

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stages 3 and 3B of the
Proposed District Plan

**REBUTTAL EVIDENCE OF AMY NARLEE BOWBYES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING: SETTLEMENT ZONE

Townships Review (Stage 3) and Cardrona (Stage 3B) – Text and variations

Lake McKay Partnership Ltd (Submission 3196) - Rezoning request

Quartz Commercial Group – LDSRZ at Hāwea

12 June 2020

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R Mortiaux
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

CONTENTS

	PAGE
1. INTRODUCTION	1
2. SCOPE.....	1
SUBMITTER EVIDENCE ON TEXT OF CHAPTER 20 - SETTLEMENT ZONE AND	2
ASSOCIATED DISTRICT-WIDE PROVISIONS.....	2
3. SCOTT FREEMAN FOR POUNAMU HOLDINGS 2014 LTD (3307)	2
4. JOANNE DOWD FOR AURORA (3153)	3
5. CHRIS HORNE FOR SPARK NZ LTD AND VODAFONE (31002)	4
6. KENT FRENTZ FOR THE MINISTRY OF EDUCATION (3152)	7
7. TIM GRACE FOR KINGSTON LIFESTYLE PROPERTIES LTD (3297) AND CARDRONA VILLAGE LTD (31019)	8
SUBMITTER EVIDENCE ON REZONING REQUESTS: SETTLEMENT ZONE.....	8
8. DAN CURLEY FOR LAKE MCKAY PARTNERSHIP LTD (3196).....	8
SUBMITTER EVIDENCE ON TEXT OF CHAPTER 7 – LOWER DENSITY SUBURBAN RESIDENTIAL ZONE AND ASSOCIATED DISTRICT-WIDE PROVISIONS	9
9. TIMOTHY WILLIAMS FOR QUARTZ COMMERCIAL GROUP LTD (3328).....	9

1. INTRODUCTION

1.1 My full name is Amy Narlee Bowbyes. My qualifications and experience are set out in my statement of evidence in chief dated 18 March 2020.

1.2 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person. The Council, as my employer, has agreed for me to give expert evidence on its behalf in accordance with my duties under the Code of Conduct.

2. SCOPE

2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of various submitters:

Text relating to Chapter 20 – Settlement Zone:

- (a) Mr Freeman for Pounamu Holdings 2014 Ltd (**3307**)
- (b) Ms Dowd for Aurora (**3153**);
- (c) Mr Horne for Spark NZ Ltd and Vodafone (**31002**)
- (d) Mr Frentz for the Ministry of Education (**3152**)

Settlement Zone rezoning:

- (e) Mr Curley for Lake McKay Partnership Ltd (**3196**);

Text relating to Chapter 7 – Lower Density Suburban Residential Zone:

- (f) Mr Williams for Quartz Commercial Group Ltd (**3328**)

2.2 I also confirm that I have read the following statements of evidence and consider that no response is needed:

- (a) Mr Grace for Cardrona Village Ltd (**31019**)

- (b) Mr Grace for Kingston Lifestyle Properties Ltd (**3297**)
- (c) Mr and Mrs Brainerd for Pounamu Holdings 2014 Ltd (**3307**);
- (d) Mr Colegrave for Pounamu Holdings 2014 Ltd (**3307**);
- (e) Mr Botting for Lake McKay Partnership Ltd (**3196**);
- (f) Mr Maclennan for Otago Regional Council (**3342**);
- (g) Mr Bray for Spark NZ Ltd and Vodafone (**31002**)
- (h) Mr McCarrison and Mr Clune for Spark NZ Ltd and Vodafone (**31002**)
- (i) Mr Holding for Spark NZ Ltd and Vodafone (**31002**)

2.3 My evidence has the following attachments:

- (a) **Appendix A:** Recommended Revised Provisions.

SUBMITTER EVIDENCE ON TEXT OF CHAPTER 20 - SETTLEMENT ZONE AND ASSOCIATED DISTRICT-WIDE PROVISIONS

3. SCOTT FREEMAN FOR POUNAMU HOLDINGS 2014 LTD (3307)

3.1 Mr Freeman has filed evidence in relation to Policy 20.2.3.2 and Rule 20.5.3 expanding on his view given in the original submission that the gross floor area restrictions should not include office space (associated with retail activities), or areas associated with storage, reception, waiting rooms, staff rooms or bathroom facilities (his paragraphs 10.67 to 10.77). Mr Freeman's views are supported by economic evidence provided by Mr Colegrave. Ms Natalie Hampson of Market Economics has considered Mr Colegrave's evidence and has advised that she concurs with his findings in relation to the site in question.

3.2 In my view, the submitter evidence is compelling and I am persuaded to amend my recommendation to support the amendments sought to Rule 20.5.3 for the following reasons:

- (a) A portion of the commercial floor-space proposed would be sustained by the visitor accommodation activities also

proposed on the site and the balance would be supported by local residents and general visitors to Glenorchy, helping to reduce potential impact on the existing precinct businesses; and

- (b) The benefits of the proposal (particularly the additional visitor accommodation capacity) would benefit other businesses in Glenorchy and help sustain more floor-space in the Precinct, and may help stimulate growth and redevelopment in the existing precinct.

3.3 Having considered the above, in my view, providing a slightly more enabling regime through the minor amendments sought to Rule 20.5.3 would assist with achieving these outcomes and would still assist with implementing Objective 20.2.3.

