

Te Pūtahi Ladies Mile Structure Plan Area – **DRAFT** provisions

(Amendments to the PDP shown in underline and ~~strikethrough blue text~~)

Chapter 27 – Subdivision & Development

27.3 Location-specific objectives and policies

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Te Pūtahi Ladies Mile Structure Plan area

27.3.17 Objective – Urban development comprising a mix of medium and high density housing, commercial centres, schools, parks and open spaces for active and informal recreation, and a network of walkways and cycleways, that:

- a) complements and integrates with existing urban development and the surrounding landscapes; and
- b) brings about a significant modal shift away from reliance on the private car to enhanced use of public and active transport and creates a community with a strong sense of place.

Policies

27.3.17.1 Require that subdivision and development is undertaken in accordance with the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.XX) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, stormwater management, and walkway / cycleway routes.

27.3.17.2 Ensure that subdivision and development gives effect to the Te Pūtahi Ladies Mile Structure Plan by requiring the subdivision of a whole Sub-Area as shown on the Structure Plan, or that applications for part of a Sub-Area to be accompanied by a Sub-Area Spatial Plan that demonstrates:

- a. the indicative future layout of the Sub-Area, including roads, trails, open spaces, and utility and community infrastructure;
- b. the interrelationship and future integration with adjoining Sub-Areas and (where relevant) other neighbouring properties; and
- c. the landscape treatment and design of streets and other public spaces.

27.3.17.3 Enable flexibility of allotment sizes to ensure that scarce land resources are utilised efficiently for medium and higher density residential activities and for a range of non-residential activities in the commercial centres.

27.3.17.4 Require a range of open spaces and facilities including:

- a. Sports grounds (for active and informal recreation) and associated community activities;
- b. Local parks and ‘door-step play (i.e. play along the way)’ for informal recreation;
- c. A network of walkways and cycleways throughout the Structure Plan area integrating development with Lake Hayes, the Shotover River, the adjacent Ladies Mile suburban settlements, Frankton and the Wakatipu Trails network; and
- d. A coherent and consistent landscaped setback adjacent to State Highway 6 that maintains the key elements of the gateway experience including significant views.

- 27.3.17.5 Require subdivision design to achieve a high quality of urban form by:
- a. [Avoiding the creation of rear lots and cul-de-sacs unless walking and cycling links provide additional connections to streets;](#)
 - b. [Encouraging a predominantly north-south street layout to achieve residential amenity through solar gain and improved visual connections to surrounding landscapes;](#)
 - c. [Promoting a visual connection of development with State Highway 6 through legible frontages with good passive surveillance over the Amenity Access Area;](#)
 - d. [Support visual links north to open spaces at the base of Slope Hill when viewed from intersections on State Highway 6, and the extent of the long range views to Mt Nicholas and the short range views of the Bayonets, Cecil and Walter Peaks to the south and southwest of State Highway 6 as shown on the Structure Plan; and](#)
 - e. [Providing for integration with, and passive surveillance over, streets and public spaces.](#)
- 27.3.17.6 Provide for a safe and efficient transport network that:
- a. [Avoids any new access onto the State Highway other than the intersections shown on the Te Pūtahi Ladies Mile Structure Plan \(Schedule 27.13.XX\);](#)
 - b. [Ensures that public transport can be efficiently and effectively provided within the roading network;](#)
 - c. [Integrates key roading north of the State Highway with existing and planned intersections serving development south of the State Highway to encourage and facilitate trips, including vehicle, walking and cycling trips, between the south and north sides of the State Highway; and](#)
 - d. [Ensures that the standard and layout of internal road connections account for long-term traffic demand without the need for subsequent retrofitting or upgrade.](#)
 - e. [Prioritises the safe and efficient movement of walking, cycling, and public transport routes over private vehicular use.](#)
- 27.3.17.7 Require the design of a comprehensive stormwater management system that:
- a. [Utilises land identified on the Te Pūtahi Ladies Mile Structure Plan for stormwater management or retains it for that purpose;](#)
 - b. [Adopts low impact and other design methods that avoid potential adverse effects of stormwater discharges to Lake Hayes, the Shotover and Kawarau Rivers, the State Highway network, and groundwater resources; and](#)
 - c. [Provides for temporary onsite stormwater management for developments undertaken prior to the implementation of an area-wide stormwater management system.](#)
- 27.3.17.8 Provides for a high level of landscape amenity by:
- a. [Utilising extensive amenity planting in public and private outdoor areas; and](#)
 - b. [Using both native and exotic planting to increase ecological values and complement local character.](#)

27.5 Rules – Subdivision

	Subdivision Activities - District Wide	Activity Status
...		
27.5.7	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <p>...</p> <ol style="list-style-type: none"> 2. Medium Density Residential Zone 3. High Density Residential Zone 4. Town Centre Zones <p>...</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; l. ecological and natural values; m. historic heritage; n. easements. <p>For the avoidance of doubt, where a site is governed by a Structure Plan that is included in the District Plan, subdivision activities shall be assessed in accordance with Rule 27.7</p>	RD

27.6 Rules – Standards for Minimum Lot Areas

No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

Zone		Minimum Lot Area
...		
Residential	High Density	450m ²
	High Density within the Te Pūtahi Ladies Mile Structure Plan area	No minimum
	Medium Density	250m ²
	Medium Density within the Te Pūtahi Ladies Mile Structure Plan area	No minimum

27.7 Zone – Location Specific Rules

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Zone		Activity Status
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plan 27.13.7 Criffel Station, 27.3.9 at Frankton North, and 27.13.XX at Te Pūtahi Ladies Mile).	C
...		
27.7.14	Te Pūtahi Ladies Mile	
	<p>27.7.14.1 Subdivision of land within the Te Pūtahi Ladies Mile Structure Plan 27.13.XX.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters contained in Rule 27.5.7; b. the impact of the proposed subdivision on the future implementation of the Structure Plan; c. the spatial layout of the subdivision and the Sub-Area, including relationships to and integration with other Sub-Areas; d. how the subdivision design will enable the achievement of the minimum residential density requirements set out in the relevant Zone provisions; e. the methods proposed for ensuring that building typologies provide for a diversity of housing choice (taking into account the zoning of the land). f. within Sub-Area H, the impact of built development and associated landscaping on viewshafts from SH6 as shown on the Structure Plan; g. within Sub-Area B, the impact of development on existing established vegetation identified on the Structure Plan; 	RD

Zone		Activity Status
	<p><u>h.</u> <u>within Sub-Area A, the establishment of the "Landscape Buffer Area" shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity.</u></p> <p><u>Information requirements:</u></p> <p><u>a.</u> <u>Where the subdivision is not for the entire Sub-Area (as shown on Structure Plan 27.13.XX) within which the proposed subdivision is located, the application for subdivision must be accompanied by a Sub-Area Spatial Plan that shows, with supporting information as necessary:</u></p> <p><u>i.</u> <u>Roads, walkways and cycleways throughout the Sub-Area including Indicative Roads as shown on the Structure Plan and where these will connect to adjoining Sub-Areas and (where relevant) neighbouring properties and (where relevant) State Highway 6, including intersection layout and design;</u></p> <p><u>ii.</u> <u>Open spaces, and their intended function(s), including those open spaces required by the Structure Plan, Indicative Parks as shown on the Structure Plan, and any additional open spaces necessary to serve the future needs of the subdivision and the wider Sub-Area;</u></p> <p><u>iii.</u> <u>Three waters infrastructure, including temporary onsite stormwater management where a central stormwater management system is not yet available, including provision for a future connection to a central system, and where these will connect to adjoining Sub-Areas and (where relevant) neighbouring land;</u></p> <p><u>iv.</u> <u>Evidence of consultation undertaken with other landowners within the same Sub-Area.</u></p> <p><u>b.</u> <u>A statement demonstrating how the subdivision layout will enable diversity of future building typology on the sites created, to offer maximum choice for residential or business owners or tenants, and any methods (including by way of consent notices on the titles to be created, or other instrument) to ensure such diversity.</u></p> <p><u>c.</u> <u>Where the subdivision includes land adjacent to the Slope Hill Stormwater Interface on the Structure Plan, detail of how runoff from Slope Hill will be directed to the Stormwater Retention Areas or swales shown on Structure Plan.</u></p>	
	<p><u>27.7.14.2</u> <u>Subdivision that is inconsistent with Structure Plan 27.13.XX, except that the location where roads intersect with State Highway 6 or Lower Shotover Road may be varied by up to 5m where required to achieve integration with these intersections.</u></p>	<p><u>NC</u></p>

...

27.7.15 The dimensions of lots in the following zones, other than for access, utilities, reserves or roads, shall be able to accommodate a square of the following dimensions:

Zone		Minimum Dimensions (m = Metres)
Residential	Medium Density Except that this rule does not apply in the Te Pūtahi Ladies Mile Structure Plan area	12m x 12m
...

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27.9 Assessment Matters for Resource Consents

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27.9.8 Restricted Discretionary Activity – Subdivision Activities within the Te Pūtahi Ladies Mile Structure Plan Area

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rule 27.7.14.1, the Council shall have regard to the following assessment matters:

27.9.8.1 Assessment Matters in relation to Rule 27.7.14.1

- a. The matters identified under Rule 27.9.3.1 as it applies to the Te Pūtahi Ladies Mile Structure Plan area;
- b. The consistency with the Structure Plan located in Schedule 27.13.XX and the relevant location-specific objectives and policies in Part 27.3;
- c. The extent to which a Sub-Area Spatial Plan provides logical integration of infrastructure, including roading (including walking and cycling networks), parks and open spaces, within the subarea and, where relevant, adjoining Sub-Areas taking into account the matters in d below
- d. The extent to which:
 - i. the configuration of sites is suitable for future development:
 - (a) to accommodate development intended by the Zone;
 - (b) that encourages integration with, and passive surveillance over, streets and public spaces;
 - (c) to enable sunlight and an appropriate level of privacy for future residential units;
 - (d) to ensure safe, legible and convenient pedestrian, cycling and vehicle access, including through limiting block lengths;
 - (e) that avoids the use of cul-de-sac roads or private ways unless these are short (less than 50m) or walking and cycling connections are provided to other streets;
 - (f) that encourages interaction with, and visual surveillance over, the State Highway through considering the future layout and orientation of adjacent sites and their likelihood to result in direct pedestrian to the State Highway, or a road or private

way, or the use of detailed façades and direct or gated access from a State Highway-fronting yard.

- ii. the subdivision design provides for:
 - (a) development of reserves and public open spaces which are suitably designed for the intended function;
 - (b) coordinated and appropriately designed and located infrastructure consistent with Council standards, including the provision of a contribution to the upgrade of existing infrastructure to accommodate future development where appropriate;
 - (c) the appropriate management of stormwater through water sensitive design;
 - (d) the retention of mature existing vegetation where possible, and the introduction of new native vegetation, to contribute to the character and amenity of the future development;
 - (e) ensuring that existing natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design;
- e. The extent to which the subdivision will help achieve the density expected in the residential zones, taking into account the information requirements in Rule 27.7.14.1, including whether any design parameters are to be secured through an appropriate legal mechanism;
- f. The extent to which the subdivision will help achieve diversity of housing choice, including whether any parameters relating to building typologies are to be secured through an appropriate legal mechanism.

27.10 Rules – Non-Notification of Applications

Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:

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- e. Where the proposal is located within the Te Pūtahi Ladies Mile Structure Plan area and the application does not include evidence of consultation with other landowners within the same Sub-Area.

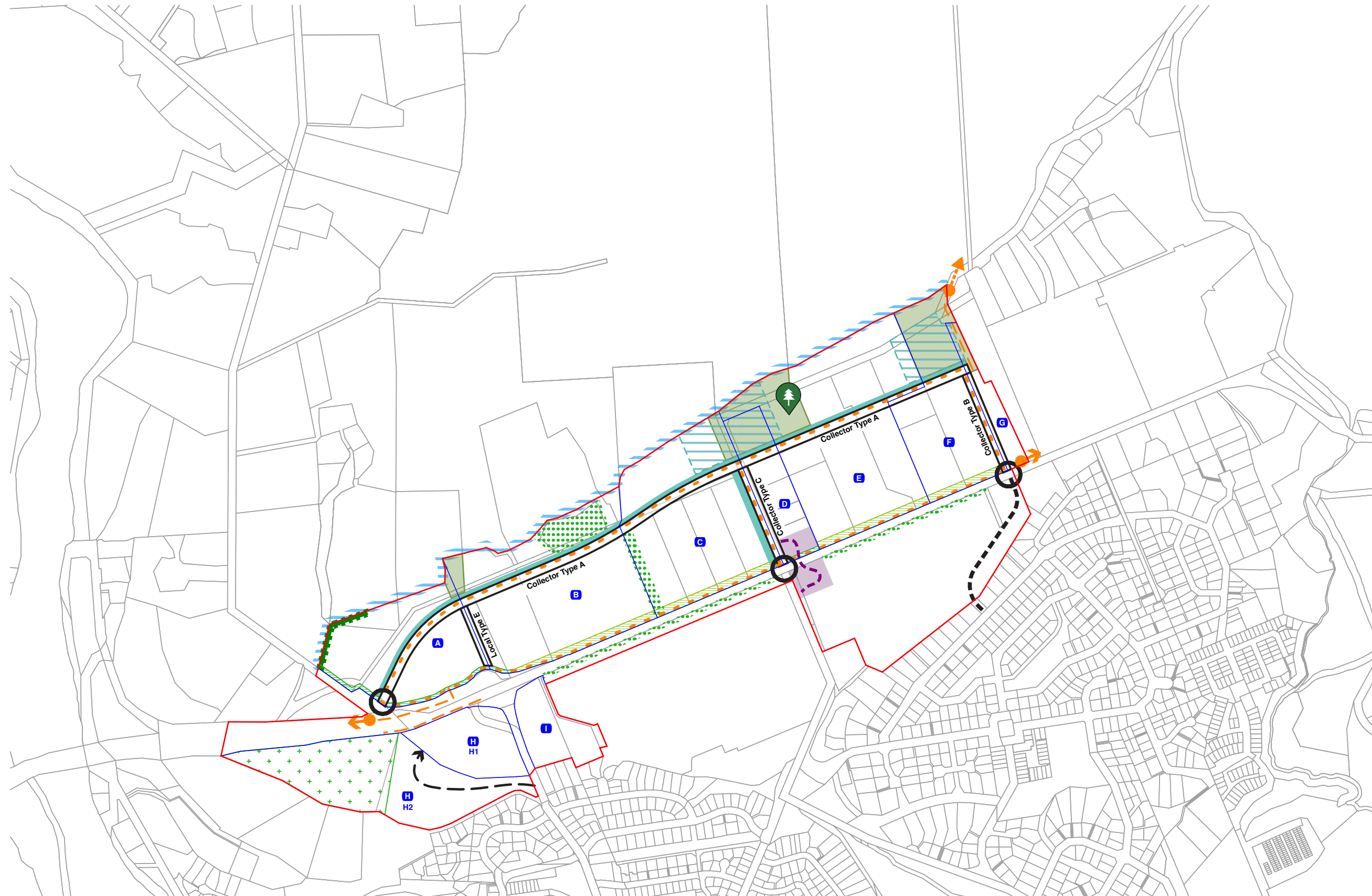
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27.13 Structure Plans

