 24.5.8 Setback from roads. ~~f. Rule 24.5.10 Setback from Escarpment, Ridgeline or River Cliff Feature.~~ g. Rule 24.4.16 Retail sales of farm and garden produce and wine, where the access is onto a State Highway.	Donaldson R ENV-2019-CHC-024 Wills G and Burden T ENV-2019-CHC-044

24.7 Assessment Matters

24.7.1 In considering whether or not to grant consent and/or impose conditions on a resource consent, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.15.

Provision 24.7.1 and relief sought	Appellant Court Number
Site-specific relief:	Middleton Family Trust ENV-2019-CHC-055

Amend 24.7.1 to exclude the proposed Tucker Beach Residential Precinct as follows: In considering whether or not to grant consent or impose conditions on a resource consent in the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.13.	
Amend 24.7.1 as follows: In considering whether or not to grant consent and/or to impose conditions on a resource consent, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.15.	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

24.7.2 All proposals for controlled activities or restricted discretionary activities will also be assessed as to whether they are consistent with the objectives and policies relevant to the identified matters of control or discretion (as applicable) in this Chapter 24 as well as those in Chapters 3 - Strategic Direction; Chapter 4 - Urban Development, Chapter 6 - Landscapes and Chapter 28 - Natural Hazards..

Provision 24.7.2 and relief sought	**Appellant** **Court Number**
Delete provision 24.7.2 as it conflicts with the higher order chapters.	Crown Investment Trust ENV-2019-CHC-066 *Alternative relief to deletion of the Variation* Williamson S ENV-2019-CHC-084 Darby Planning Ltd Partnership ENV-2019-CHC-085 *Alternative relief to deletion of the Variation* Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089 *Alternative relief to deletion of the Variation*
Amend 24.7.2 as follows: All proposals for controlled activities or restricted discretionary activities will also be assessed as to whether they are consistent with the objectives and policies relevant to the identified matters of control or discretion (as applicable) in ~~this Chapter 24 as well as those in Chapters 3 - Strategic Direction; Chapter 4 - Urban Development, Chapter 6 - Landscapes and~~ Chapter 28 - Natural Hazards..	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

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	Assessment Matters-Controlled Activities
24.7.3	The construction of buildings for residential activity:

	Assessment Matters-Controlled Activities
	Landscape character and visual amenity 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 24.9 – Landscape Character Units 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: i. building height; ii. building colours and materials; iii. building coverage; iv. design, size and location of accessory buildings; v. 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; vi. the retention of existing vegetation and landform patterns; vii. earth mounding and framework planting to integrate buildings and accessways; viii. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.9 - Landscape Character Units; ix. riparian restoration planting; x. the retirement and restoration planting of steep slopes over 15˚ to promote slope stabilisation and indigenous vegetation enhancement; and xi. the integration of existing and provision for new public walkways and cycleways/bridlepaths. 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 maintains or enhances landscape character and visual amenity values. d. The extent to which the development maintains visual amenity in the landscape, particularly from public places. e. Whether clustering of buildings or varied densities of the development areas would better maintain a sense of openness and spaciousness, or better integrate development development with existing landform and vegetation or settlement patterns. 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. 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. h. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants. i. The merit of the removal of wilding exotic trees at the time of development.

	Assessment Matters-Controlled Activities
	j. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained in perpetuity.

Provision 24.7.3 and relief sought	Appellant Court Number
Amend Assessment Matter 24.7.3 to limited assessment to outstanding elements of Outstanding Natural Landscapes and Features, and delete reference to openness, as follows: Landscape character and visual amenity … g. The extent to which the development avoids, remedies or mitigates adverse effects on the outstanding features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of ~~the~~ an 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. … ~~j. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained in perpetuity.~~	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Amend Assessment Matter 24.7.3 to acknowledge that a sense of openness and spaciousness only needs to be maintained or enhanced where those qualities are recognised as key in schedule 24.8, as follows: e. Whether clustering of buildings or varied densities of the development areas would better maintain a sense of openness and spaciousness in areas Schedule 24.8 identifies as having a sense of openness and spaciousness, or better integrate development with existing landform and vegetation or settlement patterns.	United Estates Ranch Ltd ENV-2019-CHC-077
Amend 24.7.3 as follows: Landscape character and visual amenity a. Whether the ~~location~~, form… b. The extent to which the ~~location and~~ design… iv. design, and size ~~and location~~ of accessory buildings…	Donaldson R ENV-2019-CHC-024 Boxer Hill Trust ENV-2019-CHC-038 Wills G and Burden T ENV-2019-CHC-044

	Assessment Matters-Controlled Activities
24.7.4	**Infrastructure and access** 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. 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.