3.4 Mr Colegrave discusses the amendments sought to Rule 20.5.3 at paragraphs 65 to 70 of his evidence, where he states that the additional flexibility in terms of GFA would enable more flexibility in built form without creating undue pressure on other commercial areas. I concur with Mr Colegrave's view and consider it appropriate to apply the amendments sought to Rule 20.5.3 to all Commercial Precincts in the Settlement Zone. I note that the same relief is sought by Dart River Safaris (3308). I consider that this amendment can be achieved without amending Policy 20.2.3.2.

3.5 I therefore recommend that Rule 20.5.3 is amended as shown in the recommended revised provisions in **Appendix A**.

4. JOANNE DOWD FOR AURORA (3153)

4.1 At her paragraphs 32 to 39 Ms Dowd outlines that the wording recommended in my s42a report relating to the advice note requested by the submitter is inconsistent with what has been agreed by the parties in the consent memorandum for Topic 17.¹

1 Paragraph 37 of Ms Dowd's Evidence.

- 4.2 I accept Ms Dowd’s view that the advice note should be consistent across the zone chapters². However, at paragraph 37 Ms Dowd argues that the Topic 17 advice note wording from the Subdivision and Development Chapter should be replicated in the zone chapters. This appears to be an error in Ms Dowd’s evidence.
- 4.3 I therefore recommend that advice note 20.3.3.2 is amended to be consistent with the zone advice note agreed in Topic 17, as shown in **Appendix A**.
- 4.4 At paragraphs 43 to 47 Ms Dowd proposes that the amendments sought to Policy 20.2.2.6 in the original Aurora submission are refined to refer specifically to ‘Electricity sub-transmission infrastructure’ and Significant electricity distribution infrastructure’, rather than ‘Regionally Significant Infrastructure’ as previously sought.
- 4.5 This is in response to my s42A Report,³ where I stated the view that the term Regionally Significant Infrastructure would capture a broader category of infrastructure than that addressed in the Aurora submission.
- 4.6 I consider that the revised wording is appropriate as it acknowledges that avoidance of effects is not always practicable because of the functional needs of infrastructure, in which case remedying or mitigating effects may be appropriate.
- 4.7 I therefore recommend that the revised amendments sought by Aurora⁴ to Policy 20.2.2.6 are accepted, as shown in the recommended revised provisions in **Appendix A**.

5. CHRIS HORNE FOR SPARK NZ LTD AND VODAFONE (31002)

- 5.1 Mr Horne has filed evidence in relation to Rule 30.5.6.6e of the Energy and Utilities Chapter of the PDP, as it relates to the Settlement Zone at Cardrona. The rule limits the permitted maximum

2 Paragraph 39.

3 Paragraphs 7.1 to 7.9.

4 Paragraph 46.

height of telecommunications poles to 11m high. The submitter seeks a permitted height of 15m for single poles and 18m for poles with co-located antennas.

5.2 Mr Horne states at paragraph 43 of his evidence that the 11m height limit is impractical due to the clearance required for signals to be transmitted, given that the maximum permitted building height is 12m in the Settlement Zone at Cardrona.

5.3 At paragraph 48 of his evidence Mr Horne recommends that the relief sought is modified in the following ways:

- (a) The 15m/18m pole heights should only be applied to land within the Commercial Precinct at Cardrona;
- (b) That a height in relation to boundary control is applied from the interface between Commercial Precinct and the rest of the Settlement Zone at Cardrona;
- (c) That a rule is inserted limiting the maximum antenna and headframe dimension to 1.2m as a permitted activity;
- (d) A rule requiring a 3m setback from roads is inserted⁵; and
- (e) A maximum light reflectance value of 16% for antennae is applied.

5.4 I have considered Mr Horne's evidence, along with the landscape evidence provided by Mr Bray, and I accept that the 11m height limit would be impractical given that 12m high buildings are enabled within the Settlement Zone at Cardrona. I note, however, that the Settlement Zone at Cardrona is surrounded by the ONL, which has a maximum permitted height for poles of 8m.⁶ This context is not considered in Mr Horne's evidence, however in my view it is noteworthy that poles are enabled in the adjoining ONL, and the Cardrona settlement is not the only location in the Cardrona Valley where poles could be located. In my view the necessity for providing an enabling framework for poles in the Cardrona settlement is over-stated in Mr Horne's evidence.

5.5 In my view the measures recommended by Mr Horne and Mr Bray would assist with limiting the visual impact of 15m high poles,

5 Paragraph 51.
6 Rule 30.5.5.6f.

however I do not support providing for 18m high poles as a permitted activity and I do not agree with Mr Horne's statement at paragraph 50 of his evidence that permitting 18m high poles would ensure an appropriate balance between character values and functional requirements. 18m high poles would project 6m above the anticipated maximum 12m building height at Cardrona,⁷ and breaches to the building height rule are a non-complying activity. The 18m pole height sought would have a discretionary activity status for non-compliance. In my view this would result in a significant disconnect between the height rules for buildings, and those sought for poles.