27.13.XX Te Pūtahi Ladies Mile Structure Plan

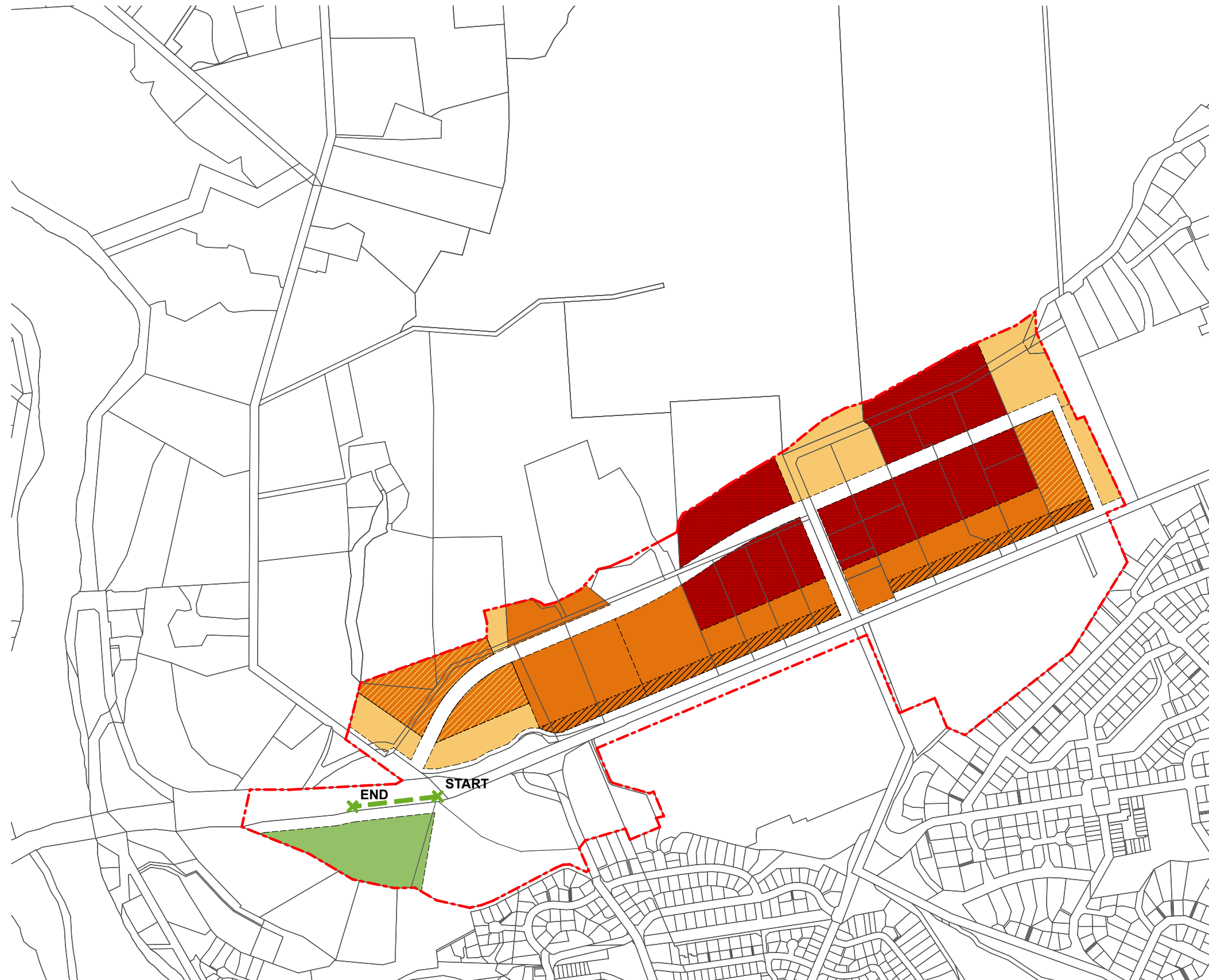
Te Pūtahi Ladies Mile Structure Plan - General

1:10,000 @ A3
1:5,000 @ A1
100m 200m



- Key**
- Structure Plan Extent
 - Proposed Roundabout Intersection
 - Structure Plan Roads
 - Road Link
 - Vehicle Access Provision
 - Indicative Underpass
 - Underpass Curtilage Area
 - Major Active Travel Route
 - Active Travel Access Provision
 - ➔ Active Travel connection to existing routes
 - ➔ Potential future Active Travel link
 - Amenity Access Area 20m
 - Amenity Access Area 10m
 - Open Space
 - 🌳 Community Park 1.5-2Ha location to be coordinated with stormwater
 - 🌳 Existing Trees to be retained
 - Landscape Buffer
 - Stormwater Swale
 - Stormwater Management Area (Indicative Extent)
 - Slope Hill Stormwater Interface (Indicative Extent)
 - View Protection - refer to Building Heights for View Shaft
 - A Sub-Area

Te Pūtahi Ladies Mile Structure Plan - Building Heights



Key

- Structure Plan Extent
- 8m max
- 13m max
- min 2 storey overlay
- max 3 storey overlay
- 24.5m max
- Set RL = 360m AMSL

View Shaft

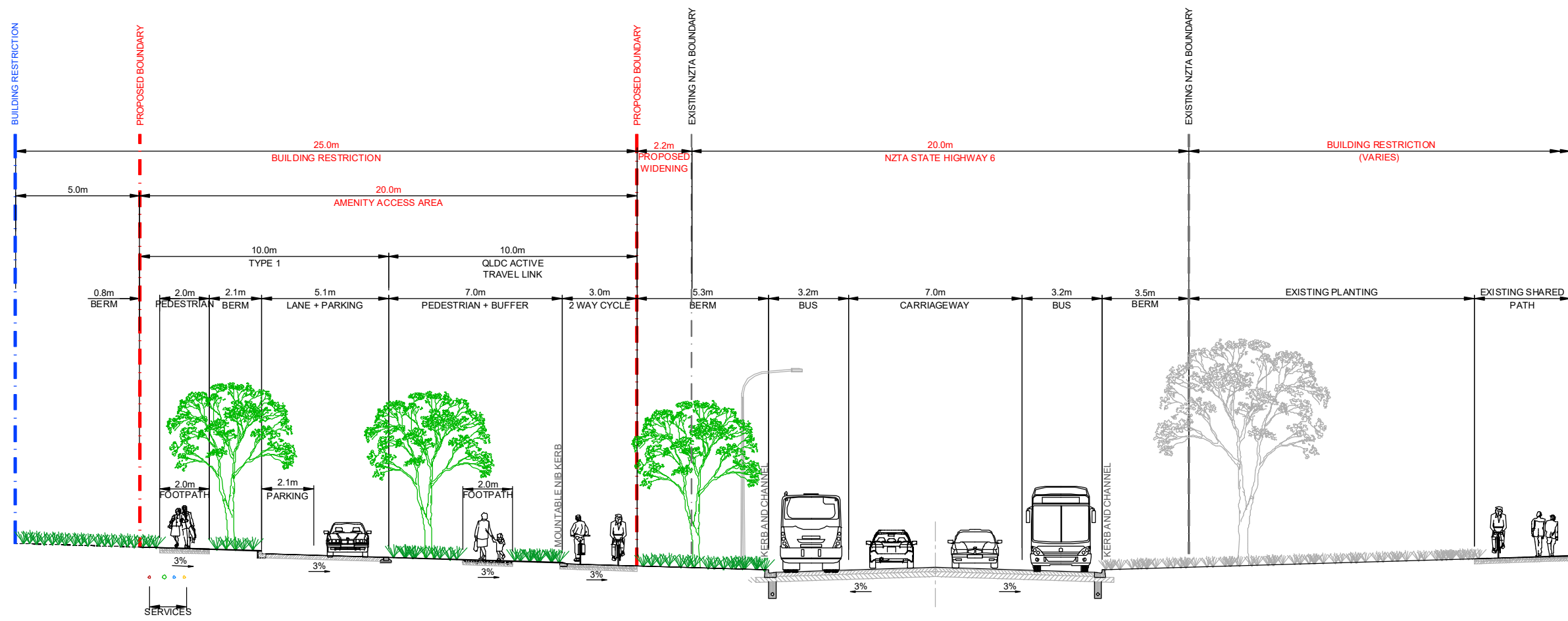


START

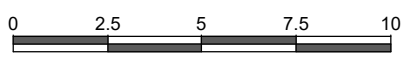


END

Te Pūtahi Ladies Mile Structure Plan - Roading Sections



STATE HIGHWAY 6 TYPICAL ROAD SECTION
SCALE 1:200m @ A3



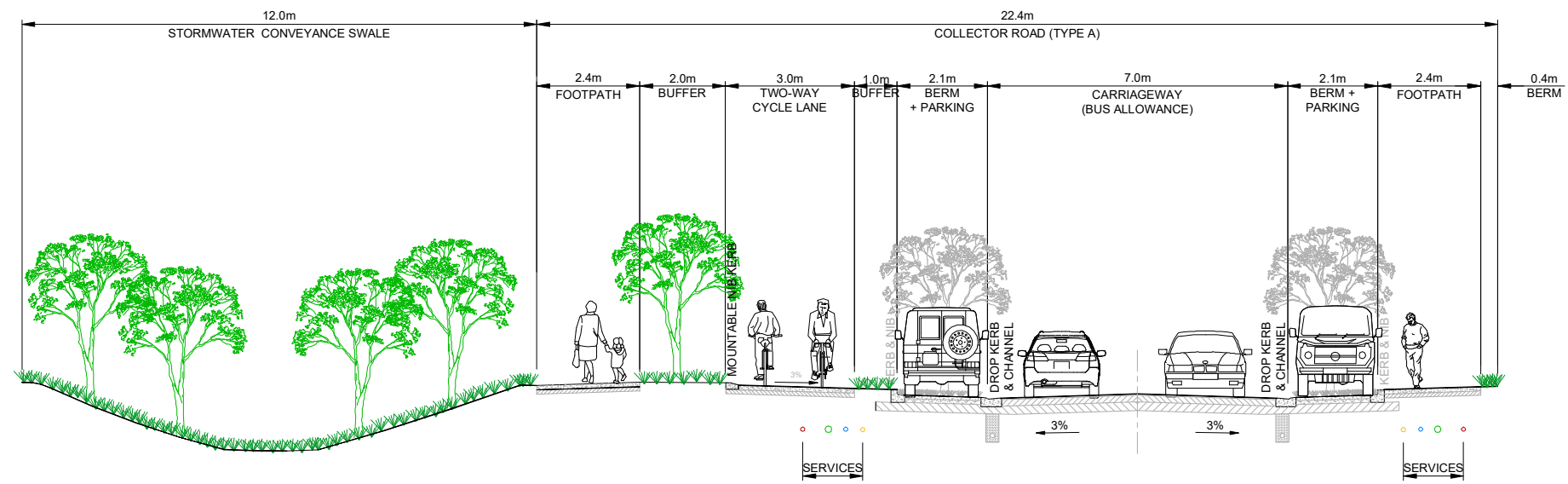
REV	DESCRIPTION	BY	APPVD	DATE
-	FOR DISCUSSION ONLY	AIC	AIC	22-03-21



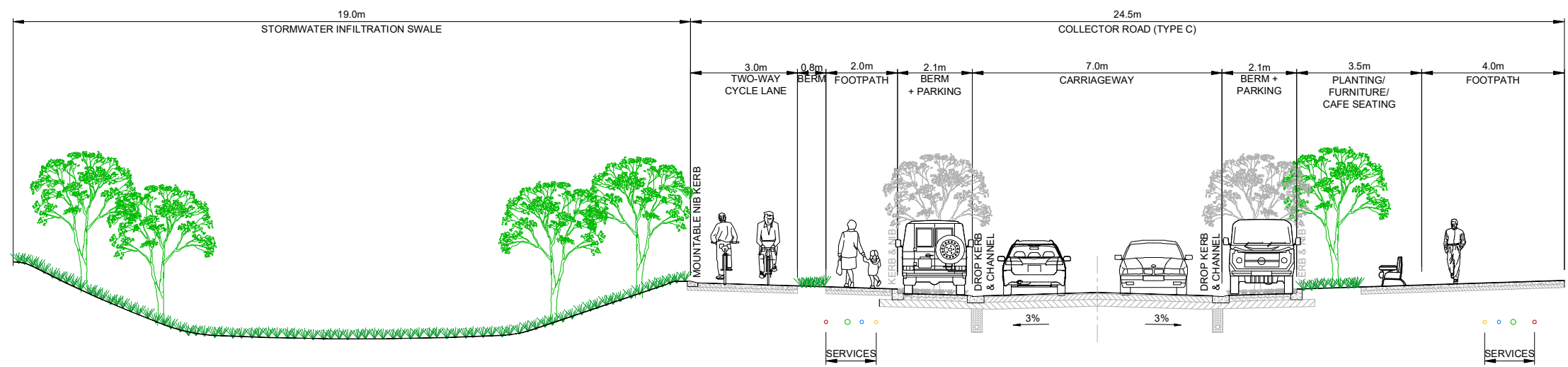
PROJECT
**LADIES MILE
TYPICAL ROAD SECTION
(SHEET 1 OF 3)**

CLIENT
**QUEENSTOWN LAKES
DISTRICT COUNCIL**

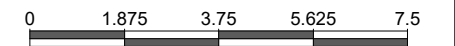
PURPOSE FOR DISCUSSION ONLY		
DESIGN DRAWN CHECK	AIC BH	APPROVED BY DATE
PROJECT NO. 1457		DRAWING NO. 3-500
SCALE 1:200 @ A3		REV. -



