

46 Rural Visitor Zone

46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities in remote locations within the Outstanding Natural Landscapes at a limited scale and intensity where each particular Zone can accommodate the adverse effects of land use and development.

The primary method of managing land use and development will be directing sensitive and sympathetic development to where the landscape can accommodate change, and the adverse effects on landscape values will be cumulatively minor. The design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward ensuring buildings are not visually dominant and are integrated into the landscape.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the Zone with the exception being for onsite staff accommodation ancillary to visitor accommodation activities.

Pursuant to Section 86B(3)(a) of the Act Rule 46.5.4 (Setback of buildings from waterbodies) has immediate legal effect.

46.2 Objective and Policies

46.2.1 Objective – Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate locations that maintain or enhance the values of Outstanding Natural Landscapes.

Policies

- 46.2.1.1 Provide for innovative and appropriately located and designed visitor accommodation and commercial recreation activities where the landscape values of the District's Outstanding Natural Landscapes will be maintained or enhanced.
- 46.2.1.2 Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's landscapes, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.
- 46.2.1.3 Encourage the enhancement of nature conservation values as part of the use and development of the Zone.
- 46.2.1.4 Recognise the remote location of Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including onsite staff accommodation.
- 46.2.1.5 Ensure that the group size, nature and scale of commercial recreation activities maintain the level of amenity in the surrounding environment.
- 46.2.1.6 Ensure that any land use or development not otherwise anticipated in the Zone, protects or enhances landscape values and nature conservation values.
- 46.2.1.7 Avoid residential activity within the Rural Visitor Zone with the exception of onsite staff accommodation ancillary to visitor accommodation activities.

46.2.2 Objective – Buildings and development that have a visitor industry related use are enabled where landscape character and visual amenity values are maintained or enhanced.

46.2.2.1 Protect the landscape values of the Zone and the surrounding Rural Zone Outstanding Natural Landscapes by:

- a. providing for and consolidating buildings within the Rural Visitor Zone in areas that are not identified on the District Plan maps as a Building Restriction Area, nor within an area of Moderate – High Landscape Sensitivity;
- b. ensuring that buildings within areas identified on the District Plan maps as Moderate – High Landscape Sensitivity are located and designed, and adverse effects are mitigated to ensure landscape values are maintained or enhanced; and
- c. avoiding buildings within areas identified on the District Plan maps as Building Restriction Areas.

46.2.2.2 Land use and development, in particular buildings, shall maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding Outstanding Natural Landscapes by:

- a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements; and
- b. in the immediate vicinity of the Homestead Area at Walter Peak, and the Homestead Area at Arcadia provide for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development.

46.2.2.3 Within those areas identified on the District Plan maps as Moderate – High Landscape Sensitivity avoid buildings and development where the landscape cannot accommodate the change, and maintain open landscape character where it is open at present.

46.2.2.4 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.

46.2.2.5 Ensure development can be appropriately serviced through:

- a. the method, capacity and design of wastewater treatment and disposal;
- b. adequate and potable provision of water;
- c. adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation; and
- d. provision of safe vehicle access.

46.3 Other Provisions and Rules

46.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
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4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	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
39 Wāhi Tūpuna	Planning Maps	

46.3.2 Interpreting and Applying the Rules

- 46.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 46 and any relevant district wide rules).
- 46.3.2.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 46.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.
- 46.3.2.4 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

46.3.3 Advice Notes - General

- 46.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.

46.4 Rules – Activities

	Table 46.4 – Activities	Activity Status
46.4.1	Farming	P
46.4.2	Visitor Accommodation	P
46.4.3	Commercial Recreation	P
46.4.4	Recreation and Recreational Activity	P
46.4.5	Informal Airports	P
46.4.6	Buildings (other than identified in Rules 46.4.7 and 46.4.8) Control is reserved to: <ul style="list-style-type: none"> a. The compatibility of the building design with landscape and visual amenity values; b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; e. Natural Hazards; and f. Design and location of related carparking. 	C
46.4.7	Buildings within an area identified on the District Plan maps of Moderate – High Landscape Sensitivity	D
46.4.8	Buildings within a Building Restriction Area identified on the Plan maps	NC
46.4.9	Farm Building	D
46.4.10	Industrial Activity	NC
46.4.11	Residential Activity	NC
46.4.12	Commercial, Retail or Service Activities with the exception of activities ancillary to Visitor Accommodation	NC
46.4.13	Mining	NC
46.4.14	Any other activity not listed in Table 46.4	NC