5.6 Having considered the evidence provided by Mr Horne, Mr Bray and Ms Mellsop I recommend that Chapter 30 is amended in the following manner:

- (a) Amend Rule 30.5.6.6 to provide a maximum permitted height of 15m for poles located in the Commercial Precinct of the Settlement Zone at Cardrona;
- (b) Insert a new standard in 30.5.6.6 for poles located in the Commercial Precinct of the Settlement Zone at Cardrona limiting the permitted antenna and headframe dimension to 1.2m, with non-compliance requiring discretionary activity consent;
- (c) Insert a new standard in 30.5.6.6 requiring all poles in the Settlement Zone at Cardrona to be set back 3m from any road, with non-compliance requiring discretionary activity consent;
- (d) Insert a new standard in 30.5.5.6 requiring poles located in the Commercial Precinct at Cardrona to comply with the height recession planes for the Settlement Zone (Rule 20.5.14), applied at the interface with the balance of the Settlement Zone;
- (e) Amend Rule 30.5.6.8 to require antennae located in the Settlement Zone at Cardrona to be finished in colours with a light reflectance value of less than 16%; and

7 Rule 20.5.12

(f) Pursuant to Rule 30.5.5.6e, continue to permit poles to a maximum height of 11m in the balance of the Settlement Zone at Cardrona.

5.7 In my view the above amendments strike an appropriate balance between providing for pole heights that are able to meet functional requirements, whilst balancing appropriate consideration of the unique visual and landscape characteristics of the Cardrona settlement. This approach also provides a consenting pathway for applications for taller poles to be considered on their merits via discretionary activity resource consent, and for any such assessment to include consideration of Objective 30.2.6 and Policies 30.2.6.2, 30.2.6.3, 30.2.6.4; and Objective 30.2.7 and Policies 30.2.7.1, and 30.2.7.4.

5.8 The recommended amendments are shown in **Appendix A**.

6. KENT FRENTZ FOR THE MINISTRY OF EDUCATION (3152)

6.1 At paragraph 6.4 of his evidence Mr Frenz states that Stages 3 and 3B present an opportunity to align the PDP with National Planning Standards effectively and efficiently by introducing the Planning Standards definition of *Educational Facility*.

6.2 I disagree with this view and in my opinion it would be very inefficient to introduce the Planning Standards definition to the PDP via Stages 3 and 3B. In my view introducing the Planning Standards definitions incrementally would add unnecessary complexity to the PDP and a more efficient approach would be for the Planning Standards definitions to be introduced to the entire PDP in a separate plan change process.

6.3 I therefore stand by the recommendations outlined at paragraphs 6.1 to 6.10 in my Evidence in Chief and I recommend that the relief sought by the Ministry of Education be rejected.

**7. TIM GRACE FOR KINGSTON LIFESTYLE PROPERTIES LTD (3297) AND
CARDRONA VILLAGE LTD (31019)**

7.1 I note that I have read and considered Mr Grace's evidence, which bears strong resemblance to the evidence Mr Grace provided with the original submissions, and I stand by the recommendations in my s42A Report⁸.

SUBMITTER EVIDENCE ON REZONING REQUESTS: SETTLEMENT ZONE

8. DAN CURLEY FOR LAKE MCKAY PARTNERSHIP LTD (3196)

8.1 Mr Curley has filed planning evidence in relation to the Lake McKay Partnership submission seeking to rezone an area of land adjoining the Luggate Settlement Zone from Rural Residential Zone to Settlement Zone. Mr Curley states in his evidence at pages 2 and 3 (points 1 and 2) that he accepts the location, extent, and provisions recommended in Section 13 of my s42A Report for the Building Restriction Areas (**BRA**) on the submission site. As such, these issues are no longer in dispute.

8.2 Regarding the one remaining matter in respect of this rezoning proposal, namely infrastructure provision, Mr Botting has filed evidence that is addressed in Mr Powell's evidence for the Council. In summary, Mr Powell has considered the evidence provided by Mr Botting and now does not oppose⁹ the rezoning proposal on the basis that Mr Botting's evidence demonstrates that the development anticipated by the rezoning is able to be adequately serviced.

8.3 As there are now no outstanding issues regarding this rezoning proposal, I recommend that submission 3196 is accepted in part, with the inclusion of the recommendations (including in respect to mapping of the additional BRA) in my s42A Report¹⁰.

8 For Kingston Lifestyle Properties, paragraphs 11.1 to 11.9; for Cardrona Village Ltd, paragraphs 12.9 to 12.13.

9 Paragraph 7.5 of Mr Powell's evidence.

10 Section 13.

SUBMITTER EVIDENCE ON TEXT OF CHAPTER 7 – LOWER DENSITY SUBURBAN RESIDENTIAL ZONE AND ASSOCIATED DISTRICT-WIDE PROVISIONS

9. TIMOTHY WILLIAMS FOR QUARTZ COMMERCIAL GROUP LTD (3328)

- 9.1 Mr Williams has filed planning evidence in relation to amendments to the provisions of the Lower Density Suburban Residential Zone (**LDSRZ**) as they specifically relate to the submitter’s site in Hāwea.
- 9.2 At paragraph 14 of his evidence Mr Williams acknowledges that Ms Devlin¹¹ has recommended that the Visitor Accommodation Sub-zone (**VASZ**) is extended over the entire submission site, as requested in the original submission. At paragraph 15 Mr Williams acknowledges that the VASZ will ensure a more efficient approach to future land use given the specific recognition the VASZ provides to visitor accommodation activities. I concur with this view.
- 9.3 Mr Williams’ evidence supports the site-specific amendments to the LDSRZ provisions outlined in the submission. I remain of the view outlined in my s42A report¹² that the LDSRZ together with the VASZ provide a consenting pathway for the majority of activities addressed by Mr Williams in his evidence, and I remain of the view that it would be inefficient to tailor a suite of site-specific LDSRZ provisions to align with the specific development aspirations of the submitter when a consenting pathway is already provided. I note that the marked-up provisions included in Mr Williams evidence are drafted to apply to the entire LDSRZ, whereas the scope of this submission applies only to the submission site, and any such provisions would need to be drafted so they are site-specific.
- 9.4 At paragraphs 21 to 23 of his evidence Mr Williams states that controlled activity status for visitor accommodation activities would provide more certainty compared to the restricted discretionary status in Rule 7.4.6A. I note that Mr Williams appears to have overlooked that Rule 7.6.1.2 stipulates that visitor accommodation activities located in a VASZ shall not be notified or limited notified. In my view restricted discretionary activity status is appropriate, as matters such

11 At section 24.
12 Paragraph 9.8.

as nature and scale of activities and the external appearance of buildings are difficult to influence via consent conditions. The submission site is also in a prominent location situated above the entrance to Hāwea viewed from the State Highway, and in my view it is appropriate that consent is able to be declined if poor design outcomes are not able to be achieved.