22.4m WIDE COLLECTOR ROAD TYPE A
SCALE 1:150m @ A3



24.5m WIDE COLLECTOR ROAD TYPE C
SCALE 1:150m @ A3



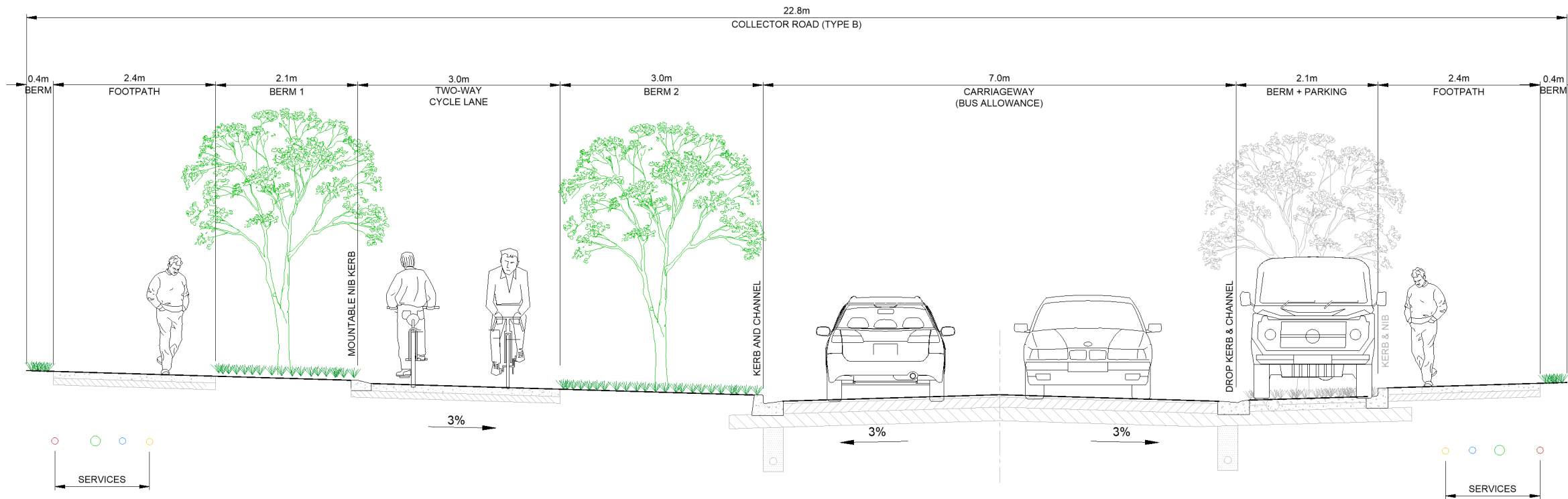
REV	DESCRIPTION	BY	APPVD	DATE
-	FOR DISCUSSION ONLY	AIC	AIC	22-03-21



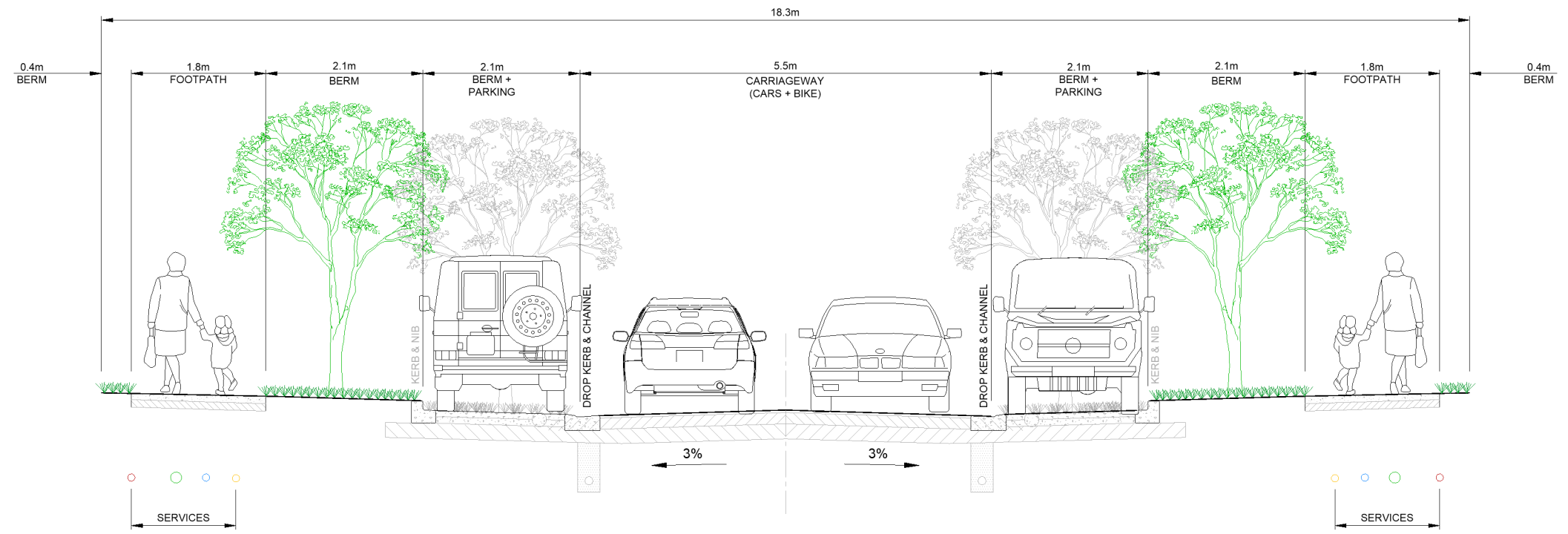
PROJECT
**LADIES MILE
TYPICAL ROAD SECTIONS
(SHEET 2 OF 3)**

CLIENT
**QUEENSTOWN LAKES
DISTRICT COUNCIL**

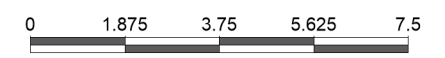
PURPOSE		
FOR DISCUSSION ONLY		
DESIGN DRAWN CHECK	AIC BH	SCALE 1:150 @ A3
APPROVED BY DATE	BH MAR 2021	REV.
PROJECT NO.	DRAWING NO.	REV.
1457	3-501	-



22.8m WIDE COLLECTOR ROAD TYPE B
SCALE 1:150m @ A3



18.3m WIDE LOCAL ROAD TYPE E
SCALE 1:150m @ A3



REV	DESCRIPTION	BY	APPVD	DATE
-	FOR DISCUSSION ONLY	AIC	AIC	22-03-21



PROJECT
**LADIES MILE
TYPICAL ROAD SECTIONS
(SHEET 3 OF 3)**

CLIENT
**QUEENSTOWN LAKES
DISTRICT COUNCIL**

PURPOSE FOR DISCUSSION ONLY		
DESIGN DRAWN CHECK	AIC BH	APPROVED BY DATE
PROJECT NO. 1457		DRAWING NO. 3-502
REV.		-

Chapter 7 – Lower Density Suburban Residential Zone

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7.2 Objectives and Policies

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[7.2.6.4](#) [Manage the total number of residential units provided for within the Te Pūtahi Ladies Mile Structure Plan area and the provision of transport infrastructure to avoid significantly increasing adverse effects on the safe and efficient operation of State Highway 6.](#)

7.5 Rules – Standards

	Standards for activities located in the Lower Density Suburban Residential Zone	Non-compliance status						
7.5.1	<p>Building Height (for flat sites)</p> <p>7.5.1.1 Wānaka and Hāwea: Maximum of 7 metres.</p> <p>7.5.1.2 Arrowtown: Maximum of 6.5 metres.</p> <p>7.5.1.3 All other locations: Maximum of 8 metres.</p> <p>7.5.1.4 Within the View Protection Area shown on the Te Pūtahi Ladies Mile Structure Plan in Schedule 27.13.XX: No building shall protrude through 360 MASL</p>	NC						
7.5.2	<p>Building Height (for sloping sites)</p> <p>7.5.2.1 Arrowtown: Maximum of 6 metres.</p> <p>7.5.2.2 Lake Avenue Height Restriction Area on the District Plan web mapping application: No building or any part of a building shall protrude through 343.50 MASL</p> <p>7.5.2.3 In all other locations: Maximum of 7 metres.</p> <p>7.5.2.4 Within the View Protection Area shown on the Te Pūtahi Ladies Mile Structure Plan in Schedule 27.13.XX: No building shall protrude through 360 MASL</p>	NC						
...	...							
7.5.20	<p>Integrating development with infrastructure at Te Pūtahi Ladies Mile Within the Te Pūtahi Ladies Mile Structure Plan area, development in the Sub-Areas listed below may not proceed unless the corresponding infrastructure item as shown on the Structure Plan in Schedule 27.13.XX is provided for:</p> <table border="1"> <thead> <tr> <th>Sub-Area</th> <th>Infrastructure Item</th> </tr> </thead> <tbody> <tr> <td>H1</td> <td> Bus stops on State Highway 6, west of the Stalker Road roundabout Active Travel link to State Highway 6 bus stops At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout </td> </tr> <tr> <td>H2</td> <td> Bus stops on State Highway 6, west of the Stalker Road roundabout Vehicle access from Stalker Road via Sub-Area H1 </td> </tr> </tbody> </table>	Sub-Area	Infrastructure Item	H1	Bus stops on State Highway 6, west of the Stalker Road roundabout Active Travel link to State Highway 6 bus stops At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout	H2	Bus stops on State Highway 6, west of the Stalker Road roundabout Vehicle access from Stalker Road via Sub-Area H1	NC
Sub-Area	Infrastructure Item							
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H2	Bus stops on State Highway 6, west of the Stalker Road roundabout Vehicle access from Stalker Road via Sub-Area H1							

	Standards for activities located in the Lower Density Suburban Residential Zone		Non-compliance status								
		At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout									
	!	Bus stops on State Highway 6, west of the Stalker Road roundabout Bus stops on State Highway 6, west of the Stalker Road roundabout At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout									
7.5.21	<p>Maximum Number of Residential Units at Te Pūtahi Ladies Mile</p> <p>Within the Te Pūtahi Ladies Mile Structure Plan area, the total number of residential units shall not exceed the maximums in the table below:</p> <table border="1"> <thead> <tr> <th>Sub-Area (as shown on the Te Pūtahi Ladies Mile Structure Plan)</th> <th>Maximum number of residential units</th> </tr> </thead> <tbody> <tr> <td>Sub-Area H1</td> <td>60</td> </tr> <tr> <td>Sub-Area H2</td> <td>38</td> </tr> <tr> <td>Sub-Area I</td> <td>30</td> </tr> </tbody> </table>		Sub-Area (as shown on the Te Pūtahi Ladies Mile Structure Plan)	Maximum number of residential units	Sub-Area H1	60	Sub-Area H2	38	Sub-Area I	30	NC
Sub-Area (as shown on the Te Pūtahi Ladies Mile Structure Plan)	Maximum number of residential units										
Sub-Area H1	60										
Sub-Area H2	38										
Sub-Area I	30										

Chapter 8 – Medium Density Residential

8.1 Zone Purpose

The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Lower Density Suburban Residential Zone. In conjunction with the High Density Residential Zone and Lower Density Suburban Residential Zone, this zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on small sites of 250m² or greater, [except within the Medium Density Residential Zone at Te Putahi Ladies Mile where greater flexibility of lot size is provided to support a diverse range of housing choice](#). The zone will undergo changes to existing densities and built form characteristics over time to provide for the social, economic, cultural and environmental wellbeing of the District's community. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is anticipated in the Lower Density Suburban Residential Zone, the zone incorporates development controls to ensure that the reasonable maintenance of amenity values is maintained. Building height will be generally two storeys, [except within the Medium Density Residential Zone at Te Putahi Ladies Mile where a greater building height is enabled to achieve the density required to support a shift to active and public transport modes](#).

Development will be required to achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, where a resource consent is required, consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2016. [At Te Pūtahī Ladies Mile, assessment matters will need to be considered](#).

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8.2 Objectives and Policies

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[Te Pūtahī Ladies Mile Structure Plan area](#)

[8.2.12 Objective – Development requires greater residential intensity and diversity of housing choice to promote affordability, a self-sustaining community, and modal shift through enhanced use of public and active transport.](#)

[Policies](#)

[8.2.12.1 Promote affordability and diversity of housing by:](#)

- [a. Maximising choice for residents by requiring residential development to provide a range of typologies including terrace, semi-detached, duplex, townhouse, or apartment housing, and a range of unit sizes and bedroom numbers.](#)
- [b. Requiring residential development to achieve an average density which complements the existing lower and medium densities available in the developments south of the State](#)

Highway and the higher density available in other areas within the Te Pūtahi Ladies Mile Structure Plan area.

- c. Avoiding low density housing typologies, including single detached residential units within the zone.

8.2.12.2 Manage the total number of residential units provided for within the Te Pūtahi Ladies Mile Structure Plan area to avoid significantly increasing adverse effects on the safe and efficient operation of State Highway 6.

8.2.13 **Objective – Development complements and integrates with existing urban development at Te Pūtahi Ladies Mile and development south of State Highway 6.**

Policies

8.2.13.1 Require that development is undertaken in accordance with the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.XX) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks and walkway / cycleway routes.

8.2.13.2 Encourage development to be consistent with the spatial layout as shown on any existing Sub-Area Spatial Plan included as part of an approved subdivision.

8.2.13.3 Ensure development is coordinated with the provision of key transport infrastructure items to promote connections with development south of State Highway 6 and support to a mode shift to public and active transport modes.

8.2.13.4 Enable education activities and ensure that any potential adverse effects of the activities, including buildings, on neighbourhood amenity are minimised by:

- a. promoting a high standard of building design and site design including the location of open space and setbacks;
- b. the efficient provision and design of vehicle access and carparking.

8.2.14 **Objective – An attractive built environment that positively responds to streets and open spaces while providing a high level of residential and neighbourhood amenity.**

Policies

8.2.14.1 Require high quality building design and site design that promotes and supports neighbourhood amenity values, reflects the highly visible location close to the state highway, and that is appropriate in the setting adjacent to the outstanding natural feature of Slope Hill.

8.3 Other Provisions and Rules

...

8.3.2 Interpreting and Applying the Rules

...

8.3.2.10 Activities located within the Te Pūtahi Ladies Mile Structure Plan in Schedule 27.13.XX must comply with the Te Pūtahi Ladies Mile specific standards in Table 3 rather than the general standards in Table 2.

8.4 Rules – Activities

...

