

Appendix A – Relief Sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 25 - Earthworks		
<p><i>Rule 25.3.2.6</i></p> <p><i>Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waiorau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:</i></p> <p><i>a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;</i></p> <p><i>b. Rule 25.5.19 setbacks from waterbodies; and</i></p> <p><i>c. Rule 25.5.20 exposing groundwater.</i></p>	<p>The relief sought is that earthworks within SASZs be exempt from all earthworks rules. A full exemption for SASZs recognises the benefits of earthworks for the continued operation and development of ski areas, and the substantial contribution ski fields make to the social and economic well-being of the district. Earthworks are a necessary part of the development and ongoing operation of ski fields, and the exemption should be broad enough to enable and encompass all earthworks likely to be undertaken during the operation of ski-fields, which are now year-round alpine resorts.</p>	<p>Amend Rule 25.3.2.6 as follows:</p> <p><i>Rule 25.3.2.6</i></p> <p><i>Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waiorau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:</i></p> <p><i>a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;</i></p> <p><i>b. Rule 25.5.19 setbacks from waterbodies; and</i></p> <p><i>c. Rule 25.5.20 exposing groundwater.</i></p>
<p><i>Rule 25.3.2.9</i></p> <p><i>Earthworks shall be calculated as follows:</i></p> <p><i>a. The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period.</i></p>	<p>As earthworks are a dynamic process during the construction phase, it would assist in the</p>	<p>Amend provision 25.3.2.9, as follows:</p> <p><i>Rule 25.3.2.9</i></p> <p><i>Earthworks shall be calculated as follows:</i></p> <p><i>a. The maximum volume and area of earthworks shall be calculated per site,</i></p>

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<i>b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9</i>	understanding of the rule if volume was calculated at the completion of such work.	<i>within any consecutive 12 month period.</i> <i>b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill, <u>measured at the completion of that work</u>. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9</i>
Standard 25.5.2 <i>Maximum Total Volume of 10m³ in: Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature</i>	Imposing a standard of 10m ³ in rural zone locations (where all ONFs are located) is extremely onerous. The s32 does not satisfactorily establish why this very small limit is the most appropriate.	<i>Standard 25.5.2 – Maximum Total Volume of 10m³ in: Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature</i>
Standard 25.5.12 <i>Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.</i> <i>Note:</i> <i>Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.</i>	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.	Standard 25.5.12 <i>Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.</i> <i>Note:</i> <i>Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.</i>
Standard 25.5.13 <i>Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site</i> <i>Note:</i> <i>Compliance with this standard is generally deemed to be compliance with</i>	This standard is not practical and will create an unnecessary administrative burden on landowners and QLDC. It is	Standard 25.5.13 <i>Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site</i> <i>Note:</i> <i>Compliance with this standard is generally deemed to be compliance with section</i>

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<p>section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.</p>	<p>more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.</p>	<p>9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.</p>
<p>Standard 25.5.14</p> <p><i>Earthworks that discovers any of the following:</i></p> <p>25.5.14.1 <i>kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</i></p> <p>25.5.14.2 <i>any feature or archaeological material that predates 1900, or</i></p> <p>25.5.14.3 <i>evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</i></p> <p><i>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</i></p>	<p>This standard is not required as the subject matters are addressed by other legislation. It is more appropriate to manage the subject issue through earthworks requiring resource consent for breaches to other standards, namely earthworks volume, cut or fill height.</p>	<p>Standard 25.5.14</p> <p><i>Earthworks that discovers any of the following:</i></p> <p>25.5.14.1 <i>kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</i></p> <p>25.5.14.2 <i>any feature or archaeological material that predates 1900, or</i></p> <p>25.5.14.3 <i>evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</i></p> <p><i>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</i></p>
<p>Standard 25.5.18</p> <p><i>Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances:</i></p> <p><i>Earthworks not supported by retaining walls:</i></p> <p>a. <i>a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or</i></p> <p>b. <i>300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.</i></p> <p><i>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</i></p> <p><i>Earthworks supported by retaining walls:</i></p> <p>a. <i>Cut or fill supported by a retaining wall must be setback a distance at least</i></p>	<p>0.3m is a very onerous standard. No evidence has been provided justifying why a 0.3m height distance to boundary ratio should be applied. The RD matters specific in Part 25.7 are too broad for this particular standard. The matters for control should only be limited to the effects on neighbouring properties.</p> <p>[also change non-compliance</p>	<p>Standard 25.5.18</p> <p><i>Earthworks greater than 0.53 metres in height or depth shall be set back from the site boundary the following minimum distances:</i></p> <p><i>Earthworks not supported by retaining walls:</i></p> <p>a. <i>a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or</i></p> <p>b. <i>300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.</i></p> <p><i>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</i></p> <p><i>Earthworks supported by retaining walls:</i></p> <p>a. <i>Cut or fill supported by a retaining wall must be setback a distance at least</i></p>

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<p>equal to the height of the retaining wall;</p> <p>b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.</p> <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p>	<p>from RD to C]</p>	<p>equal to the height of the retaining wall;</p> <p>b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.</p> <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p> <p>*Control is reserved to the height of earthworks having regard to the effects on the neighbour.</p> <p>[also change non-compliance from RD to C]</p>
<p>Standard 25.5.19</p> <p>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ in total volume, within any consecutive 12-month period.</p> <p>This rule shall not apply to:</p> <p>25.5.19.1 any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</p> <p>25.5.19.2 Maintenance and repairing of existing hazard protection structures in and around a water body.</p> <p>[non-compliance status: restricted discretionary]</p>	<p>The introduction of a more restrictive standard for earthworks near waterbodies is opposed.</p> <p>This rule does not integrate with the ORC Water Plan. The ORC rules are important regarding the disturbance of the bed of any river for the purpose of clearing any material that has accumulated as a result of a storm event, excluding alluvium, in order to maintain the floor carrying capacity of the bed of the river and the repair or maintenance of any defence against water constructed or placed by artificial means.</p> <p>Te Anau Developments Limited (a Wayfare Group entity) holds a concession (PAC 13-04-70) for Beach Bay Recreation Reserve to construct rock culverts and rock armouring, undertake stream deepening and tree planting as part of a flood protection programme and we want to be able to undertake this activity readily to protect our property at Walter Peak.</p> <p>In the Regional Water Plan for Otago, it is a permitted activity to alter or reconstruct any defence against water, other than on the bed of any lake or</p>	<p>Standard 25.5.19</p> <p>Earthworks within 7m 40m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ <u>20m³</u> in total volume, within any consecutive 12-month period.</p> <p>This rule shall not apply to:</p> <p>25.5.19.1 any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</p> <p>25.5.19.2 Maintenance and repairing of existing hazard protection structures in and around a water body.</p> <p><u>25.5.19.3 Disturbance to the bed associated with clearing debris, maintaining, or reinstating existing buildings or structures and maintenance or reinstatement of a water intake, in order to enable to the exercise of a lawful take of water.</u></p> <p><u>25.5.19.3 Any earthworks within the Ski Area Subzones</u></p>

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	<p>river, providing there is no permanent change to the scale, nature or function of the defence against water.</p> <p>Accordingly Wayfare Group contends it is unreasonable for QLDC to require resource consent for such activity when Otago Regional Council does not because the Regional Council recognises that defences against water are important in Otago as they mitigate flood and erosion hazards.</p> <p>Furthermore, the ORC does not require resource consent to disturb a river bed to clear debris, maintenance or reinstatement or a water intake etc.</p>	
<p><i>Rule 25.5.20</i></p> <p><i>Earthworks shall not be undertaken below the water table or underground aquifer, or cause artificial drainage or any groundwater aquifer.</i></p> <p><i>[non-compliance status: restricted discretionary]</i></p>	<p>Earthworks within SASZs should be excluded from this rule.</p> <p>Artificial drainage is essentially water take, and water take is an ORC function that should not be governed by QLDC. Any effect on water that this rule is intending to address which is not classified as a water take would be sufficiently covered by the provisions regarding erosion and sediment management.</p>	<p><i>Rule 25.5.20</i></p> <p><i>Earthworks shall not be undertaken below the water table or underground aquifer, or cause artificial drainage or any groundwater aquifer. <u>Earthworks within Ski Area Sub Zones are exempt from this provision.</u></i></p> <p><i>[non-compliance status: restricted discretionary]</i></p>
<p><i>25.6 Non-notification of Applications</i></p> <p><i>All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:</i></p> <p><i>25.6.1 Rule 25.5.11 for restricted discretionary activities that exceed the area (m2) standard.</i></p>	<p>The non-notification clauses in the Operative District Plan should carry through to the Proposed District Plan. There is insufficient evidence to justify changing the operative regime.</p>	<p>The non-notification clauses from the Operative District Plan (22.3.2.6) should carry through to the Proposed District Plan.</p>
<p><i>25.7.1 Matters of Discretion</i></p>	<p>The statement that the matters</p>	<p><i>25.7.1 Matters of Discretion</i></p>