9.5 At paragraphs 24 to 26 Mr Williams seeks that a new rule is inserted in Chapter 7 that provides for premises licensed for the sale of liquor as a restricted discretionary activity. In my view a new rule is not necessary, as discussed in the following paragraphs.

9.6 Chapter 2 of the PDP includes the definition of visitor accommodation, which includes ancillary activities such as *“food preparation, dining and sanitary facilities, conference, bar recreational facilities [...] associated with the visitor accommodation activity”*. The definition states that these facilities can be used by persons not staying overnight at the site. Rule 7.4.6A also includes a matter of discretion regarding hours of operation, including for... *“ancillary activities.”* In my view, the provisions therefore already provide a framework for the establishment of licensed premises within the VASZ in conjunction with a visitor accommodation activity.

9.7 I also note that Rule 7.4.7 provides for commercial activities¹³ of 100m² or less gross floor area as a restricted discretionary activity, which provides a consenting pathway for a small licensed premises. This consenting pathway could be progressed in the event that a licensed premises is not deemed to be ancillary to a visitor accommodation activity.

9.8 I therefore disagree with Mr Williams that a rule should be inserted in Chapter 7 that specifically provides for licensed premises on the submission site as a restricted discretionary activity.

9.9 Mr Williams states at paragraphs 27 to 30 of his evidence that he considers that the restrictions on informal airports in the LDSRZ should be relaxed within the VASZ generally. As previously

13 The Chapter 2 definition of Commercial Activity includes a range of activities including “restaurants” and “the sale of liquor”.

mentioned, in my view the relief sought can only be considered in the context of the submission site, as that is the scope of the original submission. Mr Williams has not provided a noise assessment or any technical information regarding the suitability of the site for aircraft landing or take-off, nor has an assessment been made against the relevant objectives and policies pertaining to the anticipated levels residential amenity in the LDSRZ. The submission site is located in a residential area. I also note that, other than for emergency landings, rescues and firefighting, informal airports are also prohibited in the High Density Residential Zone¹⁴ and Medium Density Residential Zone¹⁵, both of which also provide for visitor accommodation activities.

9.10 In my view it is also noteworthy that Hāwea is located in convenient proximity to Rural-zoned land where informal airports are provided for as a discretionary activity¹⁶.

9.11 At paragraphs 31 to 35 Mr Williams seeks that rules enabling significantly more permissive building heights are applied to buildings on the submission site. Pursuant to Rule 7.5.1 the maximum prescribed building height for the LDSRZ at Hāwea is 7m, with breaches requiring non-complying activity consent.

9.12 Hāwea is characterised by low-rise, predominantly single storey development, and I disagree with Mr Williams' view that three-storey development on the submission site would be appropriate. It note that the maximum permitted height for buildings in the Local Shopping Centre Zone, which is located near the submission site, is also 7m¹⁷, with breaches also requiring non-complying activity consent.



Amy Narlee Bowbyes

12 June 2020

14 Rule 9.4.19.

15 Rule 8.4.18.

16 Informal airports are a Discretionary activity in the Rural Zone pursuant to Rules 21.10.1 and 21.10.2.

17 Rule 15.5.7.

APPENDIX A - RECOMMENDED REVISED PROVISIONS

KEY:

Rebuttal 12/06/2020 recommended changes to notified provisions are shown in green underlined text for additions and ~~green strike through text~~ for deletions.

Section 42A 18/03/2020 recommended changes to notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

Any black underlined or ~~strike through~~ text, reflect the notified variation.

20 Settlement Zone

20.1 Purpose

The Settlement Zone applies to the settlements of Glenorchy, Kinloch, Kingston, Luggate, Makarora and Cardrona. The Zone provides for spatially well-defined areas of low ~~intensity density~~ residential living. Due to the location of each settlement within rural areas, and as all settlements (except for Luggate) are located amidst Outstanding Natural Landscapes, the location and setting of each settlement are strong contributors to their individual identities.

Historically, settlements have served the function of rural service centres, however over time they have diversified to comprise a range of uses and activities that increasingly provide for the day-to-day needs of both residents and visitors. Settlements can provide opportunities for unique visitor experiences due to their location within distinctive landscape settings, and their relative isolation from the District's major urban centres.

Low density residential activity is provided for throughout the Zone. Visitor Accommodation Sub-Zones and Commercial Precincts on the Planning Maps show locations where visitor accommodation activities, and limited commercial, commercial recreation and community activities, are encouraged to establish. Limited commercial activities are also provided for outside of the Precincts, provided they are small-scale, primarily serve a local convenience purpose, and maintain residential amenity and character.