	Activities located in the Medium Density Residential Zone	Activity Status
...	...	
8.4.6	Residential unit 8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1) 8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site, except where provided for in Rules 8.4.27 and 8.4.28	P
...
8.4.10	Residential unit, except as provided for under Rules 8.4.27 and 8.4.28 ... Discretion is restricted to: <ol style="list-style-type: none"> a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area; b. building dominance relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy for occupants of the subject site and neighbouring sites; e. in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide; f. street activation; g. parking and access layout: safety, efficiency and impacts on onstreet parking and neighbours; h. design and integration of landscaping; ...	RD
...
8.4.27	Two or more residential units per site in the Te Pūtahi Ladies Mile Structure Plan area. Discretion is restricted to: <ol style="list-style-type: none"> a. The matters listed in Rule 8.4.10; b. The Te Pūtahi Ladies Mile Assessment Matters for Residential Design at Section 8.7; c. The spatial layout of the development, including relationships to and integration with other Sub-Areas; d. The range of unit to achieve a diverse range of residential housing choice, including size, typology and affordability; Information requirements: Where there is no existing Sub-Area Spatial Plan included as part of an approved subdivision of the land where the residential units will be located, the application must be accompanied by a Sub-Area Spatial Plan that shows, with supporting information as necessary: <ol style="list-style-type: none"> i. Roads, walkways and cycleways throughout the Sub-Area including Indicative Roads as shown on the Structure Plan and where these will connect to adjoining Sub-Areas and 	RD

	Activities located in the Medium Density Residential Zone	Activity Status
	<p><u>(where relevant) neighbouring properties and (where relevant) State Highway 6, including intersection layout and design;</u></p> <p>ii. <u>Open spaces, and their intended function(s), including those open spaces required by the Structure Plan, Indicative Parks as shown on the Structure Plan, and any additional open spaces necessary to serve the future needs of the subdivision and the wider Sub-Area;</u></p> <p>iii. <u>Three waters infrastructure, including temporary onsite stormwater management where a central stormwater management system is not yet available, including provision for a future connection to a central system, and where these will connect to adjoining Sub-Areas and (where relevant) neighbouring land;</u></p> <p>iv. <u>Evidence of consultation undertaken with other landowners within the same Sub-Area.</u></p>	
8.4.28	<u>One residential unit per site on land within the Te Pūtahi Ladies Mile Structure Plan area, except that this rule shall not apply to a residential unit that is attached to residential units on other sites.</u>	<u>NC</u>
8.4.29	<p><u>Education Activities, including buildings, within the Te Pūtahi Ladies Mile Structure Plan area</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Location and external appearance of buildings;</u></p> <p>b. <u>Traffic generation, access and parking;</u></p> <p>c. <u>Provision for walkways, cycleways and pedestrian linkages;</u></p> <p>d. <u>Infrastructure and servicing; and</u></p> <p>e. <u>Noise effects.</u></p>	<u>RD</u>

8.5 Rules – Standards

Table 2	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
...		

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
8.5.20	<u>Development shall be undertaken in accordance with the Structure Plan at 27.13.XX</u>	<u>NC</u>
8.5.21	<p><u>Density</u></p> <p><u>Development shall achieve an average density of 40 residential units per hectare (+/- 5%) across the gross developable area of the Sub-Area the site is located in.</u></p> <p><u>For the purpose of this rule, gross developable area of a Sub Area means the land within the Sub-Areas shown on the Structure Plan, excluding the following:</u></p> <p>a. <u>Building Restriction areas as shown on the planning maps;</u></p> <p>b. <u>Roads, Open Space, Stormwater Swales, Stormwater Management Areas, Amenity Access Areas and Landscape Buffer as shown on the Structure Plan</u></p>	<u>NC</u>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
	<u>But including any vested or private roads, reserves, accesses and walkways not shown on the Structure Plan.</u>	
<u>8.5.22</u>	<p><u>Building Height</u></p> <p><u>8.5.22.1 Building height must not exceed the maximums shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p> <p><u>8.5.22.2 Buildings must achieve the minimum number of storeys where specified on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>a. Any sunlight, shading or privacy effects;</u> <u>b. External appearance, location and visual dominance of the building; and</u> <u>c. Effects on the ability to achieve the residential density required.</u>
<u>8.5.23</u>	<p><u>Recession Plane</u></p> <p><u>Buildings must not project beyond the following:</u></p> <p><u>8.5.23.1 Northern boundary: A 55-degree recession plane measured 2.5m above the boundary;</u></p> <p><u>8.5.23.2 Western and Eastern boundaries: A 45-degree recession plane measured 2.5m above the boundary;</u></p> <p><u>8.5.23.3 Southern boundary: A 35-degree recession plane measured 2.5m above the boundary.</u></p> <p><u>Exclusions:</u></p> <ul style="list-style-type: none"> <u>a. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</u> <u>b. Recession planes do not apply to site boundaries adjoining a Town Centre Zone, fronting a road, swale, side boundaries, or adjoining a park or reserve.</u> 	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>a. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u> <u>b. Effects on any significant public views;</u> <u>c. External appearance, location and visual dominance of the building as view from the street and adjacent properties.</u>
<u>8.5.24</u>	<p><u>Landscaped permeable surface</u></p> <p><u>8.5.24.1 At least 25% of the site area shall comprise permeable surface.</u></p> <p><u>8.5.24.2 A minimum of 1 specimen tree (PB45L) and 3m² of soft landscaping shall be located between the road boundary and the front elevation of any building.</u></p> <p><u>8.5.24.3 A minimum of 2 specimen trees (PB45L) and 30% vegetation cover (excluding outdoor living space) located between the building and internal boundaries.</u></p>	<u>NC</u>

<u>Table 3</u>	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
<u>8.5.25</u>	<u>Roof colour</u> <u>The roof of any new building or any building alterations that result in a change in roofing material, shall be coloured within the range of browns, greens, greys and blue greys.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. Effects on the landscape character and visual effects on Slope Hill when viewed from above</u>
<u>8.5.26</u>	<u>Building Coverage</u> <u>A maximum of 45%.</u>	<u>RD</u> <u>Discretion is restricted to the following:</u> <u>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u> <u>b. external amenity values for future occupants of buildings on the site;</u>
<u>8.5.27</u>	<u>Minimum boundary setbacks</u> <u>8.5.27.1 Road boundaries: 3m</u> <u>8.5.27.2 All other boundaries: 1.5m</u> <u>8.5.27.3 Garages shall be setback at least 6m from a road boundary.</u> <u>Exclusions:</u> <u>a. Setbacks do not apply to site boundaries where a common or party wall is proposed between two buildings on adjacent sites.</u> <u>b. Roof eaves, entrance awnings, window shading/screening devices and other building elements that provide shelter can extend into the road boundary setback by up to 1.5m on buildings up to a maximum of two storeys in height.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u> <u>b. External appearance, location and visual dominance of the building as view from the street and adjacent properties.</u>
<u>8.5.28</u>	<u>Outlook Space</u>	<u>RD</u> <u>Discretion is restricted to:</u>

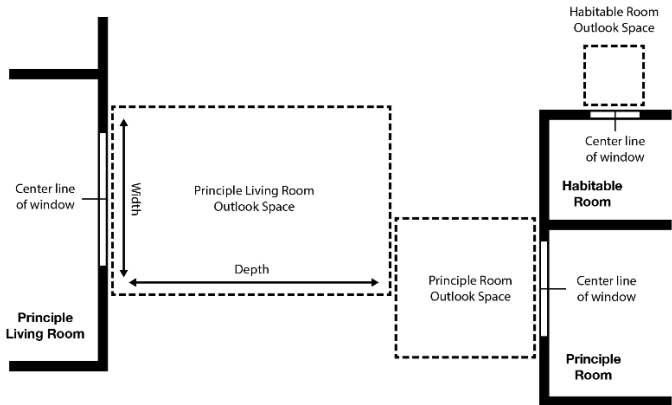
Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
	<p>An outlook space that meets the following standards must be provided from the face of a building containing windows to a habitable room in a residential unit:</p> <p><u>8.5.28.1</u> <u>Principal living room:</u> <u>1-2 storeys: 10m in depth and 4m wide</u> <u>3 storeys: 12m in depth and 4m wide</u></p> <p><u>8.5.28.2</u> <u>Principal bedroom: 3m in depth and 3m wide</u></p> <p><u>8.5.28.3</u> <u>All other habitable rooms: 1m in depth and 1m wide</u></p> <p><u>Notes:</u></p> <p>a. <u>Outlook spaces are to be the same height as the floor height of the building face to which it applies, with the depth to be measured at right angles from the window to which it applies.</u></p> <p>b. <u>Outlook spaces from different rooms within the same residential unit may overlap.</u></p> <p>c. <u>Outlook spaces may be within the site or over a public street, swale, or other public open space. They must not extend over adjacent private sites.</u></p> <p>d. <u>Outlook spaces must be clear and unobstructed by buildings.</u></p> 	<p>a. <u>Effects on residential amenity;</u></p> <p>b. <u>Alternatives to achieve the same or better outcome.</u></p>
<p><u>8.5.29</u></p>	<p><u>Outdoor living space</u></p> <p><u>Each residential unit shall have an outdoor living space that meets the following standards:</u></p> <p><u>8.5.29.1</u> <u>At ground level: Minimum area of 20m², which can be comprised of ground floor and/or balcony/roof terrace space with a minimum dimension of 4m for ground level and 1.8m for above ground level.</u></p> <p><u>8.5.29.2</u> <u>Above ground level: Minimum area of –</u> <u>1 bedroom unit: 8m²</u> <u>2 bedroom unit: 10m²</u> <u>3 or more-bedroom unit: 12m²</u> <u>with a minimum dimension of 1.5m.</u></p> <p><u>8.5.29.3</u> <u>All outdoor living space must be directly accessible from the residential unit and must be free from buildings, parking spaces, servicing and manoeuvring areas and the main access shall have a covered awning at least 1.5m in depth and extending at least 0.5m either side of the access.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on residential amenity;</u></p> <p>b. <u>Alternatives to achieve the same or better outcome.</u></p>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
	<p><u>8.5.29.4</u> Buildings with 4 or more residential units above ground level shall provide an additional 4m² of common space per bedroom. Common space must be landscaped, free of vehicles and accessible.</p> <p><u>Exclusions:</u> Rule 8.5.29.4 does not apply where the building is within 100m walking distance of a public park.</p>	
<u>8.5.30</u>	<p><u>Glare</u></p> <p><u>8.5.30.1</u> All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p><u>8.5.30.2</u> No activity on any site shall result in 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.</p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects of light and glare on amenity values, the transportation network and the night sky</u></p>
<u>8.5.31</u>	<p><u>Building separation within sites</u></p> <p><u>The minimum separation distance between buildings containing residential units within the development site shall comply with the following:</u></p> <p><u>8.5.31.1</u> Up to two storeys: 2m 3 storeys: 4m</p> <p><u>Except that this shall not apply to terraced or otherwise attached buildings.</u></p> <p><u>8.5.31.2</u> Where there is a difference in the number of storeys of the two buildings, the larger separation distance shall apply.</p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>External appearance, location and visual dominance of the building;</u></p> <p>b. <u>Effects on residential amenity</u></p>
<u>8.5.32</u>	<p><u>Fencing</u></p> <p><u>Any fencing located between any road boundary or boundary with a reserve or swale shall have a maximum height of 1.2m, except that fences may be up to 1.8m where they are visually permeable.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on passive surveillance of the street;</u></p>
<u>8.5.33</u>	<p><u>Residential Storage</u></p> <p><u>Every residential unit shall have a storage space that meets the following standards:</u></p> <p><u>8.5.33.1</u> 2m² per one bedroom and an additional 1m² for every bedroom thereafter.</p> <p><u>8.5.33.2</u> Any freestanding storage units located in front yards must not exceed 1.3m in height.</p> <p><u>Note:</u> The cycle parking required in Table 29.6 can be included in this calculation.</p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on residential amenity;</u></p> <p>b. <u>External appearance, location and visual dominance of the building when viewed from the street;</u></p>
<u>8.5.34</u>	<u>Maximum building length</u>	<u>RD</u>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>
	<u>The length of any building façade above the ground floor level shall not exceed 26m.</u>	<u>Discretion is restricted to:</u> a. <u>External appearance, location and visual dominance of the building</u>
<u>8.5.35</u>	<u>Waste and Recycling Storage Space</u> <u>8.5.34.1 Residential activities shall provide sufficient space for waste and recycling bins per residential unit.</u> <u>8.5.34.2 Waste and recycling bins shall be:</u> a. <u>located where it is easy to manoeuvre for collection; and</u> b. <u>not directly visible from adjacent sites, roads or public spaces or screened with materials that are in keeping with the design of the building.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>Effects on amenity values;</u> b. <u>Size, location and access of waste and recycling storage space.</u>
<u>8.5.36</u>	<u>Garages</u> <u>8.5.35.1 Garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street.</u> <u>8.5.35.2 Garages must be setback a minimum of 1m from the front elevation of the building which is visible from the street.</u> <u>8.5.35.3 Double width garages shall not front the street.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>External appearance, location and visual dominance of the building when viewed from the street;</u> b. <u>Effects on passive surveillance of the street;</u>
<u>8.5.37</u>	<u>Location of mechanical plant</u> <u>Externally mounted mechanical plant shall not be visible from the street or any public place.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>External appearance, location and visual dominance of the building when viewed from the street;</u> b. <u>Effects on residential amenity.</u>
<u>8.5.38</u>	<u>Road noise – State Highway 6</u> <u>Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within:</u> a. <u>80m of the boundary of State Highway 6 where the speed limit is 70kmph or greater; or</u>	<u>NC</u>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the Medium Density Residential Zone</u>	<u>Non-compliance status</u>						
	<p>b. <u>40m of the boundary of State Highway 6 where the speed limit is less than 70kmph</u></p> <p><u>shall be designed and constructed to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for habitable spaces.</u></p>							
<u>8.5.41</u>	<p><u>Integrating development with infrastructure</u></p> <p><u>Development in the Sub-Areas listed below may not proceed unless the corresponding infrastructure item as shown on the Structure Plan in Schedule 27.13.XX is provided for:</u></p> <table border="1"> <thead> <tr> <th><u>Sub-Area</u></th> <th><u>Infrastructure Item</u></th> </tr> </thead> <tbody> <tr> <td><u>A</u> <u>B</u></td> <td> <u>Roundabout on Lower Shotover Road at Spence Road</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u> </td> </tr> <tr> <td><u>G</u></td> <td> <u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u> </td> </tr> </tbody> </table>	<u>Sub-Area</u>	<u>Infrastructure Item</u>	<u>A</u> <u>B</u>	<u>Roundabout on Lower Shotover Road at Spence Road</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>	<u>G</u>	<u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u>	<u>NC</u>
<u>Sub-Area</u>	<u>Infrastructure Item</u>							
<u>A</u> <u>B</u>	<u>Roundabout on Lower Shotover Road at Spence Road</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>							
<u>G</u>	<u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u>							
<u>8.5.42</u>	<p><u>Residential Visitor Accommodation and Homestay</u></p> <p><u>Rules 8.5.17 and 8.5.18 apply.</u></p>	<u>RD</u>						
<u>8.5.43</u>	<p><u>Building Restriction</u></p> <p><u>Buildings within a Building Restriction Area as shown on the District Plan web mapping application or within a viewshaft identified on the Te Pūtahi Ladies Mile Structure Plan</u></p>	<u>NC</u>						

8.6 Rules – Non-notification of Applications

8.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought.