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<p><i>For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.</i></p> <p>25.7.1.1 Soil erosion, generation and run-off of sediment.</p> <p>25.7.1.2 Landscape and visual amenity.</p> <p>25.7.1.3 Effects on infrastructure, adjacent sites and public roads.</p> <p>25.7.1.4 Land stability.</p> <p>25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.</p> <p>25.7.1.6 Cultural, heritage and archaeological sites.</p> <p>25.7.1.7 Nuisance effects.</p> <p>25.7.1.8 Natural Hazards.</p> <p>25.7.1.9 Functional aspects and positive effects.</p>	<p>of discretion may also be applicable to any discretionary or non-complying activity is unnecessary.</p>	<p><i>For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.</i></p> <p>25.7.1.1 Soil erosion, generation and run-off of sediment.</p> <p>25.7.1.2 Landscape and visual amenity <u>values</u>.</p> <p>25.7.1.3 Effects on infrastructure, adjacent sites and public roads.</p> <p>25.7.1.4 Land stability.</p> <p>25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.</p> <p>25.7.1.6 Cultural, heritage and archaeological sites.</p> <p>25.7.1.7 Nuisance effects.</p> <p>25.7.1.8 Natural Hazards.</p> <p>25.7.1.9 Functional aspects and positive effects.</p>
<p>25.8 Assessment Matters</p> <p>25.8.1 <i>In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.</i></p> <p>25.8.2...</p> <p>25.8.3...</p> <p>25.8.4...</p> <p>25.8.5...</p> <p>25.8.6...</p> <p>25.8.7...</p> <p>25.8.8...</p> <p>25.8.9...</p> <p>25.8.10...</p>	<p>We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance provided in the applicable objectives, policies and matters of discretion.</p>	<p>Delete 25.8 Assessment Matters</p>
<p>Chapter 29 - Transport</p>		
<p><i>Whole Chapter and all other transport related provisions in the District Plan. Definition of "public".</i></p>	<p>The transport chapter inappropriately favours the public transport system over</p>	<p>Delete reference to "public" or amend definition of "public" to include commercially owned passenger transport services and infrastructure.</p>

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	<p>private transport systems. There is insufficient justification for excluding private transport services and infrastructure from the subject provisions. The subject transport provisions should apply equally both to public and private transport systems.</p>	
<p><i>Definition of Public water ferry service</i></p> <p><i>Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:</i></p> <ul style="list-style-type: none"> • <i>is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or</i> • <i>is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.</i> <p><i>The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a structure attached to land, including the lake bed.</i></p>	<p>'Normal commuting hours' is not practical for Queenstown as it is a tourist town and so visitors (and locals) are going to want to be able to use the ferry service in the evening from entertainment or dining out which would be outside of 'normal commuting hours'</p> <p>'Those various' is quite ambiguous. Removing 'those various' in relation to stops takes into account the need to provide for express services that may skip some stops.</p>	<p>Amend definition of 'public water ferry service'</p> <p><i>Definition of Public water ferry service</i></p> <p><i>Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:</i></p> <ul style="list-style-type: none"> • <i>is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or</i> • <i>is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.</i> <p><i>The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a</i></p>

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		<i>structure attached to land, including the lake bed.</i>
<i>New objective</i>	Traffic congestion in and around the Queenstown Town Centre is a significant issue and the District Plan could promote activities and development which helps to resolve this issue. Wayfare Group supports methods which restrict traffic movements from visitors.	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown Town Centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion e.g. transient/visitors (in particular campervans and rental cars) circulating and parking in the CBD.
<i>Policies and access standards</i>	Drop off/pickup areas should be more widely provided to allow shuttle buses and commercial coach tours to operate effectively. The proposed chapter seems to focus on education and health care facilities.	Amend policies and access standards to promote wider distribution of drop off/pickup areas.
<i>All RDA activities</i>	It is important that the merits of RD activities, which could be refused resource consent, should be considered to weigh against the other matters.	Inclusion of " <i>the benefits of the proposal</i> " in matters which Council has restricted its discretion.

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<p><i>Policy 29.2.1.1</i></p> <p><i>29.2.1.1 Require that transport networks including active transport networks, are well-connected and specifically designed to:</i></p> <p><i>a. enable an efficient public transport system;</i></p> <p><i>b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and</i></p> <p><i>c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.</i></p>	<p>There should be specific direction for ensuring sufficient coach parking spaces are provided for in and around the Queenstown Town Centre. If further out of town then doubles vehicle movements as coaches need to travel back into central Queenstown to pick up passengers.</p>	<p><i>Policy 29.2.1.1</i></p> <p><i>29.2.1.1 Require that transport networks including active transport networks, are well-connected and specifically designed to:</i></p> <p><i>a. enable an efficient public transport system;</i></p> <p><i>b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and</i></p> <p><i>c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.</i></p> <p><u><i>d. provide sufficient coach storage in and around the Queenstown Town Centre.</i></u></p>
<p><i>Policy 29.2.1.3</i></p> <p><i>Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, high quality pedestrian dominant places and enable the function of such roads to change over time.</i></p>	<p>The implication that all roads in and around town centres should be "pedestrian dominant" is problematic. Some roads will need to be multimodal.</p>	<p><i>Policy 29.2.1.3</i></p> <p><i>Provide a roading network within and at the edge of the Town Centre zones that supports these zones becoming safe, <u>multimodal</u> high-quality pedestrian dominant places and enable the function of such roads to change over time.</i></p>
<p><i>Policy 29.2.2.3</i></p> <p><i>Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:</i></p> <p><i>a. support intensification and increased walking, cycling, and public transport use, and</i></p> <p><i>b.in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones.</i></p>	<p>It is questioned why this policy cannot be extended to all land uses.</p>	<p>Extend policy to other areas and all land uses rather than for just residential flat, residential and visitor accommodation</p>

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<p><i>Policy 29.2.2.11</i></p> <p><i>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.</i></p>	<p>It should be recognised that effects on safety and efficiency of vehicle crossings and accesses should be mitigated while not promoting poor amenity outcomes.</p>	<p><i>Policy 29.2.2.11</i></p> <p><i>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification <u>or promoting poor amenity outcomes.</u></i></p>
<p><i>Policy 29.2.4.1</i></p> <p><i>That vehicle storage and parking in association with commercial activities and home occupations in residential zones be restricted to prevent adverse effects on residential amenity or the safety of the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.</i></p>	<p>The reference to "streets adjoining the residential zones when not in use" is not clear. Often streets form the boundary between zones. Is it intended that parking on the side of a street without residential zoning should be affected? If this is the intent, it is opposed.</p> <p>Also, in relation to the parking and storage of business-related vehicles, there should be a distinction made between a "company vehicle" parked near home on the street versus coaches / trucks parking in</p>	<p><i>Policy 29.2.4.1</i></p> <p><i>That vehicle storage and parking in association with commercial activities and home occupations in residential zones be restricted to prevent adverse effects on residential amenity or the safety of the transport network. This includes the storage of business-related vehicles and rental vehicles and other vehicles being parked on streets adjoining the residential zones when not in use.</i></p>

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	residential suburbs.	
<p><i>Policy 29.2.4.2</i></p> <p><i>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</i></p>	<p>It is questioned whether the intention to establish financial contributions on this matter. If so, it is further questioned whether the method in which it is set out in the proposed plan is compliant with the Resource Management Act's requirements in this regard.</p> <p>Set out in Table 29.5 where demand can be shown to be lower and/or where initiatives to encourage alternative met.</p>	<p><i>Policy 29.2.4.2</i></p> <p><u><i>Allow lower levels of accessory parking set out in Table 29.5 where demand can be shown to be lower and/or where initiatives to encourage alternative methods of travel are proposed.</i></u></p>
<p><i>Policy 29.2.4.4</i></p> <p><i>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.</i></p>	<p>Opposed to obligations for "high traffic generating activities". It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high</p>	<p>Delete policy 29.2.4.4</p> <p><i>Policy 29.2.4.4</i></p> <p><i>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.</i></p>