While development is anticipated within the Zone, some areas are subject to natural hazard risk. Low-lying areas at Glenorchy, Kinloch and Kingston that are susceptible to flooding are shown as 'Historical Flood Zone' on the Planning Maps, with corresponding rules relating to building levels. These rules implement the district-wide policies in Chapter 28 – Natural Hazards.

Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal point of the Cardrona Hotel and Cardrona Valley Road. Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor accommodation activities. The Cardrona Village Character Guideline 2012 applies to all development within the Zone at Cardrona. The guideline identifies the key characteristics that make Cardrona distinctive, and provides guidance on how these characteristics can be incorporated into the design of development.

Pursuant to Section 86B (3) of the RMA, Rule 20.5.15 has immediate legal effect.

Commented [AB1]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

20.2 Objectives and Policies

20.2.1 Objective – Well designed, low intensity density residential development is enabled within settlements located amidst the wider Rural Zone.

Commented [AB2]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

Policies

20.2.1.1 Enable low intensity density residential development that retains character and amenity through the use of minimum lot sizes.

Commented [AB3]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

20.2.1.2 Ensure that development is designed in a manner that is consistent with the capacity of infrastructure servicing it.

20.2.1.3 Ensure appropriate on-site wastewater treatment and disposal, having particular regard to:

- a. the method of sewage treatment and disposal;
- b. the location, capacity and design of the proposed on-site wastewater treatment system;
- c. the ability for the on-site wastewater system and run-off to be contained within the boundaries of the subject site regardless of seasonal variations and loading;
- d. the environmental effects of the proposed on-site wastewater treatment system including minimising adverse effects on ecosystem services and values to Manawhenua; and
- e. ensuring the location of vehicle accessways, manoeuvring and stormwater dispersal areas do not adversely affect the functioning of the on-site wastewater system.

20.2.2 Objective – High quality amenity values and residential character are maintained in the Settlement Zone.

Policies

20.2.2.1 Ensure that the height, bulk and location of residential development maintains the low intensity density character, and residential amenity values of the Zone, by maintaining privacy, setbacks and access to sunlight.

Commented [AB4]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

20.2.2.2 Provide for net site areas that accommodate low intensity density development with low site coverage by buildings, spacious outdoor areas and sufficient land area for on-site wastewater systems.

Commented [AB5]: Streat Developments (3221, 3222); Christine & David Benjamin (3223)

20.2.2.3 Ensure that development within the Zone is of low scale to complement the existing low scale of development.

20.2.2.4 Include development controls that reflect key characteristics of development in Settlements, including through building height limits, encouraging gable roof forms in Glenorchy and Cardrona, and achieving consistency with the Cardrona Village Character Guideline 2012.

20.2.2.5 Limit the impact of glare on residential amenity and views of the night sky by way of standards that limit lighting glare and promote lighting design that mitigates adverse effects.

20.2.2.6 Avoid activities that are not consistent with established amenity values or cause inappropriate adverse environmental effects, or in the case of Electricity sub-transmission infrastructure or Significant electricity distribution infrastructure, if avoidance is not practicable because of the functional needs of infrastructure, then remedy or mitigate.

Commented [AB6]: Aurora (3153)

20.2.3 Objective – Commercial, community and visitor accommodation activities are predominantly provided for within precincts and sub-zones, are limited in scale, provide for local and visitor convenience, and support the local economy.

Policies

- 20.2.3.1 Identify Commercial Precincts on the Planning Maps, within which commercial, visitor accommodation and community activities are provided for in order to meet the day-to-day needs of residents and visitors and support the local economy.
- 20.2.3.2 Restrict individual retail activities exceeding 200m² gross floor area, and individual office activities exceeding 100m² gross floor area, that may adversely affect the:
- retention and establishment of a diverse range of activities within the Commercial Precinct;
 - role and function of commercial zones that provide for large scale retailing; and
 - safe and efficient operation of the transport network.
- 20.2.3.3 Encourage development within Commercial Precincts to facilitate active transport and recreational opportunities, through design that ensures connectivity with reserves and pedestrian and cycling links.
- 20.2.3.4 Control the height, scale, appearance and location of buildings within Commercial Precincts to achieve a built form that:
- complements the established pattern of development;
 - positively contributes to the streetscape; and
 - minimises adverse effects on neighbouring residential activities.
- 20.2.3.5 Within Commercial Precincts ensure that recycling and waste storage areas are appropriately located and screened to limit adverse visual effects and to assist with maintaining amenity values.
- 20.2.3.6 Limit the establishment and scale of non-residential activities outside of Commercial Precincts to minimise effects on the residential amenity values and traffic safety and to maintain residential character.
- 20.2.3.7 Identify Visitor Accommodation Sub-Zones on the Planning Maps to provide for visitor accommodation activities in identified locations, and restrict the establishment of visitor accommodation activities in locations outside the Visitor Accommodation Sub-Zones to ensure that the Zone maintains a residential character.
- 20.2.3.8 Ensure that the design of buildings for visitor accommodation, commercial and community activities contribute positively to the visual quality of the environment, including through building design, landscaping and response to site context.
- 20.2.3.9 Ensure that visitor accommodation activities and development are appropriately serviced and minimise impacts on roading networks.
- 20.2.3.10 Enable home occupation activities throughout the Zone to provide work-from-home opportunities and reduce travel-dependence for employment, while ensuring that residential amenity is maintained.

PART 3

SETTLEMENT ZONE 20

20.2.3.11 Enable residential visitor accommodation and homestays to establish throughout the Zone, ensuring that the scale and effects of these activities do not adversely affect residential amenity.

