

## Appendix B

### Amendments sought to the provisions of Chapters 46 and 25 of the PDP

1. Amend the zone purpose, objectives and policies of Chapter 46 as required to enable and support the rezoning sought and the amendments to the rules as sought below.
2. Amend Table 46.4 Rules – Activities, as follows:

	<b>Table 46.4 – Activities</b>	<b>Activity Status</b>
<b>46.4.x</b>	<u>Commercial activities in the Morven Ferry Rural Visitor Zone</u>	<u>RD</u>
<b>46.4.xx</b>	<u>Residential activities in the Morven Ferry Rural Visitor Zone</u>	<u>D</u>
<b>46.4.14</b>	Residential activity except as provided for in Rules 46.4.2, 46.4.3 <sub>1</sub> and 46.4.6 and 46.4.xx.	NC
<b>46.4.15</b>	Commercial, retail or service activities except as provided for in Rules 46.4.2 <sub>1</sub> and 46.4.3 and 46.4.x.	NC

3. Amend Table 46.5 Rules – Standards, as follows:

	<b>Table 46.5 - Standards</b>	<b>Non-compliance status</b>
<b>46.5.1</b>	<p>Building Height</p> <p>46.5.1.1: The maximum height of buildings shall be 6m.</p> <p>46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping application the maximum height of buildings shall be 4m.</p> <p>46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m.</p> <p><u>46.5.1.4: Within the Morven Ferry Rural Visitor Zone the maximum height of buildings shall be 8m.</u></p>	<p>NC</p> <p>NC</p> <p>NC</p> <p><u>NC</u></p>
<b>46.5.3</b>	<p>Total Maximum Ground Floor Area in the Zone:</p> <p>46.5.3.1 In the Gibbston Valley Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 500m<sup>2</sup>.</p> <p>46.5.3.2 In the Matakauri Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1650m<sup>2</sup>.</p> <p>46.5.3.3 In the Maungawera Rural Visitor Zone, the combined total maximum ground floor area of all buildings shall be:</p>	<p>Rules 46.5.3.1<sub>1</sub> and 46.5.3.2 and 46.5.3.4: RD</p> <p>Rule 46.5.3.3: NC</p> <p>For Rules 46.5.3.1<sub>1</sub> and 46.5.3.2 and 46.5.3.4 discretion is restricted to:</p> <p>a. Landscape;</p> <p>b. Visual amenity values;</p> <p>c. Nature, scale and external appearance;</p>

	<p>a. 500m<sup>2</sup> in Area A  b. 1,800m<sup>2</sup> in Area B  c. 1,400m<sup>2</sup> in Area C  d. 500m<sup>2</sup> in Area D  e. 500m<sup>2</sup> in Area E  f. 300m<sup>2</sup> in Area F  g. 1000m<sup>2</sup> in Area G</p> <p>as identified on the District Plan web mapping application.</p> <p><u>46.5.3.4 In the Morven Ferry Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1500m<sup>2</sup>.</u></p>	<p>d. Density and scale of development;  e. Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building;  f. Natural Hazards; and  g. Design and layout of site access, on-site parking, manoeuvring and traffic generation.</p>
<b>46.5.x</b>	<p><u>Setback from Roads</u></p> <p><u>Buildings shall be setback a minimum of 35m from Morven Ferry Road.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u>  <u>a. Nature and scale;</u>  <u>b. Reverse Sensitivity effects; and</u>  <u>c. Functional need for buildings to be located within the setback.</u></p>

4. Amend Chapter 25 Earthworks Table 25.2, as follows:

	<b>Table 25.2 - Maximum Volume</b>	<b>Maximum Total Volume</b>
<b>25.5.5</b>	<p>Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Airport Zone (Queenstown) Millbrook Resort Zone Rural Visitor Zone, <u>except the Morven Ferry Rural Visitor Zone</u></p>	500m <sup>3</sup>
<b>25.5.6</b>	<p>Rural Zone Gibbston Character Zone Airport Zone (Wanaka) <u>Morven Ferry Rural Visitor Zone</u></p>	1000m <sup>3</sup>