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	<p>traffic generating activities"</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is considered that the subdivision chapter has sufficient provisions to set out the obligations of developers.</p>	
<p><i>Rule 29.4.11</i></p> <p><i>High Traffic Generating Activities</i></p> <p><i>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5.</i></p> <p><i>Discretion is restricted to effects on the transport network.</i></p> <p><i>[activity status – RD]</i></p>	<p>Opposed to obligations for "high traffic generating activities". It is understood that the method QLDC employs for upgrades to the transport network off site is the levying of development contributions via the LGA. This is most equitable and fair approach. It overcomes difficulties such as the arbitrary definition of "high traffic generating activities"</p> <p>The most notable time when new transport infrastructure is created by a developer is at the time of subdivision. It is</p>	<p>Delete Rule 29.4.11</p> <p><i>Rule 29.4.11</i></p> <p><i>High Traffic Generating Activities</i></p> <p><i>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5.</i></p> <p><i>Discretion is restricted to effects on the transport network.</i></p> <p><i>[activity status – RD]</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
	<p>considered that the subdivision chapter has sufficient provisions to set out the obligations of developers.</p>	
<p><i>Rule 29.4.18</i></p> <p><i>Construction of any unformed road into a formed road for the purpose of vehicular access.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. The safety and functionality of the road design, including the safety of intersections with existing roads;</i></p> <p><i>b. Ongoing maintenance costs of the road design;</i></p> <p><i>c. Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity); and</i></p> <p><i>d. Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.</i></p> <p><i>[activity status – RD]</i></p>	<p>What is meant by "forming" is unclear. Would this include forming a trail? Regardless, this new requirement would be significant and casts doubt on whether future transport routes protected by "paper roads" could ever be formed.</p>	<p>Delete 29.4.18 (or at least reduce status to controlled activity).</p> <p><i>Rule 29.4.18</i></p> <p><i>Construction of any unformed road into a formed road for the purpose of vehicular access.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. The safety and functionality of the road design, including the safety of intersections with existing roads;</i></p> <p><i>b. Ongoing maintenance costs of the road design;</i></p> <p><i>c. Effects on the environment and/ or character of the surrounding area (including effects from dust, noise and vibration and effects on visual amenity); and</i></p> <p><i>d. Effects on the ability to continue to provide safe access for other current and potential users of the unformed legal road, including pedestrians and cyclists.</i></p> <p><i>[activity status – RD-C]</i></p>
<p><i>Rule 29.4.16</i></p> <p><i>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a controlled activity in the adjoining zone.</i></p> <p><i>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</i></p> <p><i>Control is restricted to those matters listed for buildings in the adjoining zone and:</i></p> <p><i>a. effects on traffic safety;</i></p>	<p>It would be more appropriate for the veranda etc. overhang rules to be sat in the respective relevant zone chapters.</p>	<p>Delete Rule 29.4.16</p> <p><i>Rule 29.4.16</i></p> <p><i>Any veranda, balcony, or floor area of a building overhanging a road, where the building is a controlled activity in the adjoining zone.</i></p> <p><i>For the purpose of this rule, where the road adjoins two different zones, the provisions of the adjoining zone only apply up to the centreline of the road in that location.</i></p> <p><i>Control is restricted to those matters listed for buildings in the adjoining zone</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>b. effects on the kerbside movement of high-sided vehicles; and</i></p> <p><i>c. effects on the active transport network.</i></p> <p><i>[activity status – C]</i></p>		<p>and:</p> <p>a. effects on traffic safety;</p> <p>b. effects on the kerbside movement of high-sided vehicles; and</p> <p>c. effects on the active transport network.</p> <p><i>[activity status – C]</i></p>
<p><i>Rule 29.4.6</i></p> <p><i>Off-site and non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone</i></p> <p><i>Control is reserved over:</i></p> <p><i>a. Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape;</i></p> <p><i>b. Effects on the amenity of adjoining sites' compatibility with surrounding activities;</i></p> <p><i>c. The size and layout of parking spaces and associated manoeuvring areas</i></p> <p><i>[activity status:] C</i></p>	<p>It is appropriate that coach parking facilities be provided for in the rule framework as permitted, controlled or restricted discretionary activities in all zones.</p>	<p><i>Rule 29.4.6</i></p> <p><i>Off-site and non-accessory parking used exclusively for the parking of coaches and buses in the Business Mixed Use Zone and Local Shopping Centre Zone</i></p> <p><i>Control is reserved over:</i></p> <p><i>a. Design, external appearance, and landscaping and the resultant potential effects on visual amenity and the quality of the streetscape;</i></p> <p><i>b. Effects on the amenity of adjoining sites' compatibility with surrounding activities;</i></p> <p><i>c. The size and layout of parking spaces and associated manoeuvring areas</i></p> <p><i>[activity status:] C</i></p>
<p><i>Rule 29.5.1</i></p> <p><i>Minimum Parking Requirements</i></p> <p><i>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except that where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.11 no minimum parking is required.</i></p> <p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. The number of parking spaces provided.</i></p> <p><i>b. The allocation of parks to staff/ guests and residents/ visitors.</i></p>	<p>Logically, it would seem that an additional matter of discretion should be "the effect of a shortfall" and "the benefits of the proposal".</p>	<p><i>Rule 29.5.1</i></p> <p><i>Minimum Parking Requirements</i></p> <p><i>The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except that where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.11 no minimum parking is required.</i></p> <p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. The number of parking spaces provided.</i></p> <p><i>b. The allocation of parks to staff/ guests and residents/ visitors.</i></p>