20.3 Other Provisions and Rules

20.3.1 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 and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
Planning Maps		

20.3.2 Interpreting and Applying the Rules

20.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant District-wide rules, otherwise resource consent will be required.

20.3.2.2 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.

20.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.

20.3.2.4 Activities located within the Commercial Precincts and/or Visitor Accommodation Sub-Zones depicted on the Planning Maps must comply with any rule that specifically applies to the Commercial Precinct or Visitor Accommodation Sub-Zone and must also comply with any other rule in this chapter, and the district wide rules, otherwise resource consent will be required.

20.3.2.5 Proposals resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the prescribed net area for each unit.

20.3.2.6 General references to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Settlement Zone.

PART 3

SETTLEMENT ZONE 20

20.3.2.7 References to Cardrona mean both the Commercial Precinct and the Visitor Accommodation Sub-zone as identified on the District Plan maps. Individual references to the Cardrona Commercial Precinct or the Visitor Accommodation Sub-zone means that particular overlay only.

Commented [AB7]: Cl 16 change to adjust numbering with the inclusion of the Stage 3B notified provisions

20.3.2.8 The following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

Commented [AB8]: Cl 16 change to adjust numbering with the inclusion of the Stage 3B notified provisions

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

20.3.3 Advice Notes - General

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

~~20.3.3.2 New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001"): Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.~~

~~To assist plan users in complying with NZECP 34(2001), the major distribution components of the Aurora network (the electricity sub transmission infrastructure and significant electricity distribution infrastructure) are shown on the Planning Maps.~~

~~For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice.~~

Commented [AB9]: Aurora (3153)

20.4 Rules – Activities

Table 20.4 – Activities located in the Settlement Zone		Activity Status
20.4.1	Residential unit (including residential flat not otherwise identified in this table)	P

PART 3

SETTLEMENT ZONE 20

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.2	Home occupations	P

PART 3

SETTLEMENT ZONE 20

20.4.3	Residential visitor accommodation and homestays	P
---------------	---	---

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.4	Informal airports for emergency landings, rescues and fire fighting	P

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.5	<p>Within Commercial Precincts identified on the Planning Maps: Commercial activities, commercial recreation activities and community activities</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. hours of operation; b. parking, access and traffic generation; c. location and screening of recycling and waste; d. servicing; and e. noise. 	C

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.6	<p>Within Commercial Precincts identified on the Planning Maps: Buildings</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> design, scale and appearance of buildings; signage platforms; lighting; landscaping; servicing; natural hazards; and at Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matters of discretion 20.4.6(a) to (e) (f). 	RD
20.4.7	<p>Within Commercial Precincts and/or Visitor Accommodation Sub-Zones identified on the Planning Maps: Visitor accommodation activities (including ancillary activities and buildings)</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the location, nature and scale of activities; parking, access and traffic generation; landscaping; signage platforms; noise; servicing; hours of operation, including in respect of ancillary activities; design, scale and appearance of buildings; location and screening of recycling and waste; natural hazards; and at Cardrona, consistency with the Cardrona Village Character Guidelines 2012, to the extent allowed by matters of discretion. 20.4.7(a) to (j). 	RD

Commented [AB10]: Cl16 change to correct numbering error in Stage 3B notified provisions

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.8	<p>Residential flat, where the wastewater treatment and disposal is on-site</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. on-site wastewater treatment, with particular regard to the design and function of the on-site wastewater system and compatibility with on-site car parking, manoeuvring and stormwater disposal management. 	RD
20.4.9	<p>Commercial activities, commercial recreation activities and community activities located outside a Commercial Precinct that do not exceed 100m² gross floor area</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. the nature of the activity, including whether it functions to service the day-to-day needs of residents and visitors; b. hours of operation; c. signage platforms; d. landscaping; e. location and screening of recycling and waste; f. parking, access and traffic generation; g. noise; h. design, scale and appearance of buildings; i. natural hazards; and j. servicing. 	RD

	Table 20.4 – Activities located in the Settlement Zone	Activity Status
20.4.10	<p>Licensed premises located in either:</p> <ul style="list-style-type: none"> a. Commercial Precincts; or b. Visitor Accommodation Sub-Zones, where the licenced premises is ancillary to a visitor accommodation activity. <p>Exemption: It is a permitted activity to sell alcohol :</p> <ul style="list-style-type: none"> (i) to any person who is residing (permanently or temporarily) on the premises; and/or (ii) to any person who is present on the premises for the purpose of dining up until 12am. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the scale of the activity; b. parking, access and traffic generation; c. effects on amenity, including that of adjoining sites and public reserves; d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise; f. hours of operation; g. lighting; and h. servicing. 	RD
20.4.11	Within a Commercial Precinct: service activities (not including any service activity listed in this table as a prohibited activity)	D
20.4.12	Retirement villages	D
20.4.13	Community activities not otherwise identified in this table	D
20.4.14	Licensed premises not otherwise identified in this table	NC
20.4.15	Visitor accommodation not otherwise identified in this table	NC
20.4.16	Commercial activities and service activities not otherwise identified in this table	NC
20.4.17	Activities which are not listed in this table	NC
20.4.18	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building, except where such activities are undertaken as ancillary to a residential activity or as a permitted home occupation.	PR