46.5 Rules - Standards

	Table 46.5 - Standards	Non-compliance status
46.5.1	Building Height The maximum height of buildings shall be 6m.	NC
46.5.2	Building Size The maximum ground floor area of any building shall be 500m ² .	RD Discretion is restricted to: <ul style="list-style-type: none"> a. landscape; b. Visual amenity values; and c. Nature, scale and external appearance.
46.5.3	Glare 46.5.4.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies. 46.5.4.2: No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.	NC
46.5.4	Setback of buildings from waterbodies The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.	RD Discretion is restricted to: <ul style="list-style-type: none"> a. Indigenous biodiversity values; b. Visual amenity values; c. landscape; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management);

	Table 46.5 - Standards	Non-compliance status
		f. natural hazards; and g. Effects on cultural values of manawhenua.
46.5.5	Setback of Buildings Buildings shall be set back a minimum of 10 metres from the Zone boundary.	RD Discretion is restricted to: a. Nature and scale; a. Reverse Sensitivity effects; and b. Functional need for buildings to be located within the setback.
46.5.6	External appearance of Buildings 46.5.7.1 Any building, including any structure larger than 5m ² , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior surfaces* shall be coloured in the range of browns, greens or greys, including: a. Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%. b. All other surface ** finishes except for schist must have a light reflectance value of not greater than 30%. * Excludes soffits, windows and skylights. ** 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 effect as achieving a light reflectance value of 30%. 46.5.7.2 Rule 46.5.7.1 does not apply to the existing homestead at Arcadia or the Homestead at Walter Peak identified.	RD Discretion is restricted to: a. The compatibility of the building with landscape and visual amenity values; and b. Nature, scale and external appearance.
46.5.7	Commercial Recreation Commercial recreation activity that is undertaken outdoors must not involve more than 12 persons in any one group.	RD Discretion is restricted to:

	Table 46.5 - Standards	Non-compliance status
		a. Nature and scale including cumulative adverse effects; b. Hours of operation; c. The extent and location of signage; and d. Noise.
46.5.8	Informal Airports Informal Airports for emergency landings, rescues and fire-fighting.	P
46.5.9	Informal Airports Informal Airports other than those identified in Rule 46.5.8 shall not exceed 15 flights per week. Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).	D

46.6 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 46.5.4 setback of buildings from waterbodies.
- b. Rule 46.5.5 commercial recreation activities.
- c. Rule 46.5.6 setback of buildings from the Zone boundary.

Variation to Earthworks Chapter 25:

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 25 by inserting the following into Rule 25.5.5 (Table 25.2 – Maximum Volume)

25.5.5	Queenstown Town Centre Zone	500m ³
	Wanaka Town Centre Zone	
	Local Shopping Centre Zone	
	Business Mixed Use Zone	
	Airport Zone (Queenstown)	
	Millbrook Resort Zone	
	<u>Rural Visitor Zone</u>	

Variation to Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 27 by amending Rule 27.5.9 as follows:

27.5.11	All subdivision activities in the <u>Rural Visitor Zone</u> , Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D
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27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
<u>Rural Visitor Zone</u>		<u>No Minimum</u>

Variation to Signs Chapter 31:

Underlined text for additions and ~~strike through~~ text for deletions.

31.14 Rules – Activity Status of Signs in Special Zones

The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

Table 31.14 – Activity Status of signs in Special Zones		Jacks Point Zone outside of Village Activity Areas and residential Activity Areas	Waterfall Park Zone	Millbrook Resort Zone <u>Rural Visitor Zone</u>
31.14.1	Signs for commercial activities and community activities Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.2	Identification of a signage platform for a commercial activity or community activity Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.3	Signs for visitor accommodation Control is reserved to the matters set out in Rule 31.17.	D	D	C
31.14.4	Signs not associated with commercial activities, community activities or visitor accommodation	P	P	P
31.14.5	Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive	D	D	D

Variation to Chapter 36 Noise:

Underlined text for additions and ~~strike through~~ text for deletions.

36.5 Rules – Standards

Table 2: General Standards

	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.2	<u>Rural Visitor Zone</u>	Any point within any site	0800h to 2000h	50 dB $L_{Aeq}(15 \text{ min})$	NC
			2000h to 0800h	40 dB $L_{Aeq}(15 \text{ min})$	NC