8.6.1.1 Residential units which comply with Rule 8.4.10 and all of the standards in Rule 8.5.

...

8.7 Te Pūtahi Ladies Mile: Assessment Matters for Residential Design

New developments shall be assessed against the residential design matters set out below. The relevance of the considerations will vary from site to site.

a. **Context and character**

Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the Te Pūtahi Ladies Mile Structure Plan area and relevant significant natural, heritage and cultural features, through consideration of the extent to which the development:

- (i) includes, where relevant, reference to the patterns of development in and/or anticipated for the Te Pūtahi Ladies Mile Structure Plan area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and vegetation; and
- (ii) retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, site contours and mature trees and other vegetation.

b. **Relationship to the street and public open spaces**

Whether the development engages with and contributes to the amenity, safety, attractiveness and vitality of adjacent streets and any other adjacent public open spaces, through consideration of the extent to which the development:

- (i) orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
- (ii) designs buildings on corner sites to emphasise the prominence of these sites and the opportunity to create landmark buildings
- (iii) Encourages up to four storey development to front collector roads to respond to the larger scale of these streets, maximise outlook including views over amenity planting (including swale planting), and front open spaces to maximise access to recreation and nature; and
- (iv) avoids facades fronting streets and open spaces that are blank or dominated by garages.

c. **Residential amenity**

Whether the built form provides a high level of internal and external residential amenity for occupants and neighbours, through consideration of the extent to which the development:

- (i) provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
- (ii) directly connects private outdoor spaces to the living spaces within the residential units;
- (iii) ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units
- (iv) Ensure the typologies and layouts of buildings proposed enable a balance of passive surveillance and privacy, including surveillance from ground floor level; and
- (v) includes tree and garden planting particularly relating to the street frontage, outlook areas, boundaries, access ways, common spaces, and parking areas.

d. **Access, parking and servicing**

Whether the development provides for good access and integration of space for any parking and servicing, through consideration of the extent to which the development:

- (i) integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;
- (ii) provides for any parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and
- (iii) provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.

e. **Safety**

Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment, through consideration of the extent to which the development:

- (i) provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
- (ii) clearly demarcates boundaries of public and private space;
- (iii) makes pedestrian entrances and routes readily recognisable; and
- (iv) provides for good visibility with clear sightlines and effective lighting.

f. Sustainability and resilience

Whether the development incorporates innovative design responses that are likely to create a benefit for the environment, in the areas of carbon emission reductions, water quality, biodiversity, renewable energy, and energy efficiency, significantly beyond the minimum levels required by the Plan, through consideration of the extent to which the development:

- (i) Demonstrates design initiatives to reduce carbon emissions - embodied energy (e.g. materials and construction processes), operational energy use (e.g. thermal performance, heating and cooling, waste minimisation including organics, transport emissions), end of life emissions (e.g. design for end of life reuse-recovery-recycle).
- (ii) Supports indigenous biodiversity by providing a diversity of native vegetation species in the appropriate arrangement and location.
- (iii) Reduces operational water use through the inclusion of: water efficient fixtures, and fittings, and an onsite water retention and detention.

g. Accessibility

Whether the development incorporates design responses that support universal accessibility, through consideration of the extent to which the development:

- (i) Provides a diversity of accessible housing types and associated common spaces (internal and external).
- (ii) Provides universal access to all buildings.
- (iii) Provides universal access to public open spaces.
- (iv) Provides universal access street design.
- (v) Provides universal access to transport infrastructure including active transport, public transport, and mobility parks.

Chapter 9 – High Density Residential

9.1 Zone Purpose

The High Density Residential Zone provides for efficient use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone plays a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown [and Te Pūtahī Ladies Mile](#), the High Density Residential zone enables taller buildings than in the other residential zones, subject to high design quality. In Wanaka, lower building heights are anticipated, accounting for its distinctive urban character, however relatively high densities are still achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport. Over time, low-rise apartments and terraced housing are envisaged to become commonplace within the zone.

Development in the zone will facilitate effective non-vehicular connections and access to high quality public open space.

Development controls provide minimum protections for existing amenity values, and are otherwise prioritised towards enabling the community's wellbeing by promoting growth and development. Given the focus on intensification, moderate to substantial change is anticipated including to both public and private views as the character of land within the zone develops into one that is characteristically urban.

...

9.2 Objectives and Policies

...

[Te Pūtahī Ladies Mile Structure Plan area](#)

[9.2.9](#) Objective – Development requires greater residential intensity and diversity of housing choice to promote affordability, a self-sustaining community, and modal shift through enhanced use of public and active transport.

Policies

[9.2.9.1](#) Promote affordability and diversity of housing by:

- [a.](#) Maximising choice for residents by requiring residential development to provide a range of typologies including terrace, semi-detached, duplex, townhouse, or apartment housing, and a range of sizes and bedroom numbers.**
- [b.](#) Requiring a higher density of residential units to be achieved in those parts of the Te Pūtahī Ladies Mile area close to the Te Pūtahī Ladies Mile Town Centre Zone, key parks and open spaces, and public transport routes;**
- [c.](#) Avoiding low density housing typologies, including single detached residential units, within the zone.**

[9.2.9.2](#) Manage the number of residential units provided for within the Te Pūtahī Ladies Mile Structure Plan area to avoid significantly increasing adverse effects on the safe and efficient operation of State Highway 6.

[9.2.10](#) Objective – Development complements and integrates with existing urban development at Te Pūtahī Ladies Mile and development south of State Highway 6.

Policies

- [9.2.10.1](#) [Require that development is undertaken in accordance with the Te Pūtahi Ladies Mile Structure Plan \(Schedule 27.13.X\) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks and walkway / cycleway routes.](#)
- [9.2.10.2](#) [Encourage development to be consistent with the spatial layout as shown on any existing Sub-Area Spatial Plan included as part of an approved subdivision.](#)
- [9.2.10.3](#) [Ensure development is coordinated with the provision of key transport infrastructure items to promote connections with development south of State Highway 6 and to support a mode shift to public and active transport modes.](#)
- [9.2.10.4](#) [Enable education activities and ensure that any potential adverse effects of the activities, including buildings, on neighbourhood amenity are minimised by:](#)
- [a. promoting a high standard of building design and site design including the location of open space and setbacks;](#)
 - [b. the efficient provision and design of vehicle access and carparking.](#)
- [9.2.11](#) [Objective – An attractive built environment that positively responds to streets and open spaces while providing a high level of residential and neighbourhood amenity.](#)

Policies

- [9.2.11.1](#) [Require high quality building design and site design that promotes and supports neighbourhood amenity values, reflects the highly visible location close to the state highway and that is appropriate in the setting adjacent to the Outstanding Natural Feature of Slope Hill.](#)

9.3 Other Provisions and Rules

...

9.3.2 Interpreting and Applying the Rules

...

- [9.3.2.7](#) [Activities located within the Te Pūtahi Ladies Mile Structure Plan in Schedule 27.13.XX must comply with the Te Pūtahi Ladies Mile specific standards in Table 3 rather than the general standards in Table 2.](#)

9.4 Rules – Activities

...

Table 1	Activities located in the High Density Residential Zone	Activity Status
...	...	
9.4.3	Residential Unit comprising three (3) or less per site, except where provided for in Rules 9.4.20 or 9.4.21	P
9.4.4	Residential Visitor Accommodation and Homestays	P
9.4.5	Residential Unit comprising four (4) or more per site, except where provided for in Rule 9.4.20 Discretion is restricted to: a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;	RD

Table 1	Activities located in the High Density Residential Zone	Activity Status
	<ul style="list-style-type: none"> b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy for occupants of the subject site and neighbouring sites; e. street activation; f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; g. design and integration of landscaping; ... 	
...	...	
9.4.20	<p>Within the Te Pūtahi Ladies Mile Structure Plan area, two (2) or more residential units per site</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The matters listed in Rule 9.4.5; b. The Te Pūtahi Ladies Mile Residential Design Principles in 9.7; c. The spatial layout of the development, including relationships to and integration with other Sub-Areas; and d. The range of unit sizes, and the bedroom numbers in each unit, to achieve a diverse range of residential housing choice. <p>Information requirements:</p> <p>Where there is no existing Sub-Area Spatial Plan included as part of an approved subdivision of the land where the residential units will be located, the application must be accompanied by a Sub-Area Spatial Plan that shows, with supporting information as necessary:</p> <ul style="list-style-type: none"> i. Roads, walkways and cycleways throughout the Sub-Area including Indicative Roads as shown on the Structure Plan and where these will connect to adjoining Sub-Areas and (where relevant) neighbouring properties and (where relevant) State Highway 6, including intersection layout and design; ii. Open spaces, and their intended function(s), including those open spaces required by the Structure Plan, Indicative Parks as shown on the Structure Plan, and any additional open spaces necessary to serve the future needs of the subdivision and the wider Sub-Area; iii. Three waters infrastructure, including temporary onsite stormwater management where a central stormwater management system is not yet available, including provision for a future connection to a central system, and where these will connect to adjoining Sub-Areas and (where relevant) neighbouring land; iv. Evidence of consultation undertaken with other landowners within the same Sub-Area. 	RD
...
9.4.21	<p>One residential unit per site on land within the Te Pūtahi Ladies Mile Structure Plan area, except that this rule shall not apply to a residential unit where it is attached to residential units on other sites.</p>	NC

Table 1	Activities located in the High Density Residential Zone	Activity Status
9.4.22	<p><u>Education Activities, including buildings, within the Te Pūtahi Ladies Mile Structure Plan area</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Location and external appearance of buildings;</u> b. <u>Traffic generation, access and parking;</u> c. <u>Provision for walkways, cycleways and pedestrian linkages</u> d. <u>Infrastructure and servicing; and</u> e. <u>Noise effects.</u> 	<u>RD</u>

9.5 Rules – Standards

Table 2	Standards for activities located in the High Density Residential Zone	Non-compliance status
...		

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>
9.5.18	<u>Development shall be undertaken in accordance with that Structure Plan</u>	<u>NC</u>
9.5.19	<p><u>Density</u></p> <p><u>Development shall achieve an average density of 70 residential units per hectare (+/- 5%) across the gross developable area of the Sub-Area the site is located in.</u></p> <p><u>For the purpose of this rule, gross developable area of a Sub Area means the land within the Sub-Areas shown on the Structure Plan, excluding the following:</u></p> <ul style="list-style-type: none"> a. <u>Building Restriction areas as shown on the planning maps;</u> b. <u>Roads, Open Space, Stormwater Swales, Stormwater Management Areas, Amenity Access Areas and Landscape Buffer as shown on the Structure Plan</u> <p><u>But including any vested or private roads, reserves, accesses and walkways not shown on the Structure Plan.</u></p>	<u>NC</u>
9.5.20	<p><u>Building Height</u></p> <p><u>9.5.20.1 Building height must not exceed the maximums shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p> <p><u>9.5.20.2 Buildings must achieve the minimum number of storeys where specified on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Any sunlight, shading or privacy effects;</u> b. <u>Effects on any significant public views;</u> c. <u>External appearance, location and visual dominance of the building</u>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>
9.5.21	<p><u>Recession Plane</u></p> <p><u>Buildings must not project beyond a 45-degree recession plane measured 7m above the boundary, except on the northern boundary of the site a 55-degree recession plane measured 7m above the boundary applies.</u></p> <p><u>Exclusions:</u></p> <p>a. <u>Gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</u></p> <p>b. <u>Recession planes do not apply to site boundaries adjoining a Town Centre Zone, fronting a road, side boundaries, or adjoining a park or reserve.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u></p> <p>b. <u>Effects on any significant public views;</u></p> <p>c. <u>External appearance, location and visual dominance of the building as view from the street and adjacent properties.</u></p>
9.5.22	<p><u>Roof colour</u></p> <p><u>The roof of any new building or any building alterations that result in a change in roofing material, shall be coloured within the range of browns, greens, greys and blue greys.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on the landscape character and visual effects on Slope Hill when viewed from above</u></p>
9.5.23	<p><u>Minimum boundary setbacks</u></p> <p>9.5.23.1 <u>All boundaries: 3m</u></p> <p>9.5.23.2 <u>Garages shall be setback at least 6m from a road boundary.</u></p> <p><u>Exclusions:</u></p> <p>a. <u>Setbacks do not apply to site boundaries where a common or party wall is proposed between two buildings on adjacent sites.</u></p> <p>b. <u>Roof eaves, entrance awnings, window shading/screening devices and other building elements that provide shelter can extend into the road boundary setback by up to 1.5m on buildings up to a maximum of two storeys in height.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u></p> <p>b. <u>Effects on any significant public views;</u></p> <p>c. <u>External appearance, location and visual dominance of the building as view from the</u></p>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>
		<u>street and adjacent properties.</u>
9.5.24	<u>Landscaped permeable surface</u> 9.5.24.1 <u>At least 20% of the site area shall comprise permeable surface.</u> 9.5.24.2 <u>A minimum of 1 specimen tree (PB45L) and 3m² of soft landscaping shall be located between the road boundary and the front elevation of any building.</u> 9.5.24.3 <u>A minimum of 2 specimen trees (PB45L) and 10% vegetation cover (excluding outdoor living space) located between the building and internal boundaries.</u>	NC
9.5.25	<u>Building coverage</u> <u>A maximum of 70% site coverage.</u>	NC
9.5.26	<u>Outlook Space</u> <u>An outlook space that meets the following standards must be provided from the face of a building containing windows to a habitable room in a residential unit:</u> 9.5.26.1 <u>Principal living room:</u> <u>1-2 storeys: 10m in depth and 4m wide</u> <u>3 storeys: 12m in depth and 4m wide</u> <u>4 storeys and above: 14m in depth and 4m wide</u> 9.5.26.2 <u>Principal bedroom: 3m in depth and 3m wide</u> 9.5.26.3 <u>All other habitable rooms: 1m in depth and 1m wide</u> <u>Notes:</u> a. <u>Outlook spaces are to be the same height as the floor height of the building face to which it applies, with the depth to be measured at right angles from the window to which it applies.</u> b. <u>Outlook spaces from different rooms within the same residential unit may overlap.</u> c. <u>Outlook spaces may be within the site or over a public street or other public open space. They must not extend over adjacent private sites.</u> d. <u>Outlook spaces must be clear and unobstructed by buildings.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>Effects on residential amenity;</u> b. <u>Alternatives to achieve the same or better outcome.</u>
9.5.27	<u>Outdoor living space</u>	RD