20.5 Rules - Standards

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
20.5.1	<p>Residential density (excluding Makarora)</p> <p>20.5.1.1 For sites with a net site area of 800m² or less, a maximum of one residential unit per site.</p> <p>20.5.1.2 For sites with a net site area greater than 800m², no more than one residential unit per 800m² net site area.</p>	D
20.5.2	<p>Residential density – Makarora only</p> <p>20.5.2.1 For sites with a net site area of 1000m² or less, a maximum of one residential unit per site.</p> <p>20.5.2.2 For sites with a net site area greater than 1000m², no more than one residential unit per 1000m² net site area.</p>	D
20.5.3	<p>Retail and office activities within a Commercial Precinct</p> <p>20.5.3.1 Individual retail activities within a Commercial Precinct shall not exceed 200m² gross floor area.</p> <p>20.5.3.2 Individual office activities within a Commercial Precinct shall not exceed 100m² gross floor area.</p> <p>Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall <u>not</u> be included in the calculation of gross floor area.</p>	NC
20.5.4	<p>Maximum building coverage on any site (excluding buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones)</p> <p>Building coverage shall not exceed 40% on any site.</p>	D
20.5.5	<p>Maximum building coverage on any site – buildings located in Commercial Precincts and Visitor Accommodation Sub-Zones only</p> <p>20.5.5.1 Within the Commercial Precinct at Cardrona: 80%.</p>	D

Commented [AB11]: Pounamu Holdings Ltd (3307); Dart River Safaris (3308)

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.5.2 Within the Visitor Accommodation Sub-zone at Cardrona: 50%.</p> <p>20.5.5.3 At all other locations within Commercial Precincts or Visitor Accommodation Sub-Zones building coverage shall not exceed 80% on any site.</p>	
20.5.6	<p>Home Occupation</p> <p>20.5.6.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>20.5.6.2 The maximum number of two-way vehicle trips shall be:</p> <p>a. Heavy vehicles: 1 per day; and</p> <p>b. All other vehicles: 10 per day.</p> <p>20.5.6.3 Maximum net floor area for the home occupation activity of 60m².</p> <p>20.5.6.4 All home occupation activities and storage of materials shall be indoors.</p>	D
20.5.7	<p>Minimum boundary setbacks</p> <p>20.5.7.1 Road boundary: 4.5m; except:</p> <p>a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.</p> <p>b. At Cardrona, where the minimum setback of any building from roads shall be 3m.</p> <p>20.5.7.2 All other boundaries: Buildings shall be setback a minimum of 2m.</p> <p>Exceptions to boundary setbacks:</p> <p>a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;</p>	D

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings;</p> <p>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; and</p> <p>d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.</p>	
20.5.8	<p>Continuous building length</p> <p>The length of any building façade above the ground floor level shall not exceed 16m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; and</p> <p>b. At Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matter of discretion 20.5.8(a).</p>
20.5.9	<p>Gable roof form and pitch – Glenorchy and Cardrona only</p> <p>All buildings shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.</p> <p>Exemptions: verandas, lean-to's and other minor roof projections from the primary roof form.</p>	D
20.5.10	<p>Heavy vehicle storage</p> <p>No more than one heavy vehicle shall be stored or parked overnight on any site <u>except within Commercial Precincts and Visitor</u></p>	NC

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<u>Accommodation Sub-zones. This standard applies to residential and non-residential activities cumulatively.</u>	
20.5.11	<p>Glare</p> <p>20.5.11.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>20.5.11.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.</p>	NC
20.5.12	<p>Maximum building height</p> <p>20.5.12.1 Kingston and Kinloch: 7m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.2 Glenorchy: 5.5m or 5.5m above 312.8 masl, whichever is highest.</p> <p>20.5.12.3 Makarora: 5.5m.</p> <p>20.5.12.4 Luggate: 7m.</p> <p>20.5.12.5 Cardrona: 12m and not more than 3 storeys.</p>	NC
20.5.13	<p>Maximum building height – buildings located within Commercial Precincts (excluding Cardrona)</p> <p>20.5.13.1 Within Commercial Precincts identified on the Planning Maps (excluding Cardrona), buildings may extend up to 1.5m above the height specified for each settlement specified in Rule 20.5.12.</p>	NC
20.5.14	<p>Recession plane:</p> <p>20.5.14.1 Northern boundary: 2.5m and 55 degrees.</p> <p>20.5.14.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>20.5.14.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p>	D

Commented [AB12]: Dart River Safaris (3308); Christine & David Benjamin (3223)

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>a. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height; and</p> <p>b. Recession planes do not apply to site boundaries adjoining a road or reserve.</p> <p>Notes: where earthworks are undertaken to raise a building above the flood risk identified on the Planning Maps pursuant to Rule 20.5.19, the recession planes may be applied from the identified flood risk level.</p>	
20.5.15	<p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Indigenous biodiversity values;</p> <p>b. Visual amenity values;</p> <p>c. Landscape character;</p> <p>d. Open space and the interaction of the development with the water body;</p> <p>e. Environmental protection measures (including landscaping and stormwater management);</p> <p>f. Natural hazards; and</p> <p>g. Effects on cultural values of Manawhenua.</p>
20.5.16	<p>Residential visitor accommodation</p> <p>20.5.16.1 Must not exceed a cumulative total of 90 nights' occupation by paying guests on a site per 12-month period.</p>	<p>RD</p> <p>Discretion is restricted to:</p>

