

24. Wakatipu Basin

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.

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.

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

Policies

- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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

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

Policies

- 24.2.3.1 Ensure informal airports are not compromised by the establishment of incompatible activities.
- 24.2.3.2 Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.
- 24.2.3.3 Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.
- 24.2.3.4 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.

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.
- 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.
- 24.2.4.5 Ensure development has regard to servicing and infrastructure costs that are not met by the developer.
- 24.2.4.6 Facilitate the provision of walkway and cycleway networks and encourage opportunities for the provision of bridle path networks.
- 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.
- 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.

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 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.

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.
- 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.
- 24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.
- 24.2.5.4 Implement minimum and average lot size standards in conjunction with 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.
- 24.2.5.5 Maintain a defensible edge between areas of rural living in the Precinct and the balance of the Zone.
- 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.

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).

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.

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.

24.3.2.7 For Plantation Forestry the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

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.
- 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 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.1	Any activity not listed in Tables 24.1 and 24.2.	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
24.4.5	The construction of buildings for a residential flat not exceeding 150m ² 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
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;	RD

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	c. Access; d. Infrastructure; e. Landform modification, landscaping and planting (existing and proposed); f. Natural hazards.	
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
	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; e. Hours of operation;	RD

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

24.4.26	Residential flat not exceeding 150m ² 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
	Non-residential activities	
24.4.27	Informal airports.	D
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

24.5 Rules - Standards

The following standards apply to all activities.

	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.	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.	NC
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	NC

	Table 24.3 - Standards	Non-compliance status
	area zoned Wakatipu Basin Lifestyle Precinct.	
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
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.	NC
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.	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	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
	the same effect as achieving a light reflectance value of 30%.	
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;
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 500m ² ground floor area, whichever is the lesser.	RD Discretion is restricted to: a. Landscape character; b. Visual amenity.
24.5.6	Setback from internal boundaries The minimum setback of any building from internal boundaries shall be 10m.	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.	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.
24.5.7.2	The maximum height of buildings shall be 8m.	NC

	Table 24.3 - Standards	Non-compliance status
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.	RD Discretion is restricted to: - Building location, character, scale and form; - External appearance including materials and colours; - Landscaping/planting (existing and proposed).
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: - Building location, character, scale and form; - External appearance including material and colours; - Landscaping/planting (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.	RD Discretion is restricted to: - Building location, character, scale and form; - External appearance including materials and colours; - Landform modification/planting (existing and proposed).
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: - Open space, rural living character and amenity; - Privacy, views and outlook from neighbouring properties and public places; - Reverse sensitivity effects on adjacent properties including odour and noise;

	Table 24.3 - Standards	Non-compliance status
		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; 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%.	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).
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	RD Discretion is restricted to:

	Table 24.3 - Standards	Non-compliance status
	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.	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 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.	RD 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;	D

	Table 24.3 - Standards	Non-compliance status
	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.	
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: 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;

	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.	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 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.	D

	Table 24.3 - Standards	Non-compliance status
	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	
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.	C Control is reserved to: - 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; - The management of noise, rubbish and outdoor activities; - The keeping of records of Homestay use, and availability of records for Council inspection; and - 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.	D

	Table 24.3 - Standards	Non-compliance status
	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. 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.	

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.

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.

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..

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

	Assessment Matters-Controlled Activities
	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.
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.

	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 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;

	Assessment Matters- Restricted Discretionary Activities
	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.
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.

	Assessment Matters- Restricted Discretionary Activities
	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. 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.
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.
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.

	Assessment Matters- Restricted Discretionary Activities
	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.