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		<p><u>c. The benefits of the proposal.</u></p> <p><u>d. The effect of a shortfall.</u></p>
<p><i>Rule 29.5.8</i></p> <p><i>Residential Parking Space Design</i></p> <p><i>a. The minimum width of the entrance to a single garage shall be no less than 2.4 m.</i></p> <p><i>b. The minimum length of a garage shall be 5.5m.</i></p> <p><i>c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m.</i></p> <p><i>d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle.</i></p> <p><i>e. Where two parking spaces are provided for on a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem.</i></p> <p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. The design of residential parking spaces.</i></p> <p><i>b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</i></p>	<p>Regarding Rule 29.5.8(c) – If the 5.5m measurement of a parking space is required (given that there are standards for parking dimensions in the Appendices to the District Plan, the 5.5m should be measured from the footpath as the overhang of vehicles over the footpath could be an issue.</p> <p>QLDC normally requires footpaths to be set at least 0.4m from the property boundary so that should be accounted for.</p>	<p>Delete 29.5.8(c) or amend rule to refer to the distance from the footpath.</p>
<p><i>29.7 Assessment Matters</i></p>	<p>We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance provided in the</p>	<p>Delete section 29.7 Assessment Matters</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
	applicable objectives, policies and matters of discretion.	
<p><i>Advice Note 29.9.38.1</i></p> <p><i>In calculating the total parking requirement:</i></p> <p><i>a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.38.1(c) below.</i></p> <p><i>b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.38.1(c) below.</i></p> <p><i>c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single dwelling in the High Density Residential zone) then this shall be rounded up to 1.0.</i></p> <p><i>d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted.</i></p> <p><i>e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans.</i></p>	29.9.38.1(d) – Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand (such rules can create perverse design incentives).	Amend 29.9.38.1(d).
Chapter 31 - Signs		
<p><i>31.1 Purpose</i></p> <p>...</p>	Interpretive signs need to be given recognition as they are a vital part of commercial and	<p><i>31.1 Purpose</i></p> <p>...</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>There is flexibility for temporary event signs, recognising the community benefits of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.</i></p>	<p>community activities.</p>	<p><i>There is flexibility for <u>interpretive signs including recognising the role they play in assisting visitors finding their way</u>. There is also flexibility for temporary event signs, recognising the community benefit of events, the importance of signs for way-finding within event sites, and the limited duration of the adverse effects of such signs. Off-site signs have more restrictive rules, acknowledging that these can cause significant adverse effects if they are not appropriately managed.</i></p>
<p><i>Policy 31.2.1.8</i></p> <p><i>Support the establishment of information and direction signs that:</i></p> <p><i>a. assist with improving the legibility of, and knowledge of access to, public spaces; and</i></p> <p><i>b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.</i></p>	<p>Interpretive signs need to be given recognition as they are a vital part of commercial and community activities.</p>	<p><i>Policy 31.2.1.8</i></p> <p><i>Support the establishment of information, <u>interpretation</u> and direction signs that:</i></p> <p><i>a. assist with improving the legibility of, and knowledge of access to, <u>public open</u> spaces; and</i></p> <p><i>b. assist with achieving Crime Prevention Through Environmental Design (CPTED) principles.</i></p>
<p><i>Policy 31.2.1.10</i></p> <p><i>Ensure signs in public places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, public information or public safety, and provide for signs for other purposes in limited circumstances.</i></p>	<p>Interpretive signs need to be given recognition as they are a vital part of commercial and community activities.</p>	<p><i>Policy 31.2.1.10</i></p> <p><i>Ensure signs in <u>public open</u> places or attached to utilities or buildings for community activities are generally limited to signs necessary for direction, <u>interpretation</u>, public information or public safety, and provide for signs for other purposes in limited circumstances.</i></p>
<p><i>Policy 31.2.1.11</i></p> <p><i>Avoid, remedy or mitigate the adverse effects of signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape through applying the relevant assessment matters in part 21.21 of the District</i></p>	<p>Temporary signs in ONF/ONL should not have as stringent policies applied to them.</p>	<p><i>Policy 31.2.1.11</i></p> <p><i>Avoid, remedy or mitigate the adverse effects of <u>permanent</u> signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape through applying the relevant assessment matters in part 21.21 of the District</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<i>Plan.</i>		<i>Plan.</i>
<p><i>Objective 31.2.2</i></p> <p><i>Signs have limited adverse effects on public safety, including the safety of pedestrians and users of the transport network.</i></p>	<p>Lakes and rivers are used for transportation purposes.</p> <p>Misplaced or distracting signs can have an impact on users of the lakes and rivers.</p>	<p><i>Objective 31.2.2</i></p> <p><i>Signs have limited adverse effects on public safety, including the safety of pedestrians and users of the transport network <u>including transport networks on the water.</u></i></p>
<p><i>Policy 31.2.2.2</i></p> <p><i>Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of road users.</i></p>	<p>Lakes and rivers are used for transportation purposes.</p> <p>Misplaced or distracting signs can obstruct the sight-lines of users of the lakes and rivers.</p>	<p><i>Policy 31.2.2.2</i></p> <p><i>Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of road users <u>and lakes and rivers users.</u></i></p>
<p><i>Policy 31.2.2.5</i></p> <p><i>Ensure that any lighting in conjunction with signs does not adversely affect pedestrian and traffic safety.</i></p>	<p>Lakes and rivers are used for transportation purposes. Bright or distracting lights can adversely affect navigational safety of vessels.</p>	<p><i>Policy 31.2.2.5</i></p> <p><i>Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, and traffic <u>and navigational</u> safety.</i></p>
<p><i>Objective 31.2.3</i></p> <p><i>Signs are complementary to, and do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.</i></p>	<p>Signs inevitably need to stand out somewhat from buildings to be noticed and so therefore may not be consistent with the design of the building or nearby buildings.</p>	<p><i>Objective 31.2.3</i></p> <p><i>Signs are complementary to, and do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Policy 31.2.3.1</i></p> <p><i>Ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to:</i></p> <ol style="list-style-type: none"> <i>the number, size, height and elevation of signs;</i> <i>lettering design;</i> <i>colours and materials;</i> <i>the location of the sign on the building;</i> <i>the relationship of the sign to any architectural features of the building and any adjacent buildings or development; and</i> <i>the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).</i> 	<p>Signs inevitably need to stand out somewhat from buildings to be noticed and so therefore may not be consistent with the design of the building.</p>	<p><i>Policy 31.2.3.1</i></p> <p><i>Ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to:</i></p> <ol style="list-style-type: none"> <i>the number, size, height and elevation of signs;</i> <i>lettering design;</i> <i>colours and materials;</i> <i>the location of the sign on the building;</i> <i>the relationship of the sign to any architectural features of the building and any adjacent buildings or development; and</i> <i>the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).</i>
<p><i>Policy 31.2.3.2</i></p> <p><i>Ensure the design of signs attached to buildings is compatible with and sympathetic to the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.</i></p>	<p>Signs inevitably need to stand out somewhat from buildings to be noticed and so therefore may not be sympathetic as such to amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.</p>	<p><i>Policy 31.2.3.2</i></p> <p><i>Ensure the design of signs attached to buildings is compatible with and sympathetic to the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.</i></p>
<p><i>Policy 31.2.3.3</i></p> <p><i>31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval where the sign:</i></p> <ol style="list-style-type: none"> <i>is well integrated with the building design;</i> <i>is compatible with the character of surrounding development;</i> <i>is consistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;</i> <i>does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and</i> <i>is visually compatible with the wider surrounding environment.</i> 	<p>Signs inevitably need to stand out somewhat from buildings to be noticed and so therefore may not be sympathetic as such to amenity, visual, heritage, landscape and streetscape values of the site</p>	<p><i>Policy 31.2.3.3</i></p> <p><i>31.2.3.3 For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval where the sign:</i></p> <ol style="list-style-type: none"> <i>is well integrated with the building design;</i> <i>is compatible with the character of surrounding development;</i> <i>is consistent with the relevant Council design guidelines, being either the Queenstown Town Centre Special Character Area Design Guidelines 2015, Wanaka Town Centre Character Guideline 2011, or the Arrowtown Design Guidelines 2016;</i> <i>does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and</i> <i>is visually compatible with the wider surrounding environment.</i>