Provision 24.7.4 and relief sought	Appellant Court Number
Delete Assessment Matter 24.7.4 as the criteria are duplicated under Assessment Matter 24.7.6 and the duplication is unnecessary.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

	Assessment Matters- Restricted Discretionary Activities
24.7.5	New buildings (and alterations to existing buildings) including farm buildings and residential flats; and infringements of the standards for building coverage, building size, building material and colours, and building height: Landscape character and visual amenity a. Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape

	Assessment Matters- Restricted Discretionary Activities
	character and visual amenity qualities of the landscape character units set out in Schedule 24.8 – Landscape Character Units 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: i. building height; ii. building colours and materials; iii. building coverage; iv. design, size and location of accessory buildings; v. 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; vi. the retention of existing vegetation and landform patterns; vii. earth mounding and framework planting to integrate buildings and accessways; viii. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8 - Landscape Character Units; ix. riparian restoration planting; x. the retirement and restoration planting of steep slopes over 15˚ to promote slope stabilisation and indigenous vegetation enhancement; and xi. the integration of existing and provision for new public walkways and cycleways/bridlepaths. c. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development so as to ensure that landscape character and visual amenity values are maintained or enhanced in a manner that maintains or enhances landscape character and visual amenity values. d. The extent to which the development maintains visual amenity in the landscape, particularly from public places. e. Whether clustering of buildings or varied densities of the development areas would better maintain a sense of openness and spaciousness, or better integrate development with existing landform and vegetation or settlement patterns. 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. 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. h. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants. i. The merit of the removal of wilding exotic trees at the time of development. j. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained in perpetuity.

	Assessment Matters- Restricted Discretionary Activities
	Provision 24.7.5 and relief sought / **Appellant Court Number** Amend Assessment Matter 24.7.5 to limited assessment to outstanding elements of Outstanding Natural Landscapes and Features, and delete reference to openness, as follows: Landscape character and visual amenity … g. The extent to which the development avoids, remedies or mitigates adverse effects on the outstanding features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of ~~the~~ an 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. … ~~j. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained in perpetuity.~~ Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
24.7.6	**Servicing, firefighting water, natural hazards, infrastructure and access** 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. 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. c. Whether adequate provision is made for firefighting activities and provision for emergency vehicles. d. The extent to which the objectives and policies set out in Chapter 28, Natural Hazards, are achieved.
24.7.7	**Non-residential activities** Whether the proposal achieves: a. 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 – Landscape Character Units for the relevant landscape character unit.

	Assessment Matters- Restricted Discretionary Activities
	b. Adequate visual amenity for neighbouring properties and from public places. c. Minimisation of any noise, odour and dust. d. Access that maintains the safety and efficiency of the roading and trail network.

Provision 24.7.7 and relief sought	Appellant Court Number
Site-specific relief: Amend Assessment Matter 24.7.7 to include the proposed Morven Ferry Road Visitor Precinct, as follows: Non-residential activities Whether the proposal achieves: ... e. Within the Morven Ferry Road Visitor Precinct, the appropriate integration of development and activities within the rural environment, and the degree of interaction with the Queenstown Trail.	Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
Insert new assessment criteria into 24.7.7 that ensure that community activities occurring the Wakatipu Basin Rural Amenity Zone must be for the principal benefit of the local community and that the benefits can be clearly identified and demonstrated.	Taylor M and J ENV-2019-CHC-093 *Alternative relief to deletion of the Variation*

24.7.8	**Setback from boundaries, Queenstown Trail, roads and Escarpments, Ridgeline and River Cliff Features** Whether the proposal achieves: a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 - Landscape Character Units for the relevant landscape unit. b. The maintenance of views to the surrounding mountain context. c. Adequate privacy, outlook and amenity for adjoining properties.

Provision 24.7.8 and relief sought	Appellant Court Number
Amend Assessment Matter 24.7.8 to delete setbacks from escarpments, ridgelines and river cliff features, as follows: Setback from boundaries, Queenstown Trail, and roads ~~and Escarpments, Ridgeline and River Cliff Features~~ ...	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068

		Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075 *Alternative relief to deletion of the Variation* Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088
24.7.9	**Setback from boundaries of non-residential buildings housing animals** Whether the proposal achieves: a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 – Landscape Character Units for the relevant landscape character unit. b. Minimisation of adverse odour, dust and/or noise effects on any neighbouring properties.	
24.7.10	**Setback of buildings from waterbodies** Whether the proposal achieves: a. The maintenance or enhancement of biodiversity values. b. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 – Landscape Character Units for the landscape character unit that the proposal falls into. c. The maintenance or enhancement of open space. d. 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.	
24.7.11	**Roadside stalls** Whether the proposal achieves: 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	**Retail sales** Whether the proposal ensures:	

	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.
24.7.13	**Glare** 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.
24.7.14	**Clearance, works within the root protection zone or significant trimming of exotic vegetation over 4m in height** 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. The potential for buildings and development to become more visually prominent. c. The merits of any proposed mitigation or replacement plantings. d. The effects on the health and structural stability of the vegetation. e. The merit of the removal of identified wilding exotic trees.

Provision 24.7.14 and relief sought	Appellant Court Number
Rule 24.4.29 is ultra vires and should be deleted, and as a related assessment matter, Assessment Matter 24.7.14 should also be deleted.	Wakatipu Equities Ltd ENV-2019-CHC-065 *Alternative relief to deletion of the Variation* Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 *Alternative relief to deletion of the Variation* McFadgen L ENV-2019-CHC-068 Slopehill Joint Venture ENV-2019-CHC-074 *Alternative relief to deletion of the Variation* MacColl D ENV-2019-CHC-075

			Alternative relief to deletion of the Variation Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088

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