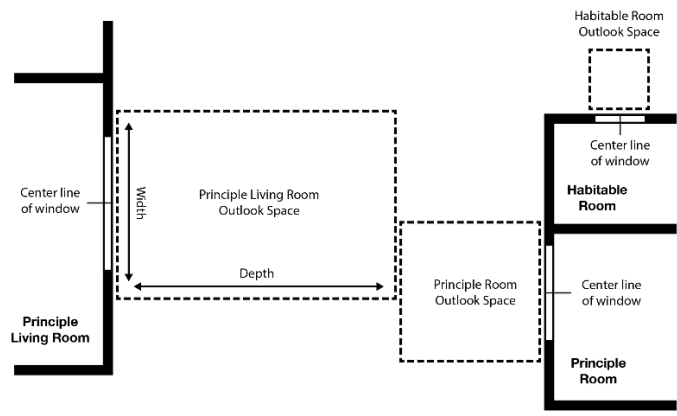


Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>
	<p><u>Each residential unit shall have an outdoor living space that meets the following standards:</u></p> <p><u>9.5.27.1</u> <u>At ground level: Minimum area of 20m², which can be comprised of ground floor and/or balcony/roof terrace space with a minimum dimension of 4m for ground level and 1.8m for above ground level.</u></p> <p><u>9.5.27.2</u> <u>Above ground level: Minimum area of –</u> <u>1 bedroom unit: 8m²</u> <u>2 bedroom unit: 10m²</u> <u>3 or more-bedroom unit: 12m²</u> <u>with a minimum dimension of 1.5m.</u></p> <p><u>9.5.27.3</u> <u>All outdoor living space must be directly accessible from the residential unit and must be free from buildings, parking spaces, servicing and manoeuvring areas and the main access shall have a covered awning at least 1.5m in depth and extending at least 0.5m either side of the access.</u></p> <p><u>9.5.27.4</u> <u>Buildings with 4 or more residential units above ground level shall provide an additional 4m² of common space per bedroom. Common space must be landscaped, free of vehicles and accessible.</u></p> <p><u>Exclusions:</u> <u>Rule 9.5.27.4 does not apply where the building is within 100m walking distance of a public park.</u></p>	<p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on residential amenity;</u></p> <p>b. <u>Alternatives to achieve the same or better outcome.</u></p>
<u>9.5.28</u>	<p><u>Glare</u></p> <p><u>9.5.28.1</u> <u>All exterior lighting shall be directed downward and away from adjacent sites and roads.</u></p> <p><u>9.5.28.2</u> <u>No activity on any site shall result in 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.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects of light and glare on amenity values, the transportation network and the night sky</u></p>
<u>9.5.29</u>	<p><u>Fencing</u></p> <p><u>Any fencing located between any road boundary or boundary with a reserve shall have a maximum height of 1.2m, except that fences may be up to 1.8m where they are visually permeable.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on passive surveillance of the street;</u></p>
<u>9.5.30</u>	<p><u>Residential storage</u></p> <p><u>Every residential unit shall have a storage space that meets the following standards:</u></p> <p><u>9.5.30.1</u> <u>2m² per one bedroom and an additional 1m² for every bedroom thereafter.</u></p> <p><u>9.5.30.2</u> <u>Any freestanding storage units located in front yards must not exceed 1.3m in height.</u></p> <p><u>Note:</u> <u>The cycle parking required in Table 29.6 can be included in this calculation.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on residential amenity;</u></p> <p>b. <u>External appearance, location and visual dominance of the building</u></p>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>
9.5.30	<p><u>Maximum building length</u></p> <p><u>The length of any building façade above the ground floor level shall not exceed 30m.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>External appearance, location and visual dominance of the building</u></p>
9.5.31	<p><u>Building separation within sites</u></p> <p><u>The minimum separation distance between buildings containing residential units within the development site shall comply with the following:</u></p> <p>9.5.31.1 <u>Up to two storeys: 2m</u></p> <p> <u>3 storeys: 4m</u></p> <p> <u>4 storeys: 6m</u></p> <p> <u>5 storeys: 8m</u></p> <p> <u>6 storeys: 10m</u></p> <p><u>Except that this shall not apply to terraced or otherwise attached buildings.</u></p> <p>9.5.31.2 <u>Where there is a difference in the number of storeys of the two buildings, the larger separation distance shall apply.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>External appearance, location and visual dominance of the building;</u></p> <p>b. <u>Effects on residential amenity</u></p>
9.5.32	<p><u>Garages</u></p> <p>9.5.31.1 <u>Garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street.</u></p> <p>9.5.31.2 <u>Garages must be setback a minimum of 1m from the front elevation of the building which is visible from the street.</u></p> <p>9.5.31.3 <u>Double width garages shall not front the street.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>External appearance, location and visual dominance of the building when viewed from the street;</u></p> <p>b. <u>Effects on passive surveillance of the street;</u></p>
9.5.33	<p><u>Waste and Recycling Storage Space</u></p> <p>8.5.33.1 <u>Residential activities shall provide sufficient space for waste and recycling bins per residential unit.</u></p> <p>8.5.33.2 <u>Waste and recycling bins shall be:</u></p> <p>a. <u>located where it is easy to manoeuvre for collection; and</u></p> <p>b. <u>not directly visible from adjacent sites, roads or public spaces or screened with materials that are in keeping with the design of the building.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on amenity values;</u></p> <p>b. <u>Size, location and access of waste and recycling storage space.</u></p>
9.5.34	<p><u>Location of mechanical plant</u></p> <p><u>Externally mounted mechanical plant shall not be visible from the street or any public place.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p>

Table 3	<u>Te Pūtahi Ladies Mile Structure Plan area: Standards for activities located in the High Density Residential Zone</u>	<u>Non-compliance status</u>						
		a. <u>External appearance, location and visual dominance of the building when viewed from the street;</u> b. <u>Effects on residential amenity.</u>						
<u>9.5.35</u>	<u>Road noise – State Highway 6</u> <u>Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within:</u> a. <u>80m of the boundary of State Highway 6 where the speed limit is 70kmph or greater; or</u> b. <u>40m of the boundary of State Highway 6 where the speed limit is less than 70kmph</u> <u>shall be designed and constructed to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for habitable spaces.</u>	<u>NC</u>						
<u>9.5.36</u>	<u>Integrating development with infrastructure</u> <u>Development in the Sub-Areas listed below may not proceed unless the corresponding infrastructure item as shown on the Structure Plan in Schedule 27.13.XX is provided for:</u> <table border="1" data-bbox="403 1086 1050 1727"> <thead> <tr> <th data-bbox="403 1086 547 1137"><u>Sub-Area</u></th> <th data-bbox="547 1086 1050 1137"><u>Infrastructure Item</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="403 1137 547 1384"> <u>C</u> <u>E</u> </td> <td data-bbox="547 1137 1050 1384"> <u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u> </td> </tr> <tr> <td data-bbox="403 1384 547 1727"> <u>F</u> </td> <td data-bbox="547 1384 1050 1727"> <u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u> </td> </tr> </tbody> </table>	<u>Sub-Area</u>	<u>Infrastructure Item</u>	<u>C</u> <u>E</u>	<u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>	<u>F</u>	<u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u>	<u>NC</u>
<u>Sub-Area</u>	<u>Infrastructure Item</u>							
<u>C</u> <u>E</u>	<u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>							
<u>F</u>	<u>Eastern Roundabout on State Highway 6</u> <u>Bus stop on State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>At-grade controlled pedestrian / cycle crossing across State Highway 6 approximately 200m west of the Eastern Roundabout</u> <u>New road link from Eastern Roundabout to Sylvan Street with shared pedestrian / cycleway on west side</u>							
<u>9.5.37</u>	<u>Residential Visitor Accommodation and Homestay</u> <u>Rules 9.5.15 and 9.5.16 apply.</u>	<u>RD</u>						
<u>9.5.38</u>	<u>Building Restriction</u> <u>Buildings within a Building Restriction Area as shown on the District Plan web mapping application or within a viewshaft identified on the Te Pūtahi Ladies Mile Structure Plan</u>	<u>NC</u>						

...

9.7 Te Pūtahi Ladies Mile: Assessment Matters for Residential Design

New developments shall be assessed against the residential design matters set out below. The relevance of the considerations will vary from site to site.

a. **Context and character**

Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the Te Pūtahi Ladies Mile Structure Plan area and relevant significant natural, heritage and cultural features, through consideration of the extent to which the development:

- (i) includes, where relevant, reference to the patterns of development in and/or anticipated for the Te Pūtahi Ladies Mile Structure Plan area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and vegetation; and
- (ii) retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, site contours and mature trees and other vegetation.

b. **Relationship to the street and public open spaces**

Whether the development engages with and contributes to the amenity, safety, attractiveness and vitality of adjacent streets and any other adjacent public open spaces, through consideration of the extent to which the development:

- (i) orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
- (ii) designs buildings on corner sites to emphasise the prominence of these sites and the opportunity to create landmark buildings
- (iii) Encourages 3-6 storey development to front collector roads to respond to the larger scale of these streets, maximise outlook including views over amenity planting (including swale planting), and front open spaces to maximise access to recreation and nature; and
- (iv) avoids facades fronting streets and open spaces that are blank or dominated by garages.

c. **Residential amenity**

Whether the built form provides a high level of internal and external residential amenity for occupants and neighbours, through consideration of the extent to which the development:

- (i) provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
- (ii) directly connects private outdoor spaces to the living spaces within the residential units;
- (iii) ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units
- (iv) ensures the typologies and layouts of buildings proposed enable a balance of passive surveillance and privacy, including surveillance from ground floor level; and
- (v) includes tree and garden planting particularly relating to the street frontage, outlook areas, boundaries, access ways, common spaces, and parking areas.

d. **Access, parking and servicing**

Whether the development provides for good access and integration of space for any parking and servicing, through consideration of the extent to which the development:

- (i) integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;
- (ii) provides for any parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and

- (iii) provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.

e. Safety

Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment, through consideration of the extent to which the development:

- (i) provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
- (ii) clearly demarcates boundaries of public and private space;
- (iii) makes pedestrian entrances and routes readily recognisable; and
- (iv) provides for good visibility with clear sightlines and effective lighting.

f. Sustainability and resilience

Whether the development incorporates innovative design responses that are likely to create a benefit for the environment, in the areas of carbon emission reductions, water quality, biodiversity, renewable energy, and energy efficiency, significantly beyond the minimum levels required by the Plan, through consideration of the extent to which the development:

- (i) Demonstrates design initiatives to reduce carbon emissions reduce - embodied energy (e.g. materials and construction processes), operational energy use (e.g. thermal performance, heating and cooling, waste minimisation including organics, transport emissions), end of life emissions (e.g. design for end of life reuse-recovery-recycle).
- (ii) Supports ingenious biodiversity by providing a diversity of native vegetation species in the appropriate arrangement and location.
- (iii) Reduces operational water use through the inclusion of water efficient fixtures, and fittings, and onsite water retention and detention.

g. Accessibility

Whether the development incorporates design responses that support universal accessibility, through consideration of the extent to which the development:

- (i) Provides a diversity of accessible housing types and associated common spaces (internal and external).
- (ii) Provides universal access to all buildings.
- (iii) Provides universal access to public open spaces.
- (iv) Provides universal access street design.
- (i) Provides universal access to transport infrastructure including active transport, public transport, and mobility parks.

Chapter 15 Local Shopping Centre Zone

15 Local Shopping Centre Zone

Local Shopping Centres: Albert Town, Arrowtown, Cardrona Valley Road, Fernhill, Frankton, Hawea, Kelvin Heights, and Sunshine Bay [and Te Pūtahi Ladies Mile](#)

...

15.4 Rules – Activities

...

	Activities located in the Local Shopping Centre Zone	Activity Status
...		
15.4.3	<p>15.4.3.1 Buildings</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. external appearance, including materials glazing treatment vertical and horizontal emphasis and the location of storage; b. signage platforms; c. lighting; d. the impact of the building on the streetscape, compatibility with adjoining buildings and contribution to an integrated built form; e. where residential units are proposed provision of private or communal open space, or a combination thereof; f. where a site is subject to natural hazards and the proposal results in an increase in gross floor area; and g. natural hazards where the proposal results in an increase in gross floor area: <ol style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. whether such risk can be avoided or sufficiently reduced. <p>....</p> <p>15.4.3.3 Development at Te Pūtahi Ladies Mile The following matters of discretion apply to the Local Shopping Centre Zone at Te Pūtahi Ladies Mile in addition to the matters listed in 15.4.3.1 above:</p> <ol style="list-style-type: none"> a. historic heritage and the amenity values of Glenpanel Homestead and its setting, including landscaping and ancillary buildings; b. Consistency with the Te Pūtahi Ladies Mile Structure Plan in Schedule 27.13.XX; 	RD

	Activities located in the Local Shopping Centre Zone	Activity Status
	c. integration with adjoining zones including the safe and efficient operation of the transport network, pedestrian / cycling connectivity and safety, and infrastructure;	
...

19.5 Rules - Standards

	Standards for activities located in the Local Shopping Centre Zone	Non-Compliance Status
15.5.1	<p>Building Coverage</p> <p>15.5.1.1 Maximum building coverage – 75%</p> <p>15.5.1.2 Except that in the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery and at Te Pūtahi Ladies Mile the maximum building coverage shall be 50%</p>	<p>RD*</p> <p>Discretion is restricted to:</p> <p>a. The effects on the quality of the overall streetscape; and</p> <p>b. The ability to meet outdoor storage requirements;</p> <p>RD*</p> <p>Discretion is restricted to:</p> <p>a. The effects on the quality of the overall streetscape;</p> <p>b. The ability to meet outdoor storage requirements;</p> <p>c. The traffic effects of additional building coverage, including the effects on the State Highway, with particular regard to the intersection between Hansen Road and State Highway 6-; and</p> <p>d. At Te Pūtahi Ladies Mile, the effects on the landscape values of the Slope Hill ONF as shown on the Planning Maps.</p>
...
15.5.6	<p>Residential and Visitor Accommodation Activities</p> <p>Except at the Local Shopping Centre Zone at Te Pūtahi Ladies Mile, All residential and visitor accommodation activities shall be restricted to first floor level or above</p>	NC
15.5.7	<p>Building Height</p> <p>a. For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay, Te Pūtahi Ladies Mile and Cardrona Valley Road the maximum building height shall be 7m;</p>	NC

	Standards for activities located in the Local Shopping Centre Zone	Non-Compliance Status
	b. For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.	
...	...	