Provision (PDP decision version)	Reason for appeal	Relief sought
	and surrounding environment.	
<p><i>Objective 31.2.4</i></p> <p><i>Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary information while preserving a high standard of amenity and public views.</i></p>	<p>Interpretive signs need to be given recognition as they are a vital part of commercial and community activities on water.</p>	<p><i>Objective 31.2.4</i></p> <p><i>Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary <u>and interpretive</u> information while preserving a high standard of amenity and public views.</i></p>
<p><i>Policy 31.2.4.2</i></p> <p><i>Ensure that waterfront signs provide only essential information directly associated with activities based on the surface of lakes and rivers or undertaken within buildings located on wharves and jetties and/or the waterfront.</i></p>	<p>Waterfront signs should be allowed to be informative and educational rather than only providing essential information.</p>	<p><i>Policy 31.2.4.2</i></p> <p><i>Ensure that waterfront signs provide only essential information directly associated with activities based on the surface of lakes and rivers or undertaken within <u>spaces and</u> buildings located on wharves and jetties and/or the waterfront.</i></p>
<p><i>Policy 31.2.1.5</i></p> <p><i>Restrict the establishment of off-site signs, having particular regard to:</i></p> <ul style="list-style-type: none"> <i>a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;</i> <i>b. visual amenity values;</i> <i>c. any cumulative adverse visual effects, including visual clutter; and</i> <i>d. any adverse effects on the safety of the transport network.</i> 	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p><i>Policy 31.2.1.5</i></p> <p><i>Restrict the establishment of off-site signs, having particular regard to:</i></p> <ul style="list-style-type: none"> <i>a. whether it is not practical to display the information on the site where the activity and/or use of land or buildings occurs;</i> <i>b. visual amenity values;</i> <i>c. any cumulative adverse visual effects, including visual clutter; and</i> <i>d. any adverse effects on the safety of the transport network.</i> <i>e. <u>the benefits of the signage</u></i>
<p><i>Policy 31.2.1.6</i></p> <p><i>Acknowledge that off-site signs that convey information to assist the public or convey public notices, rather than being for the purpose of commercial advertising, can have social and cultural benefits.</i></p>	<p>Community sponsorship is often essential for many community activities to take place.</p>	<p><i>Policy 31.2.1.6</i></p> <p><i>Acknowledge that off-site signs that convey information to assist the public or convey public notices, <u>or promote community sponsorship</u> rather than being for the purpose of commercial advertising, can have social and cultural benefits.</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>Standard 31.5.2</p> <p><i>Temporary Event Signs</i></p> <p><i>Temporary event signs shall comply with the following standards:</i></p> <p>...</p> <p><i>31.5.2.4 signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two signs visible from any State Highway and a maximum of two signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply.</i></p>	<p>Temporary events can be of a larger scale and so four signs is a more practical amount of signs. Two is not enough.</p>	<p>Standard 31.5.2</p> <p><i>Temporary Event Signs</i></p> <p><i>Temporary event signs shall comply with the following standards:</i></p> <p>...</p> <p><i>31.5.2.4 signs are able to be erected off the site of the event, however the number of signs erected off the event site must not exceed a maximum of two <u>four</u> signs visible from any State Highway and a maximum of two <u>four</u> signs visible from any other road. The maximum sign areas prescribed in Rule 31.6.2(b) apply.</i></p>
<p>Standard 31.5.6</p> <p><i>Temporary Construction Signs</i></p> <p><i>Temporary construction signs shall comply with the following standards:</i></p> <p><i>31.5.6.1 maximum of 4 per site;</i></p> <p><i>31.5.6.2 each sign shall have an area no greater than 2m²; and</i></p> <p><i>31.5.6.3 the signs may be erected for no more than 30 days prior to works commencing and shall be removed within 14 days of completion of the works.</i></p>	<p>Temporary health and safety signage is important and should be permitted up to the standard in 31.5.6. For example tree felling/demolition.</p>	<p>Standard 31.5.6</p> <p><i>Temporary Construction <u>or Health and Safety</u> Signs</i></p> <p><i>Temporary construction <u>or health and safety</u> signs shall comply with the following standards:</i></p> <p><i>31.5.6.1 maximum of 4 per site;</i></p> <p><i>31.5.6.2 each sign shall have an area no greater than 2m²; and</i></p> <p><i>31.5.6.3 the signs may be erected for no more than 30 days prior to works commencing and shall be removed within 14 days of completion of the works.</i></p>
<p>31.19 Assessment Matters</p> <p>31.19.1 to 31.19.6 (inclusive)</p>	<p>We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance provided in the</p>	<p>Delete all Assessment matters from Chapter 31</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
	applicable objectives, policies and matters of discretion.	
Chapter 38 – Open Space		
<p><i>Policy 38.2.1.5</i></p> <p><i>Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity:</i></p> <p><i>a. is compatible with and does not affect the continued operation of established activities;</i></p> <p><i>b. does not preclude the development of new open space and recreation activities; and</i></p> <p><i>c. maintains or enhances the recreation and amenity values.</i></p>	<p>This policy (b) is not practical as any development arguably precludes another development.</p> <p>Policy (c) is not required as it duplicates objective 38.2.2 and supporting policies below [38.2.1.6]</p>	<p><i>Policy 38.2.1.5</i></p> <p><i>Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity:</i></p> <p><i>a. is compatible with and does not affect the continued operation of established activities;</i></p> <p><i>b. does not preclude the development of new open space and recreation activities; and</i></p> <p><i>c. maintains or enhances the recreation and amenity values.</i></p>
<p><i>Policy 38.2.2.1</i></p> <p><i>Ensure activities are undertaken in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.</i></p>	<p>This policy does not appear to be required because it overlaps with Policy 38.2.2.4</p>	<p><i>Policy 38.2.2.1</i></p> <p><i>Ensure activities are undertaken in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.</i></p>
<p><i>Policy 38.2.2.2</i></p> <p><i>Limit activities, buildings and structures to those compatible with the role and function of the zone, and the sensitivity of the surrounding environment, and which maintain or enhance the anticipated use or values of the zone.</i></p>	<p>This policy is too onerous and inflexible.</p>	<p><i>Policy 38.2.2.2</i></p> <p><i>Limit activities, buildings and structures to those compatible with the role and function of the zone, and the sensitivity of the surrounding environment, and which maintain or enhance the anticipated use or values of the zone.</i></p>
<p><i>Policy 38.2.2.5</i></p> <p><i>Ensure that any buildings or structures located within, adjoining or nearby to an</i></p>	<p>Due to the individual nature of amenity values, it is extremely difficult, arguably impossible, to undertake development that</p>	<p><i>Policy 39.2.2.5</i></p> <p><i>Ensure that any buildings or structures located within, adjoining or nearby to an</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</i></p> <ul style="list-style-type: none"> a. <i>limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4)</i> b. <i>preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4)</i> c. <i>ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development;</i> d. <i>requiring buildings to be designed and finished so they:</i> <ul style="list-style-type: none"> i. <i>avoid visual dominance; and</i> ii. <i>mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and</i> e. <i>ensuring trails, access and carparking areas (including associated earthworks) do not degrade visual amenity values or disrupt the natural character or landforms.</i> 	<p>does not degrade visual amenity values. For example, the very existence of trails & car parks may degrade visual amenity values or disrupt the natural character or landforms.</p>	<p><i>Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</i></p> <ul style="list-style-type: none"> a. <i>limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4)</i> b. <i>preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4)</i> c. <i>ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development;</i> d. <i>requiring buildings to be designed and finished so they:</i> <ul style="list-style-type: none"> i. <i>avoid visual dominance; and</i> ii. <i>mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and</i> e. <i>ensuring trails, access and carparking areas (including associated earthworks) do not <u>significantly</u> degrade visual amenity values or disrupt the natural character or landforms.</i>
<p><i>Objective 38.2.3</i></p> <p><i>Commercial activities are limited to those that have a functional requirement to locate within Open Space and Recreation Zones and maintain open space and recreation values.</i></p>	<p>This objective creates uncertainty. Consider providing direction about how competing demands can or are to be dealt with.</p>	<p><i>Objective 38.2.3</i></p> <p><i>Commercial activities are <u>generally only</u> limited to those that have a functional requirement to locate within Open Space and Recreation Zones and maintain open space and recreation values.</i></p>
<p><i>Objective 38.2.4</i></p> <p><i>The interface between activities within the Open Space and Recreation Zones are managed to protect, maintain or enhance the natural character of waterbodies and their margins (refer also to Policies 38.2.2.5 a and b).</i></p>	<p>It is important to the appellant that activities on the Open Space adjacent to waterways do not compromise commercial/recreational surface water activities especially navigational safety. An example is a golf course adjacent to a waterway where boats cruise close to the shore.</p>	<p><i>Objective 38.2.4</i></p> <p><i>The interface between activities within the Open Space and Recreation Zones are managed to <u>protect the health and safety of people, and</u> protect, maintain or enhance the natural character of waterbodies and their margins (refer also to Policies 38.2.2.5 a and b).</i></p>
<p><i>38.3 Objectives and Policies – Nature Conservation Zone</i></p>	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will</p>	<p>Delete all provisions under 38.3 – Objectives and Policies – Nature Conservation Zone.</p>

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	unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.	
38.4 Objectives and Policies – Informal Recreation Zone	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.</p>	Delete all provisions under 38.4 – Objectives and Policies – Informal Recreation Zone.
38.5 Objectives and Policies – Active Sport and Recreation Zone	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.</p>	Delete all provisions under 38.5 – Objectives and Policies – Active Sport and Recreation Zone.
38.6 Objectives and Policies – Civic Spaces Zone	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new</p>	Delete all provisions under 38.6 – Objectives and Policies – Civic Spaces Zone

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	costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.	
38.7 – Objectives and Policies – Community Purposes Zone	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.</p>	Delete all provisions under 38.7 – Objectives and Policies – Community Purpose Zone.
38.8.3 Advice Notes	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.	Relocate Advice Notes to the end of the chapter – they are not necessary and are distracting the reading of the key provisions in the chapter.
<p>Table 38.1</p> 	<p>The chapter is too complex with multiple zones.</p> <p>Wayfare Group is concerned about the level of inefficiencies the proposed open space framework will introduce. The proposed new provisions will unnecessarily introduce new costs and uncertainties, and make it more difficult to undertake certain activities and development, in the district's reserves network.</p> <p>Significantly amend the Chapter to create a simpler framework, for example one or two zones with only a few objectives and policies and</p>	<p>Table 38.1</p> 

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38.9.1 Any activity not listed in Table 38.1	NC	methods which provide for a range of open space and recreation activities as either permitted, controlled or discretionary activities.	38.9.1 Any activity not listed in Table 38.1	<u>DNG</u>																
38.9.2 Informal recreation	P	P	P	P	P	P	P	P	P		38.9.6 Recreation facilities	<u>DNG</u>	D	P	D	P	P	P	P	P
38.9.3 Public Amenities	P	P	P	P	P	P	P	P	P		38.9.7 Community centres and halls	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>
38.9.4 Gardens, including botanic gardens and community gardens	P	P	P	P	P	P	P	P	P		38.9.8 Day Care Facilities including buildings	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>
38.9.5 Parks Maintenance	P	P	P	P	P	P	P	P	P		38.9.9 Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	<u>DNG</u>	<u>DNG</u>
38.9.6 Recreation facilities	NC	D	P	D	P	P	P	P	P		38.9.10 Art galleries, arts and cultural centres including buildings	<u>DNG</u>	D	D	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>
38.9.8 Day Care Facilities including buildings	NC	NC	D	NC	D	NC	NC	NC	NC		38.9.11 Clubrooms including buildings	<u>DNG</u>	D	P	<u>DNG</u>	D	P	D	<u>DNG</u>	<u>DNG</u>
38.9.9 Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	NC	NC		38.9.12 Libraries including buildings	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>
38.9.10 Art Galleries, arts and cultural centres including	NC	D	D	D	D	NC	NC	NC	NC											

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<i>buildings</i>																			
38.9.11 Clubrooms including buildings	NC	D	P	NC	D	P	D	NC			38.9.13 Grandstands	<u>DNG</u>	<u>DNG</u>	D	<u>DNG</u>	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>
38.9.12 Libraries including buildings	NC	NC	NC	NC	P	NC	NC	NC			38.9.14 Organised sport and recreation	D	RD	P	D	P	P	D	<u>DNG</u>
38.9.13 Grandstands	NC	NC	D	NC	D	NC	NC	NC			38.9.15 Camping grounds	D	D	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	<u>DNG</u>	P	<u>DNG</u>
38.9.14 Organised sport and recreation	D	D	P	D	P	P	D	NC			38.9.16 Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	<u>DNG</u>	C	C	C	C	C	C	<u>DNG</u>
38.9.15 Camping grounds	D	D	NC	NC	NC	NC	P	NC			38.9.17 Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings	<u>DNG</u>	RD	RD	RD	RD	RD	RD	<u>DNG</u>
38.9.16 Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	NC	C	C	C	C	C	C	NC			38.9.18 Retail accessory to a permitted activity that complies	D	P	P	P	P	P	P	<u>DNG</u>
38.9.17 Restaurants and cafes that are accessory to a permitted activity and are located	NC	RD	RD	RD	RD	RD	RD	NC											

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38.9.23 Demolition of buildings (which is not a listed as a protected feature)	P	P	P	P	P	P	P	P	P		38.9.33 Cemeteries	D	<u>DNG</u>	P						
38.9.24 New buildings associated with a permitted activity, not otherwise listed in Table 38.1	P	P	P	P	P	P	C	P			38.9.35 Mining Activity	<u>DPR</u>								
38.9.25 Construction, addition or alteration to existing buildings	P	P	P	P	P	P	C	P												
38.9.26 Conservation Planting, species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control and scientific research	P	P	P	P	P	P	P	P												

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38.9.27 Recreation tracks (walking, horse and cycling tracks)	P	P	P	P	P	P	P	P	P		
38.9.28 Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m2	C	C	P	P	P	P	P	P	P		
38.9.29 Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m2	D	RD									
38.9.30 Harvesting and management of existing Forestry within the Outstanding Natural Features or Landscapes	D	D	D	D	D	D	D	D	D		
38.9.31 Planting of new Forestry within the Outstanding Natural	NC	D	D	NC	NC	NC	NC	NC	NC		

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Features or Landscapes												
38.9.32 Farming including grazing of stock	RD	P	RD									
38.9.33 Cemeteries	D	NC	P									
38.9.34 The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purposes of sale or lease	PR											
38.9.35 Mining Activity	PR											
38.9.36 Boat Ramps, Jetties and Marinas	D	D	D	D	D	D	D	D	NC			
38.9.37 Informal Airports	D	D	D	D	D	D	D	D	D			
<p>Rule 38.10.1 Building Height</p> <p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>Except for any aviary at Kiwi Birdlife Park, where the maximum height shall be 10 m.</p>											<p>Buildings for community use are anticipated in open space zones. Change activity status to restricted discretionary.</p>	<p>Rule 38.10.1 Building Height</p> <p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>Except for any aviary at Kiwi Birdlife Park, where the maximum height shall be 10 m.</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>38.10.1.3 Active Sports and Recreation Zone: 10m. 38.10.1.4 Civic Spaces Zone: 8m. 38.10.1.5 CPZ: 10m. 38.10.1.6 CPZ (Golf): 8m. 38.10.1.7 CPZ (Camping Ground): 8m. 38.10.1.8 CPZ (Cemeteries): 8m.</p> <p>[non-compliance status:] discretionary</p>		<p>38.10.1.3 Active Sports and Recreation Zone: 10m. 38.10.1.4 Civic Spaces Zone: 8m. 38.10.1.5 CPZ: 10m. 38.10.1.6 CPZ (Golf): 8m. 38.10.1.7 CPZ (Camping Ground): 8m. 38.10.1.8 CPZ (Cemeteries): 8m.</p> <p>[non-compliance status:] <u>restricted</u> discretionary</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> · <u>Benefits of the proposal;</u> · <u>Building dominance;</u> · <u>Effects on visual amenity and landscape character values and in particular views of significance;</u> · <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> · <u>Consistency with the character of the locality and the role and function of the open space;</u> · <u>Pedestrian and vehicle access;</u> · <u>Functional needs;</u> · <u>Scale and intensity;</u> · <u>Cumulative effect of buildings; and</u> · <u>Design and integration of landscaping</u>
<p>Rule 38.10.2 Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m2. 38.10.2.2 Informal Recreation Zone: 100m2. 38.10.2.3 Active Sports and Recreation Zone:400m2. 38.10.2.4 Civic Spaces Zone: 100m2.</p>	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.2 Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m2. 38.10.2.2 Informal Recreation Zone: 100m2. 38.10.2.3 Active Sports and Recreation Zone:400m2. 38.10.2.4 Civic Spaces Zone: 100m2.</p>

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<p>38.10.2.5 CPZ: 300m2.</p> <p>38.10.2.6 CPZ (Golf): 600m2.</p> <p>38.10.2.7 CPZ (Camping Ground): 600m2.</p> <p>38.10.2.8 CPZ (Cemeteries): 50m2.</p> <p>RD</p> <p>Discretion is restricted to:</p> <p>a. Building dominance;</p> <p>b. Effects on visual amenity and landscape character values and in particular views of significance;</p> <p>c. The size, design and location of buildings relative to the public realm and adjoining properties;</p> <p>d. Consistency with the character of the locality and the role and function of the open space;</p> <p>e. Pedestrian and vehicle access;</p> <p>f. Functional needs;</p> <p>g. Scale and intensity;</p> <p>h. Cumulative effect of buildings; and</p> <p>i. Design and integration of landscaping.</p>		<p>38.10.2.5 CPZ: 300m2.</p> <p>38.10.2.6 CPZ (Golf): 600m2.</p> <p>38.10.2.7 CPZ (Camping Ground): 600m2.</p> <p>38.10.2.8 CPZ (Cemeteries): 50m2.</p> <p>RD</p> <p>Discretion is restricted to:</p> <p>a. Building dominance;</p> <p>b. Effects on visual amenity and landscape character values and in particular views of significance;</p> <p>c. The size, design and location of buildings relative to the public realm and adjoining properties;</p> <p>d. Consistency with the character of the locality and the role and function of the open space;</p> <p>e. Pedestrian and vehicle access;</p> <p>f. Functional needs;</p> <p>g. Scale and intensity;</p> <p>h. Cumulative effect of buildings; and</p> <p>i. Design and integration of landscaping.</p> <p><u>j. Benefits of the proposal</u></p>
<p>Rule 38.10.3 Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <p>a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <p>i. Northern Boundary: 2.5m and 55 degrees;</p> <p>ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and</p>	<p>Buildings for community use are anticipated in open space zones. Change activity status to restricted discretionary.</p>	<p>Rule 38.10.3 Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <p>a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <p>i. Northern Boundary: 2.5m and 55 degrees;</p> <p>ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and</p>

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<p>iii. Southern Boundary: 2.5m and 35 degrees.</p> <p>b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <p>i. Northern Boundary: 2.5m and 55 degrees; and</p> <p>ii. All other boundaries: 2.5m and 45 degrees.</p> <p>[non-compliance status:] discretionary</p>		<p>iii. Southern Boundary: 2.5m and 35 degrees.</p> <p>b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:</p> <p>i. Northern Boundary: 2.5m and 55 degrees; and</p> <p>ii. All other boundaries: 2.5m and 45 degrees.</p> <p>[non-compliance status:] <u>restricted</u> discretionary</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> · <u>Building dominance;</u> · <u>Privacy effects on adjoining properties;</u> · <u>Access to sunlight and impacts on shading;</u> · <u>Effects on visual amenity;</u> · <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> · <u>Consistency with the character of the locality; and</u> · <u>The historic heritage value of any adjacent heritage item and or feature.</u>
<p>Rule 38.10.4 Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to:</p> <p>a. Building dominance;</p> <p>b. Privacy effects on adjoining properties;</p> <p>c. Access to sunlight and impacts on shading;</p>	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.4 Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to:</p> <p>a. Building dominance;</p> <p>b. Privacy effects on adjoining properties;</p> <p>c. Access to sunlight and impacts on shading;</p>