Chapter 19B – Te Pūtahi Ladies Mile Town Centre

19B Te Pūtahi Ladies Mile Town Centre

19B.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services.

Te Pūtahi Ladies Mile Town Centre is located centrally within the Te Pūtahi Ladies Mile Structure Plan area and provides focal point for community activities and amenities to serve the resident population. Its location enables easy access, by walking or cycling, from within the Te Pūtahi Ladies Mile area and from the adjoining suburbs of Lake Hayes Estate and Shotover Country, and assists in avoiding or reducing vehicle trips. It is located conveniently for public transport links and is close to areas identified for schools.

The Town Centre provides for a range of business and retailing for local residents while remaining at a scale that will retain the role of the Queenstown Town Centre and Frankton as the primary commercial centres for the Wakatipu.

19B.2 Objectives and Policies

19B.2.1 Objective – Commercial activity within the Te Pūtahi Ladies Mile Town Centre is focused on meeting the needs of local residents.

Policies

19B.2.1.1 Require that subdivision and development is undertaken in accordance with the Te Pūtahi Ladies Mile Structure Plan (Schedule 27.13.XX) to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks and walkway / cycleway routes

19B.2.1.2 Provide for a range of retail, office and other commercial activities that meet the needs of local residents, including one medium-sized supermarket.

19B.2.1.3 Avoid the establishment of activities that would undermine the function and role of other centres, or are inconsistent with the amenity of the zone.

19B.2.1.4 Enable residential activities and visitor accommodation activities above ground level while acknowledging that there will be a lower level of residential amenity due to the mix of activities in the Town Centre.

19B.2.1.5 Provide for upgrades that help mitigate reverse sensitivity effects to existing animal boarding facilities while acknowledging that such activity is not consistent with the long-term development of the Zone.

19B.2.1.6 Provide appropriate noise limits for town centre activities to minimize adverse noise effects received within the Town Centre and by nearby properties.

19B.2.2 Objective - Te Pūtahi Ladies Mile Town Centre is a compact, convenient and accessible Town Centre that achieves high quality urban design outcomes.

Policies

19B.2.2.1 Enable development that generally comprises a scale of 6 to 8 storeys to provide for an intensity to accommodate core town centre functions without impacting on the land area available for surrounding residential development and public spaces.

19B.2.2.2 Encourage building design that complements the wider environmental setting, integrates with public spaces, and provides for a pedestrian-friendly environment including active street frontages.

19B.2.3.3 Allow height infringements where they achieve high quality design outcomes and do not significantly adversely affect amenity values.

- [19B.2.3.4](#) [Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design \(CPTED\) principles as appropriate in the design of building layout, public and semi-public spaces, and landscaping.](#)
- [19B.2.3.5](#) [Acknowledge and celebrate the area’s cultural heritage, including incorporating reference to tangata whenua values, in the design of public and private spaces, where appropriate.](#)
- [19B.2.3.6](#) [Ensure that the location and direction of lights does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.](#)
- [19B.2.3.7](#) [Ensure that outdoor storage areas and any carparking areas are appropriately located and screened to limit adverse visual effects and to be consistent with the amenity values of the Town Centre.](#)
- [19B.2.3.8](#) [Require acoustic insulation for critical listening environments to limit the impact of town centre noise on occupants.](#)
- [19B.2.3.9](#) [Require higher floor to ceiling heights at ground floor level in buildings to provide for flexible use for a range of activities.](#)

19B.3 Other Provisions and Rules

19B.3.1 District Wide

[Attention is drawn to the following District wide chapters.](#)

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata whenua	6	Landscapes and Rural Character
25	Earthworks	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	Transport	30	Energy and Utilities
31	Signs	32	Protected Trees	33	Indigenous Vegetation
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations	Planning Maps			

19B.3.2 Interpreting and Applying the Rules

[19B.3.2.1](#) [A permitted activity must comply with all the rules listed in the Activity and Standards tables.](#)

[19B.3.2.2](#) [Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the ‘Non-Compliance Status’ column shall apply.](#)

[19B.3.2.3](#) [Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.](#)

[19B.3.2.4](#) [The following abbreviations are used within this Chapter.](#)

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

19B.4 Rules - Activities

	<u>Activities located in the Te Pūhahi Ladies Mile Town Centre Zone</u>	<u>Activity status</u>
<u>19B.4.1</u>	<u>Activities which are not listed in this table and comply with all standards</u>	<u>P</u>
<u>19B.4.2</u>	<u>Retail Activity, except where provided for elsewhere within this table.</u>	<u>P</u>
<u>19B.4.3</u>	<u>Residential Activity and Residential Visitor Accommodation</u>	<u>P</u>
<u>19B.4.4</u>	<u>Community Activity</u>	<u>P</u>
<u>19B.4.5</u>	<u>Commercial Activity</u>	<u>P</u>
<u>19B.4.6</u>	<u>Office Activity</u>	<u>P</u>
<u>19B.4.7</u>	<u>Education Activity</u>	<u>P</u>
<u>19B.4.8</u>	<u>Buildings</u> <u>Discretion is restricted to:</u> <ol style="list-style-type: none"> <u>a. the spatial layout of the development, including relationships to and integration with other Sub-Areas, if any.</u> <u>b. External appearance and materials;</u> <u>c. Signage platform;</u> <u>d. Lighting;</u> <u>e. Interrelationship with the street and surrounding buildings and open spaces; and</u> <u>f. the opportunity to establish an anchor building on the corner with State Highway 6.</u> 	<u>RD</u>
<u>19B.4.9</u>	<u>Visitor Accommodation</u>	<u>D</u>
<u>19B.4.10</u>	<u>Licensed Premises</u> <u>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am</u>	<u>D</u>
<u>19B.4.11</u>	<u>Service Station</u>	<u>D</u>
<u>19B.4.12</u>	<u>Boarding of animals, limited to upgrades to existing facilities for mitigating reverse sensitivity effects</u>	<u>D</u>
<u>19B.4.13</u>	<u>More than one retail tenancy retailing grocery products with a publicly accessible floor area greater than 1200m²</u>	<u>NC</u>
<u>19B.4.14</u>	<u>More than one Large Format Retail tenancy</u>	<u>NC</u>
<u>19B.4.15</u>	<u>Restaurants with drive-through facilities</u>	<u>NC</u>
<u>19B.4.16</u>	<u>Retirement Village</u>	<u>NC</u>
<u>19B.4.17</u>	<u>Trade suppliers</u>	<u>NC</u>
<u>19B.4.18</u>	<u>Service Activity</u>	<u>NC</u>
<u>19B.4.19</u>	<u>Industrial Activities</u>	<u>NC</u>
<u>19B.4.20</u>	<u>Buildings within the Building Restriction Area</u>	<u>NC</u>

	<u>Activities located in the Te Pūhahi Ladies Mile Town Centre Zone</u>	<u>Activity status</u>
<u>19B.4.21</u>	<u>Factory Farming, except for animal boarding activity as provided for under Rule 19B.4.12</u>	<u>PR</u>
<u>19B.4.22</u>	<u>Forestry Activities, except for of Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.</u>	<u>PR</u>
<u>19B.4.23</u>	<u>Mining Activities</u>	<u>PR</u>
<u>19B.4.24</u>	<u>Airport</u>	<u>PR</u>
<u>19B.4.25</u>	<u>Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.</u>	<u>PR</u>
<u>19B.4.26</u>	<u>Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).</u>	<u>PR</u>
<u>19B.4.27</u>	<u>Any activity requiring an Offensive Trade Licence under the Health Act 1956.</u>	<u>PR</u>

19.5 Rules - Standards

	<u>Standards for activities located in the Te Pūhahi Ladies Mile Town Centre Zone</u>	<u>Non-compliance status</u>
<u>19B.5.1</u>	<u>Structure Plan</u> <u>Development must be consistent with the Te Pūhahi Ladies Mile Structure Plan in Schedule 27.13.</u>	<u>NC</u>
<u>19B.5.2</u>	<u>Retail activity</u> <u>19B.5.2.1 The maximum retail floor area of a single retail tenancy shall be 300m².</u> <u>19B.5.2.2 The maximum retail floor area of the single Large Format Retail tenancy shall be 1200m².</u>	<u>NC</u>
<u>19B.5.3</u>	<u>Office activity</u> <u>The maximum gross floor area of a single office tenancy shall be 200m².</u> <u>Except that this rule shall not apply to tenancies operating as a commercial coworking space.</u>	<u>NC</u>
<u>19B.5.4</u>	<u>Storage</u> <u>Where a storage area does not form part of a building the storage area shall be screened from view from all public places, adjoining sites and adjoining zones.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. the effects on visual amenity;</u> <u>b. consistency with the character of the locality; and</u> <u>c. whether pedestrian and vehicle access is compromised.</u>
<u>19B.5.5</u>	<u>Building Height</u>	<u>RD</u> <u>Discretion is restricted to:</u>

	<u>Standards for activities located in the Te Pūtahi Ladies Mile Town Centre Zone</u>	<u>Non-compliance status</u>
	<p><u>19B.5.5.1</u> <u>Building height must not exceed the maximums shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p> <p><u>19B.5.5.2</u> <u>Buildings must achieve the minimum number of storeys where specified on the Te Pūtahi Ladies Mile Structure Plan – Building Heights.</u></p>	<p>a. <u>the effects of additional height on the urban form of the Town Centre, including the extent to which the building design responds sensitively to the area in terms of use of materials, façade articulation and roof forms;</u></p> <p>b. <u>the amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access and the provision of public space;</u></p> <p>c. <u>the protection or enhancement of public views of waterbodies, Slope Hill and the Remarkables Range; and</u></p> <p>d. <u>effects on any adjacent Residential zone.</u></p>
<u>19B.5.6</u>	<p><u>Residential Activities</u></p> <p><u>19B.5.6.1</u> <u>All residential activities shall be restricted to first floor level and above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</u></p> <p><u>19B.5.6.2</u> <u>All residential units shall comply with the rules relating to Outlook Space and Outdoor Living Space in Table 3 of the High Density Residential Zone.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>the effects on surrounding buildings and activities; and</u></p> <p>b. <u>the maintenance of an active street frontage;</u></p> <p>c. <u>effects on residential amenity.</u></p>
<u>19B.5.7</u>	<p><u>Education Activities</u></p> <p><u>The maximum gross floor area of a single Education Activity shall be 300m².</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The scale of the activity, including effects on neighbouring uses;</u></p> <p>b. <u>Effects on the transportation network;</u></p> <p>c. <u>Effects on the vitality of the Te Pūtahi Ladies Mile Town Centre Zone.</u></p>
<u>19B.5.8</u>	<p><u>Noise</u></p> <p><u>Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone:</u></p> <p><u>Daytime (0800 to 2200hrs) 60 dB LAeq(15 min)</u></p> <p><u>Night-time (2200 to 0800hrs) 50 dB LAeq(15 min)</u></p> <p><u>Night-time (2200 to 0800hrs) 75 dB LAFmax</u></p>	<p><u>NC</u></p>

	<u>Standards for activities located in the Te Pūtahī Ladies Mile Town Centre Zone</u>	<u>Non-compliance status</u>
	<p><u>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</u></p> <p><u>Exemptions:</u></p> <p>a. <u>The noise limits shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999;</u></p> <p>b. <u>The noise limits shall not apply to permitted outdoor public events pursuant to Chapter 35 of the District Plan.</u></p> <p><u>Note: Sound from activities which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.</u></p>	
<u>19B.5.9</u>	<p><u>Acoustic Insulation</u></p> <p><u>A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</u></p> <p><u>All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw + Ctr determined in accordance with ISO 10140 and ISO 717-1.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;</u></p> <p>b. <u>The extent of insulation proposed; and</u></p> <p>c. <u>Whether covenants exist or are being volunteered which limit noise emissions on adjacent site and/or impose no complaints covenants on the site.</u></p>
<u>19B.5.10</u>	<p><u>Glare</u></p> <p><u>19B.5.11.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places and directed downwards so as to limit the effects on views of the night sky.</u></p> <p><u>19B.5.11.2 No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.</u></p> <p><u>19B.5.11.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Residential measured at any point more than 2m inside the boundary of the adjoining property.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects of lighting and glare on amenity values;</u></p> <p>b. <u>Effects of lighting and glare on the transportation network; and</u></p> <p>c. <u>Effects of lighting and glare on the night sky.</u></p>
<u>19B.5.11</u>	<p><u>Minimum floor to floor height</u></p> <p><u>The minimum floor to floor height of the ground floor of buildings shall be 4m.</u></p>	<u>D</u>

	<u>Standards for activities located in the Te Pūtahi Ladies Mile Town Centre Zone</u>	<u>Non-compliance status</u>				
<u>19B.5.12</u>	<u>Verandas</u> Every new, reconstructed or altered building with frontage to the Road Type B as shown on the Te Pūtahi Ladies Mile Structure Plan area shall include a veranda or other means of weather protection that has a minimum depth of 2.5m and a height of 3.5m above the pavement.	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>Effects on pedestrian amenity and the human scale of the built form</u>				
<u>19B.5.13</u>	<u>Residential Visitor Accommodation</u> Residential Visitor Accommodation must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>The location, nature and scale of activities, including effects on neighbouring uses;</u> b. <u>Effects on the transportation network;</u> c. <u>Effects on the vitality of the Te Pūtahi Ladies Mile Town Centre Zone.</u>				
<u>19B.5.14</u>	<u>Integrating development with infrastructure</u> Development in the Sub-Areas listed below may not proceed unless the corresponding infrastructure item as shown on the Structure Plan in Schedule 27.13.XX is provided for: <table border="1" data-bbox="432 1028 1096 1357"> <thead> <tr> <th><u>Sub-Area</u></th> <th><u>Infrastructure Item</u></th> </tr> </thead> <tbody> <tr> <td><u>D</u></td> <td> <u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u> </td> </tr> </tbody> </table>	<u>Sub-Area</u>	<u>Infrastructure Item</u>	<u>D</u>	<u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>	<u>NC</u>
<u>Sub-Area</u>	<u>Infrastructure Item</u>					
<u>D</u>	<u>Roundabout on State Highway 6 at Howards Drive</u> <u>Bus stops on State Highway 6, west of the Stalker Road roundabout</u> <u>At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout</u>					

19B.6 Rules - Non-Notification of Applications

Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified.

The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:

19B.6.1 Buildings (Rule 19B.4.8).

Consequential amendments to other chapters:

Chapter 4 – Urban Development

4.2 Objectives and Policies

...