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<p>d. Effects on visual amenity;</p> <p>e. The size, design and location of buildings relative to the public realm and adjoining properties;</p> <p>f. Consistency with the character of the locality; and</p> <p>g. The historic heritage value of any adjacent heritage item and or feature.</p>		<p>d. Effects on visual amenity;</p> <p>e. The size, design and location of buildings relative to the public realm and adjoining properties;</p> <p>f. Consistency with the character of the locality; and</p> <p>g. The historic heritage value of any adjacent heritage item and or feature.</p> <p><u>j. Benefits of the proposal</u></p>
<p>Rule 38.10.5 Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>RD</p> <p>Discretion is restricted to:</p> <p>a. biodiversity values;</p> <p>b. Public access;</p> <p>c. Effects on visual amenity and landscape character values;</p> <p>d. Open space</p> <p>e. The functional and locational need and interaction of the development with the water body;</p> <p>f. Landscaping;</p> <p>g. Environmental protection measures (including landscaping and stormwater management); and</p> <p>h. Natural hazards.</p>	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.5 Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>RD</p> <p>Discretion is restricted to:</p> <p>a. biodiversity values;</p> <p>b. Public access;</p> <p>c. Effects on visual amenity and landscape character values;</p> <p>d. Open space</p> <p>e. The functional and locational need and interaction of the development with the water body;</p> <p>f. Landscaping;</p> <p>g. Environmental protection measures (including landscaping and stormwater management); and</p> <p>h. Natural hazards.</p> <p><u>i. Benefits of the proposal.</u></p>
<p>Rule 38.10.6 Outdoor Storage</p> <p>38.10.6.1 Outdoor storage that is visible from roads or adjoining zones shall be landscaped with planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where</p>	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.6 Outdoor Storage</p> <p>38.10.6.1 Outdoor storage that is visible from roads or adjoining zones shall be landscaped with planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where such landscaping is by way of planting it shall be for a minimum depth of 3m and a</p>

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<p>such landscaping is by way of planting it shall be for a minimum depth of 3m and a height of 2m.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>[Non-compliance status is RD]</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Visual amenity; b. The location relative to the public realm and adjoining residential properties; c. Consistency with the character of the locality; d. Landscaping; e. Practical and functional constraints; and f. Pedestrian and vehicle access. 		<p>height of 2m.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>[Non-compliance status is RD]</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Visual amenity; b. The location relative to the public realm and adjoining residential properties; c. Consistency with the character of the locality; d. Landscaping; e. Practical and functional constraints; and f. Pedestrian and vehicle access. <u>g. Benefits of the proposal</u>
<p>Rule 38.10.7 Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>38.10.7.3 At Kiwi Birdlife Park, the maximum height of any fence installed for wildlife protection shall be 2.2m, and in such a case Rules 38.10.7.1 and 38.10.7.2 do not apply.</p> <p>Non-compliance status is RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Visual amenity values; b. Opportunities for passive surveillance; c. Consistency with any established fencing; and d. Functional constraints, including the use of land, security, and wind shelter. 	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.7 Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>38.10.7.3 At Kiwi Birdlife Park, the maximum height of any fence installed for wildlife protection shall be 2.2m, and in such a case Rules 38.10.7.1 and 38.10.7.2 do not apply.</p> <p>Non-compliance status is RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Visual amenity values; b. Opportunities for passive surveillance; c. Consistency with any established fencing; and d. Functional constraints, including the use of land, security, and wind shelter. <u>e. Benefits of the proposal.</u>

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<p>38.10.8 Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p> <p>[Non-compliance status is D]</p>	<p>Some lighting and glare is anticipated in recreation and sport zones. Change activity status to restricted discretionary.</p>	<p>38.10.8 Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p> <p>[Non-compliance status is <u>RD</u>]</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> · <u>the benefits of the proposal</u> · <u>the effects of lighting or glare.</u>
<p>Rule 38.10.10 Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>[Non-compliance status is RD]</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. External appearance; b. Visual prominence from both public places and private locations; and c. Effects on visual amenity and landscape character values and in particular views of significance. 	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p>Rule 38.10.10 Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>[Non-compliance status is RD]</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. External appearance; b. Visual prominence from both public places and private locations; and c. Effects on visual amenity and landscape character values and in particular views of significance.

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Rule 38.11.1 Buildings</i></p> <p><i>Construction, relocation, addition or alteration of any building.</i></p> <p><i>[Non-compliance status is RD]</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>a. Landscape and visual amenity values;</i> <i>b. Scale, intensity and cumulative effects;</i> <i>c. Associated earthworks and landscaping;</i> <i>d. Lighting;</i> <i>e. Provision of water supply, sewerage treatment and disposal, storm water disposal, electricity and communication services;</i> <i>f. Natural Hazards; and</i> <i>g. Effects on the transportation network.</i> <p><i>h. Public access to, and the use of, open space.</i></p>	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p><u><i>d. Benefits of the proposal</i></u></p> <p><i>Rule 38.11.1 Buildings</i></p> <p><i>Construction, relocation, addition or alteration of any building.</i></p> <p><i>[Non-compliance status is RD]</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>a. Landscape and visual amenity values;</i> <i>b. Scale, intensity and cumulative effects;</i> <i>c. Associated earthworks and landscaping;</i> <i>d. Lighting;</i> <i>e. Provision of water supply, sewerage treatment and disposal, storm water disposal, electricity and communication services;</i> <i>f. Natural Hazards; and</i> <i>g. Effects on the transportation network.</i> <p><i>h. Public access to, and the use of, open space.</i></p> <p><u><i>i. Benefits of the proposal</i></u></p>
<p><i>Rule 38.11.3 Commercial recreation activity and ancillary Commercial activity</i></p> <p><i>38.11.3.1 Commercial recreation activity</i></p> <p><i>38.11.3.2 Commercial activity only where the commercial activity is ancillary to and located on, the same site as, the commercial recreation activity</i></p> <p><i>[Non-compliance status is RD]</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>a. Intensity and scale of the activity and effects on recreation use and amenity values;</i> <i>b. Noise;</i> <i>c. Public access to, and use of the open space;</i> <i>d. Other occupiers or users of the site or adjoining sites;</i> 	<p>The benefits of a proposal are an important consideration and should be taken into account.</p>	<p><i>Rule 38.11.3 Commercial recreation activity and ancillary Commercial activity</i></p> <p><i>38.11.3.1 Commercial recreation activity</i></p> <p><i>38.11.3.2 Commercial activity only where the commercial activity is ancillary to and located on, the same site as, the commercial recreation activity</i></p> <p><i>[Non-compliance status is RD]</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>a. Intensity and scale of the activity and effects on recreation use and amenity values;</i> <i>b. Noise;</i> <i>c. Public access to, and use of the open space;</i> <i>d. Other occupiers or users of the site or adjoining sites;</i>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>e. Infrastructure;</p> <p>f. Access and parking; and</p> <p>g. Effects on the transportation network.</p>		<p>e. Infrastructure;</p> <p>f. Access and parking; and</p> <p>g. Effects on the transportation network.</p> <p><u>h. Benefits of the proposal</u></p>
<p>Table 38.6 Landscape Assessment Matters for Discretionary and Non-complying Activities</p>	<p>We consider there is no need to provide assessment matters for resource consent applications. There is sufficient guidance provided in the applicable objectives, policies and matters of discretion.</p>	<p>Delete table</p>
<p>Visitor Accommodation – Parts 1, 3, 4 and 6</p>		
<p>Rule 7.5.18</p> <p>Residential Visitor Accommodation</p> <p>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>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 7.5.18.1 to 7.5.18.3.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>Rule 7.5.18</p> <p>Residential Visitor Accommodation</p> <p>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>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 7.5.18.1 to 7.5.18.3.</p>
<p>Rule 7.5.19</p> <p>Homestay</p> <p>7.5.19.1 Must not exceed 5 paying guests on a site per night.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p>	<p>Rule 7.5.19</p> <p>Homestay</p> <p>7.5.19.1 Must not exceed 5 paying guests on a site per night.</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>7.5.19.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p> <p>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>7.5.19.5 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.</p> <p>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 7.5.19.1 to 7.5.19.5.</p>	<p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>7.5.19.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p> <p>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>7.5.19.5 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.</p> <p>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 7.5.19.1 to 7.5.19.5.</p>
<p>Rule 8.5.17</p> <p>Residential Visitor Accommodation</p> <p>8.5.17.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>8.5.17.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>8.5.17.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>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 8.5.17.1 to 8.5.17.3.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>Rule 8.5.17</p> <p>Residential Visitor Accommodation</p> <p>8.5.17.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>8.5.17.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>8.5.17.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>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 8.5.17.1 to 8.5.17.3.</p>
<p>Rule 8.5.18</p> <p>Homestay</p> <p>8.5.18.1 Must not exceed 5 paying guests on a site per night.</p> <p>8.5.18.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the</p>	<p>Rule 8.5.18</p> <p>Homestay</p> <p>8.5.18.1 Must not exceed 5 paying guests on a site per night.</p> <p>8.5.18.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>8.5.18.3 <i>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p>8.5.18.4 <i>The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p>8.5.18.5 <i>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.</i></p> <p><i>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 8.5.18.1 to 8.5.18.5.</i></p>	<p>roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>8.5.18.3 <i>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p>8.5.18.4 <i>The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p>8.5.18.5 <i>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.</i></p> <p><i>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 8.5.18.1 to 8.5.18.5.</i></p>
<p><i>Rule 9.5.14</i></p> <p><i>Residential Visitor Accommodation</i></p> <p>9.5.14.1 <i>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p>9.5.14.2 <i>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p>9.5.14.3 <i>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p>9.5.14.4 <i>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p>9.5.14.5 <i>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.</i></p> <p>9.5.14.6 <i>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 9.5.14.1 to 9.5.14.5.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 9.5.14</i></p> <p><i>Residential Visitor Accommodation</i></p> <p>9.5.14.1 <i>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p>9.5.14.2 <i>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p>9.5.14.3 <i>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p>9.5.14.4 <i>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p>9.5.14.5 <i>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.</i></p> <p>9.5.14.6 <i>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 9.5.14.1 to 9.5.14.5.</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Rule 9.5.15</i></p> <p><i>9.5.15</i></p> <p><i>Homestay</i></p> <p><i>9.5.15.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>9.5.15.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>9.5.15.5 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.</i></p> <p><i>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 9.5.15.1 to 9.5.15.5.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 9.5.15</i></p> <p><i>9.5.15</i></p> <p><i>Homestay</i></p> <p><i>9.5.15.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>9.5.15.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>9.5.15.5 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.</i></p> <p><i>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 9.5.15.1 to 9.5.15.5.</i></p>
<p><i>Rule 10.5.9</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>10.5.9.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>10.5.9.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>10.5.9.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>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 10.5.9.1 to 10.5.9.3</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 10.5.9</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>10.5.9.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>10.5.9.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>10.5.9.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>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 10.5.9.1 to 10.5.9.3</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Rule 10.5.10</i></p> <p><i>Homestay</i></p> <p><i>10.5.10.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>10.5.10.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>10.5.10.5 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.</i></p> <p><i>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 10.5.10.1 to 10.5.10.5.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 10.5.10</i></p> <p><i>Homestay</i></p> <p><i>10.5.10.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>10.5.10.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>10.5.10.5 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.</i></p> <p><i>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 10.5.10.1 to 10.5.10.5.</i></p>
<p><i>Rule 11.5.13</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>11.5.13.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>11.5.13.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>11.5.13.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>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 11.5.13.1 to 11.5.13.3.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 11.5.13</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>11.5.13.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>11.5.13.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>11.5.13.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>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 11.5.13.1 to 11.5.13.3.</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>Rule 11.5.14</i></p> <p><i>Homestay</i></p> <p><i>11.5.14.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>11.5.14.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>11.5.14.5 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.</i></p> <p><i>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 11.5.14.1 to 11.5.14.5.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 11.5.14</i></p> <p><i>Homestay</i></p> <p><i>11.5.14.1 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>11.5.14.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>11.5.14.5 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.</i></p> <p><i>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 11.5.14.1 to 11.5.14.5.</i></p>
<p><i>Rule 16.5.12</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>16.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>16.5.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>16.5.12.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>16.5.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>16.5.12.5 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</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 16.5.12</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>16.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>16.5.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>16.5.12.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>16.5.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>16.5.12.5 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</i></p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p>available for inspection by the Council at 24 hours' notice.</p> <p>16.5.12.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>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 16.5.12.1 to 16.5.12.6.</p>		<p>inspection by the Council at 24 hours' notice.</p> <p>16.5.12.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>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 16.5.12.1 to 16.5.12.6.</p>
<p>Rule 16.5.13</p> <p>Homestay</p> <p>16.5.13.1 Must not exceed 5 paying guests on a site per night.</p> <p>16.5.13.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p> <p>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>16.5.13.5 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.</p> <p>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 16.5.13.1 to 16.5.13.5.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>Rule 16.5.13</p> <p>Homestay</p> <p>16.5.13.1 Must not exceed 5 paying guests on a site per night.</p> <p>16.5.13.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p> <p>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>16.5.13.5 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.</p> <p>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 16.5.13.1 to 16.5.13.5.</p>
<p>Rule 41.5.1.12</p> <p>Residential Visitor Accommodation</p> <p>41.5.1.12.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</p> <p>41.5.1.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>41.5.1.12.3 Must comply with the minimum parking requirements for a</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation</p>	<p>Rule 41.5.1.12</p> <p>Residential Visitor Accommodation</p> <p>41.5.1.12.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</p> <p>41.5.1.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>41.5.1.12.3 Must comply with the minimum parking requirements for a residential</p>

Provision (PDP decision version)	Reason for appeal	Relief sought
<p><i>residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>41.5.1.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>41.5.1.12.5 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.</i></p> <p><i>41.5.1.12.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 41.5.1.12.1 to 41.5.1.12.6.</i></p>	<p>premises.</p>	<p><i>unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>41.5.1.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>41.5.1.12.5 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.</i></p> <p><i>41.5.1.12.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 41.5.1.12.1 to 41.5.1.12.6.</i></p>
<p><i>Rule 41.5.1.13</i></p> <p><i>Homestay</i></p> <p><i>41.5.1.13.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</i></p> <p><i>41.5.1.13.2 Must not exceed 3 paying guests on a site per night.</i></p> <p><i>41.5.1.13.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>41.5.1.13.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>41.5.1.13.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>41.5.1.13.6 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.</i></p> <p><i>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 41.5.1.13.1 to 41.5.1.13.6.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 41.5.1.13</i></p> <p><i>Homestay</i></p> <p><i>41.5.1.13.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</i></p> <p><i>41.5.1.13.2 Must not exceed 3 paying guests on a site per night.</i></p> <p><i>41.5.1.13.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>41.5.1.13.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>41.5.1.13.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>41.5.1.13.6 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.</i></p> <p><i>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 41.5.1.13.1 to 41.5.1.13.6.</i></p>

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<p><i>Rule 42.5.9</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>42.5.9.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>42.5.9.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>42.5.9.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>42.5.9.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>42.5.9.5 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.</i></p> <p><i>42.5.9.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 42.5.9.1 to 42.5.9.6.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 42.5.9</i></p> <p><i>Residential Visitor Accommodation</i></p> <p><i>42.5.9.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</i></p> <p><i>42.5.9.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>42.5.9.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</i></p> <p><i>42.5.9.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p><i>42.5.9.5 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.</i></p> <p><i>42.5.9.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>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 42.5.9.1 to 42.5.9.6.</i></p>
<p><i>Rule 42.5.10</i></p> <p><i>Homestay</i></p> <p><i>42.5.10.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</i></p> <p><i>42.5.10.2 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>42.5.10.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>42.5.10.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>42.5.10.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>Rule 42.5.10</i></p> <p><i>Homestay</i></p> <p><i>42.5.10.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</i></p> <p><i>42.5.10.2 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>42.5.10.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>42.5.10.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>42.5.10.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p>

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<p>42.5.10.6 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.</p> <p>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 42.5.10.1 to 42.5.10.6.</p>		<p>42.5.10.6 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.</p> <p>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 42.5.10.1 to 42.5.10.6.</p>
<p>Rule 43.5.14</p> <p>Residential Visitor Accommodation</p> <p>43.5.14.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</p> <p>43.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>43.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>43.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>43.5.14.5 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.</p> <p>43.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>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 43.5.14.1 to 43.5.14.6.</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p> <p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p>Rule 43.5.14</p> <p>Residential Visitor Accommodation</p> <p>43.5.14.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</p> <p>43.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>43.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>43.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>43.5.14.5 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.</p> <p>43.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>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 43.5.14.1 to 43.5.14.6.</p>
<p>Rule 43.5.15</p> <p>Homestay</p> <p>43.5.15.1 May occur within either an occupied residential unit or an occupied</p>	<p>The ability for visitors to be picked up for door-to-door tourism activities should not be excluded.</p>	<p>Rule 43.5.15</p> <p>Homestay</p> <p>43.5.15.1 May occur within either an occupied residential unit or an occupied</p>

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<p><i>residential flat on a site, and must not occur within both on a site.</i></p> <p><i>43.5.15.2 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>43.5.15.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>43.5.15.6 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.</i></p> <p><i>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 43.5.15.1 to 43.5.15.6.</i></p>	<p>There are benefits to providing door to door services and this is to reduce congestion on the roads and could also reduce parking congestion around visitor accommodation premises.</p>	<p><i>residential flat on a site, and must not occur within both on a site.</i></p> <p><i>43.5.15.2 Must not exceed 5 paying guests on a site per night.</i></p> <p><i>43.5.15.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</i></p> <p><i>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</i></p> <p><i>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</i></p> <p><i>43.5.15.6 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.</i></p> <p><i>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 43.5.15.1 to 43.5.15.6.</i></p>