- 4.2.2.21 Ensure that development within the Te Pūtahi Ladies Mile urban area provides for:
- a. an urban development with a strong community identity and sense of place by enabling community activities including education activities, a centre that meets local needs, and connections to the surrounding landscape;
 - b. high and medium density residential development to enable diversity of housing choice through different typologies to contribute to housing affordability;
 - c. a landscaped treatment of the edge of State Highway 6 to increase amenity for both road users and adjoining residential areas;
 - d. Integration of key roading north of the State Highway with existing intersections serving development south of the State Highway to encourage and facilitate trips, including vehicle, walking and cycling trips, between the south and north sides of the State Highway; and
 - e. Contribution to the promotion of public and active transport as the preferred method of travel for residents and reduced reliance on travel by private vehicle.

Chapter 25 – Earthworks

25.5 Rules - Standards

	Table 25.2 – Maximum Volume	Maximum Volume	Total
...	
25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Te Pūtahi Ladies Mile Town Centre Zone Local Shopping Centre Zone ...	500m ³	

Chapter 29 – Transport

...

29.2 Objectives and Policies

...

[29.2.1.9](#) [Within the Te Pūtahi Ladies Mile Structure Plan area in Schedule 27.13.XX, promote public and active transport as the preferred method of travel for residents and reduce reliance on travel by private vehicle.](#)

...

29.2.2.7 Discourage non-accessory parking and off-site and non-accessory coach parking in the Queenstown, Arrowtown, [Te Pūtahi Ladies Mile](#) and Wanaka Town Centre zones other than on sites at the edge of the zone.

...

29.4 Rules – Activities

	Table 29.1 –Transport related activities outside a road	Non-Compliance status
...
29.4.6	Off-site and non-accessory parking used exclusively for the parking of coaches and buses in the General Industrial Zone, Coneburn Industrial Zone, Business Mixed Use Zone and Local Shopping Centre Zone, except for the Local Shopping Centre Zone at Te Pūtahi Ladies Mile.	C
...	...	

29.5 Rules – Standards for activities outside roads

	Table 29.3 –Standards for activities outside roads	Non-Compliance status
...
29.5.6	Dropoff/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wanaka Town Centre Zone, and the Arrowtown Town Centre Zone, and on land located within the Te Pūtahi Ladies Mile Structure Plan <ol style="list-style-type: none"> a. All day care facilities, educational activities, and healthcare facilities must provide drop off/ pick up (set down) areas to allow vehicles to drop off and pick up children, students, elderly person or patients in accordance with the following standards: <p>...</p>	RD ...
...	...	
29.5.14	Maximum Parking Requirements	RD Discretion is restricted to:

	Table 29.3 –Standards for activities outside roads	Non-Compliance status
	<p><u>On land located within the Te Pūtahi Ladies Mile Structure Plan at Schedule 27.13.XX, the number of parking spaces shall not exceed the following rates:</u></p> <p><u>Residential Activity –</u></p> <ul style="list-style-type: none"> <u>Studio or 1 bedroom - 0.5 spaces</u> <u>2 bedrooms – 1 space</u> <u>3 bedrooms – 1.5 spaces</u> <u>4 or more bedrooms – 2 spaces</u> <p><u>Offices – 1 per 50m² GFA</u></p> <p><u>Retail – 1 per 50m² GFA</u></p> <p><u>Activities not listed – no maximum</u></p> <p><u>Except that this rule will not apply to mobility spaces.</u></p> <p><u>Note: Maximum parking rates are to be calculated cumulatively.</u></p>	<p>a. <u>The adequacy of parking for the activity;</u></p> <p>b. <u>Effects on intensification and urban design; and</u></p> <p>c. <u>Effects on the transportation network, including on the uptake of public and active transport modes.</u></p>
...	...	
<u>29.5.2X</u>	<p><u>Roading and access within the Te Pūtahi Ladies Mile Structure Plan area</u></p> <p><u>29.5.2X.1 There shall be no direct property access for vehicles from the collector road Type A on the Structure Plan at Schedule 27.13.XX to land located north of the road.</u></p> <p><u>29.5.2X.2 New roads connecting collector road Type A identified on the Structure Plan at Schedule 27.13.XX to land located north of the road shall not exceed a frequency of more than one every 120m.</u></p> <p><u>29.5.2X.3 New roads connecting collector road Type A identified on the Structure Plan at Schedule 27.13.XX to land located south of the road shall not exceed a frequency of more than one every 60m.</u></p> <p><u>29.5.2X.4 The maximum number of access points from the collector road Type C identified on the Structure Plan at 27.13.XX to land located east of the road shall be two (2).</u></p> <p><u>29.5.2X.5 The maximum number of access points from the collector road Type C identified on the Structure Plan at 27.13.XX to land located west of the road shall be one (1).</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment; and</u></p> <p>b. <u>Effects on the design, development and operation of the stormwater swale</u></p>
<u>29.5.2X</u>	<p><u>Carparking within the Te Pūtahi Ladies Mile Structure Plan area</u></p> <p><u>29.5.2X.1 Within the Medium Density Residential Zone and the High Density Residential Zone, parking in front of residential units shall be limited to a maximum of one uncovered car park per residential unit.</u></p> <p><u>29.5.2X.2 Within the Medium Density Residential Zone and the High Density Residential Zone, there shall be a minimum separation distance of 8m between vehicle crossings on public streets.</u></p> <p><u>29.5.2X.3 Common parking areas (including open areas or areas within a building at ground-level) that are comprised of more than two spaces must:</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling</u></p>

	Table 29.3 –Standards for activities outside roads	Non-Compliance status
	<p>a. Not front a street or public open space</p> <p>b. Incorporate 2m wide landscape planting areas at an interval of every four angle parking spaces and between nose-to-nose angle parking, and every three parallel parking spaces.</p>	<p>environment; and</p> <p>b. Effects on the amenity of the Zone when viewed from the street</p>

...

29.8 Minimum Parking Requirements

	Table 29.4 –Standards for activities outside roads		
	Minimum Parking Requirements	Resident/ Visitor	Staff/Guest
29.8.1	<p>All activities in the:</p> <ul style="list-style-type: none"> • Queenstown Town Centre Zone; • Wanaka Town Centre Zone; • Arrowtown Town Centre Zone; • Te Pūtahi Ladies Mile Town Centre Zone; • Local Shopping Centre Zone; • Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown); • Within the High Density Residential and Medium Density Residential Zones within the Te Pūtahi Ladies Mile Structure Plan area. 	0	0
...			

29.10 Minimum requirements for cycle parking, lockers and showers

Table 29.6				
	Activity	Customer/Visitor Short-Term Bicycle Parking	Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents	End of trip facilities
...
29.10.7	Educational Facility – primary and secondary	1 visitor space per 50 students (capacity)	For Students, 1 per 5 pupils Year 5 and above (capacity) for primary and secondary schools. In addition, within the Te Pūtahi Ladies Mile Structure Plan area, for staff 1	Nil, except that within the Te Pūtahi Ladies Mile Structure Plan area the following shall be provided: For students 1 locker per every space required.

Table 29.6				
	Activity	Customer/Visitor Short-Term Bicycle Parking	Private Long-Term Bicycle Parking. This is for the use of staff, students, and residents	End of trip facilities
			bicycle space per 10 on-site workers	For staff, Where 11-100 long-term bicycle parking spaces required: 1 locker for every space required and 1 shower per every 10 spaces required. Where >100 long-term bicycle parking spaces required: 10 showers for the first 100 spaces required plus two showers for each additional 50 spaces required.
...				
29.10.13	Residential activity within the Te Pūtahi Ladies Mile Structure Plan area	1 per 20 residential units	1 per residential unit	Nil

[29.10.134](#) The following advice note applies to all the provisions in Table 29.6 relating to minimum requirements for cycle parking, lockers, and showers:

[29.10.145](#) In calculating the requirement, all development floor areas cited in the above table shall be rounded down. For example, an office space development of 150m² would require one Private Long-Term Bicycle Parking space and an office of 510m² would require four spaces.

[29.10.16](#) [Private Long Term Bicycle parking shall be secure and positioned within the site in order to be accessible from the street.](#)

[29.10.17](#) [Cycle parking for residential activity in the Te Pūtahi Ladies Mile Structure Plan area can be located in a communal area, including within garaging or cycle storage sheds.](#)

[29.10.158](#) The following footnotes apply only where indicated in Table 29.6:

...

Chapter 31 – Signs

31.6 Rules – Activity Status of Signs in Commercial Areas

Table 31.6 – Activity Status of Signs in Commercial Areas		Queenstown, Te Pūtahi Ladies Mile and Wanaka Town Centre Zones (including commercial activities in a Town Centre Transition Sub-Zone or overlay)	...
31.6.1	Static signage platforms that is one of the sign types listed in Rules 31.6.2 to 31.6.5 below and complies with the standards applying to that sign type. Control is reserved to the matters set out in Rule 31.14.	C	
...			

Chapter 38 – Open Space and Recreation

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
...	...								
38.9.7	Community centres and halls	NC	D	D	D	D	NC	NC	NC
38.9.8	Day Care Facilities including buildings	NC	NC	D	NC	D	NC	NC	NC
...	...								
38.9.10	Art galleries, arts and cultural centres including buildings	NC	D	D	D	D	NC	NC	NC
38.9.11	Clubrooms including buildings, except as provided for by Rule 38.9.38	NC	D	P	NC	D	P	D	NC
...	...								
38.9.3X	Clubrooms including buildings in the Community Purposes Zone at Te Pūtahi Ladies Mile	NA	NA	NA	NA	P	NA	NA	NA

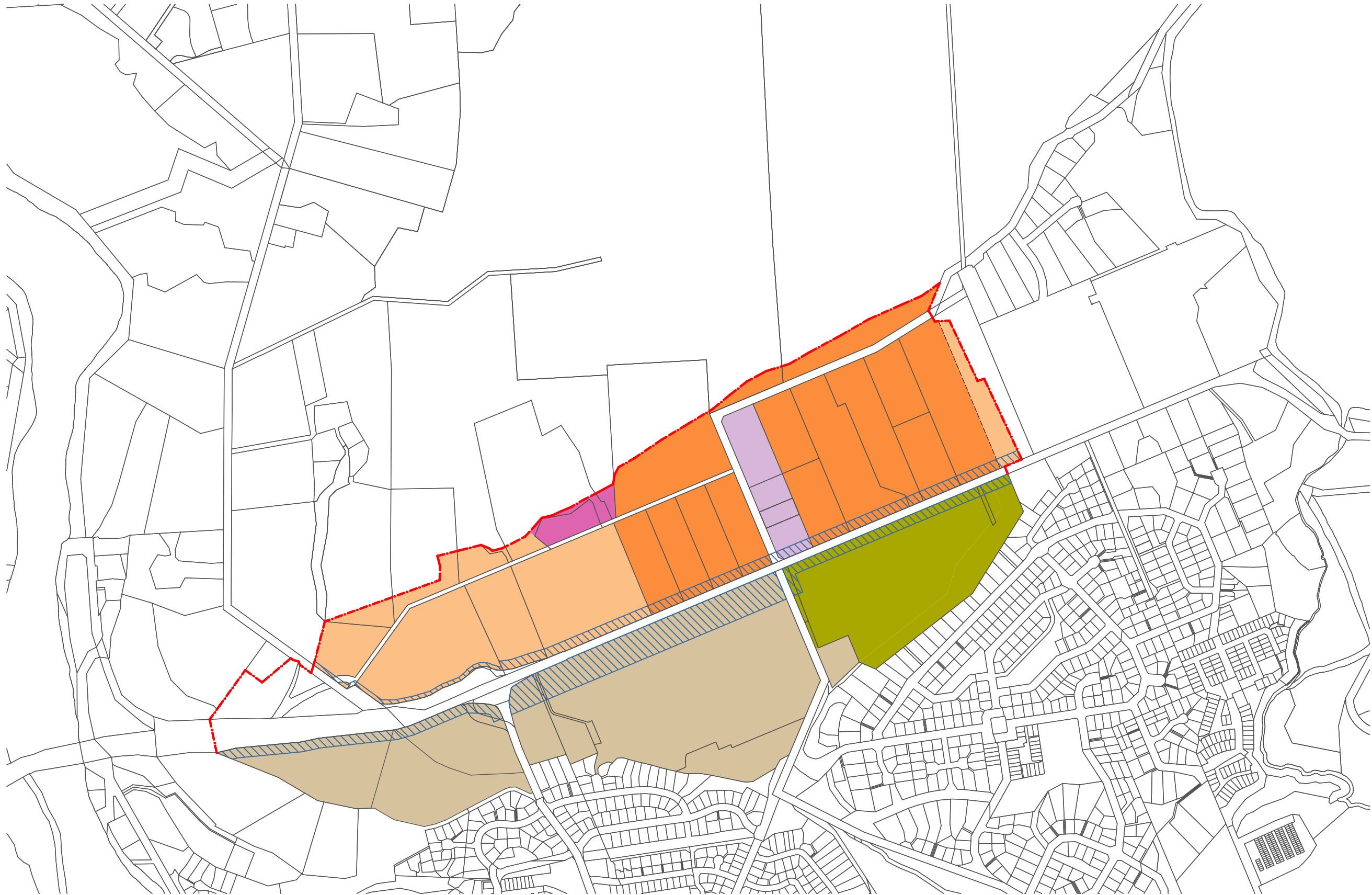
...

38.10 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
38.10.1	<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>...</p> <p>38.10.1.5 CPZ: 10m</p> <p>Except for at the Community Purposes Zone at Te Pūtahi Ladies Mile, where the maximum height of buildings shall be 12m and the maximum height of lighting shall be 23m.</p> <p>...</p>	D
38.10.2	<p>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</p> <p>...</p> <p>38.10.2.5 CPZ: 300m²</p> <p>Except for at the Community Purposes Zone at Te Pūtahi Ladies Mile, where the maximum ground floor area of buildings shall be 500m².</p> <p>...</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Building dominance; b. Effects on visual amenity and landscape character values and in particular views of significance; c. The size, design and location of buildings relative to the public realm and adjoining properties; d. Consistency with the character of the locality and the role and function of the open space; e. Pedestrian and vehicle access; f. Functional needs; g. Scale and intensity; h. Cumulative effect of buildings; and i. Design and integration of landscaping.
...	...	

Te Pūtahi Ladies Mile Zoning Plan

1:10,000 @ A3
1:5,000 @ A1
100m 200m



- Key**
- Urban Growth Boundary Extension
 - Building Restriction
 - Town Centre
 - Local Centre
 - High Density Residential
 - Medium Density Residential
 - Lower Density Residential
 - Open Space - Community Purposes