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.16.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.16.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</p> <p>20.5.16.4 The Council must be notified in writing prior to the commencement of a residential visitor accommodation activity.</p> <p>20.5.16.5 Up to date records of the residential visitor accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>20.5.16.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.16.1 to 20.5.16.6.</p>	<p>a. The location, nature and scale of the activities;</p> <p>b. The location, provision and screening of parking and access;</p> <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The compliance of the residential unit with the Building Code as at the date of the building consent;</p> <p>e. Health and safety provisions in relation to guests;</p> <p>f. Guest management and complaints procedures;</p> <p>g. The keeping of records for Council inspection; and</p> <p>h. Monitoring requirements, including imposition of an annual monitoring charge.</p>
20.5.17	Homestays	RD
	<p>20.5.17.1 Must not exceed 5 paying guests on a site per night.</p> <p>20.5.17.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</p>	<p>Discretion is restricted to:</p> <p>a. The location, nature and scale of activities;</p> <p>b. The location, provision and</p>

	Table 20.5 - Standards for activities in the Settlement Zone	Non-compliance status
	<p>20.5.17.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</p> <p>20.5.17.4 The Council must be notified in writing prior to the commencement of the Homestay activity.</p> <p>20.5.17.5 Up to date records of the homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with Rules 20.5.17.1 to 20.5.17.5.</p>	<p>screening of parking and access;</p> <p>c. The management of noise, rubbish and outdoor activities;</p> <p>d. The keeping of records of homestay use, and availability of records for Council inspection; and</p> <p>e. Monitoring requirements, including imposition of an annual monitoring charge.</p>
20.5.18	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the Planning Maps.</p>	NC
20.5.19	<p>Flood Risk</p> <p>Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 312.8 masl (412.8 Otago Datum) at Kinloch, Glenorchy and Kingston.</p>	NC

20.6 Non-Notification of Applications

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

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

- a. Buildings located within a Commercial Precinct (Rule 20.4.6)
- b. Visitor accommodation located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7)
- c. Residential visitor accommodation (Rule 20.5.16)

PART 3

SETTLEMENT ZONE 20

- d. Homestays (Rule 20.5.17)

Where a variation is described, the description is shown in *italics*.

Variation to PDP Chapter 7 – Lower Density Suburban Residential

7.5.1	Building Height (for flat sites) 7.5.1.1 Wanaka <u>and Hāwea</u> : Maximum of 7 metres [...]	<i>Non-compliance status:</i> NC
7.5.20	<u>Flood Risk – Hāwea only</u> <u>Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 349.2 masl (449.2 Otago Datum) at Hāwea.</u>	<i>Non-compliance status:</i> NC

Variation to PDP Chapter 25 - Earthworks

25.5.3	<u>Settlement Zone</u>
--------	------------------------

Variation to PDP Chapter 27 – Subdivision and Development

<p>27.5.7</p>	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> 1. Lower Density Suburban Residential Zone; 2. Medium Density Residential Zone; 3. High Density Residential Zone; 4. Town Centre Zones; 5. Arrowtown Residential Historic Management Zone; 6. Large Lot Residential Zone; 7. Local Shopping Centre; 8. Business Mixed Use Zone; 9. Airport Zone - Queenstown. <u>10. Settlement Zone</u> <p>[...]</p>						
<p>27.6.1 <i>Insert variation text between row for Large Lot Residential B and row for Rural</i></p>	<table border="1"> <tr> <td data-bbox="352 965 584 1059"><u>Settlement</u></td> <td data-bbox="584 965 815 1059"><u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u></td> <td data-bbox="815 965 1043 1059"><u>800m²</u></td> </tr> <tr> <td></td> <td data-bbox="584 1059 815 1104"><u>Makarora</u></td> <td data-bbox="815 1059 1043 1104"><u>1,000m²</u></td> </tr> </table>	<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m²</u>		<u>Makarora</u>	<u>1,000m²</u>
<u>Settlement</u>	<u>Luggate, Glenorchy, Kinloch, Kingston, Cardrona</u>	<u>800m²</u>					
	<u>Makarora</u>	<u>1,000m²</u>					
<p>27.7.11 <i>Insert variation text between the "All others" row and the "Rural Residential" row</i></p>	<table border="1"> <tr> <td data-bbox="352 1146 584 1220"><u>Settlement</u></td> <td data-bbox="584 1146 815 1220"><u>All Settlements</u></td> <td data-bbox="815 1146 1043 1220"><u>15m x 15m</u></td> </tr> </table>	<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>			
<u>Settlement</u>	<u>All Settlements</u>	<u>15m x 15m</u>					
<p>27.7.15.1</p>	<p>Subject to Rule 27.7.15.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:</p> <p>To a Council or community owned and operated reticulated water supply:</p> <ol style="list-style-type: none"> a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown; b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes; c. Millbrook Resort Zone and Waterfall Park Zone. <u>d. Settlement Zone at Luggate, Glenorchy, Cardrona and Kingston.</u> 						

Variation to PDP Chapter 29 - Transport

<p>29.5.14</p>	<p>[...]</p> <p>b. All shared private vehicular accesses serving residential units and/ or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, and Low Density Residential Zone <u>and Settlement Zone</u> shall comply with the following standards:</p> <p>(i)</p> <table border="1" data-bbox="352 786 1037 1070"> <thead> <tr> <th data-bbox="352 786 584 1016">The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.</th> <th data-bbox="584 786 810 1016">Formed width (m)</th> <th data-bbox="810 786 1037 1016">Minimum legal width (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 1016 584 1048">1 to 6</td> <td data-bbox="584 1016 810 1048">2.75 – 3.0</td> <td data-bbox="810 1016 1037 1048">4.0</td> </tr> <tr> <td data-bbox="352 1048 584 1070">7 to 12</td> <td data-bbox="584 1048 810 1070">5.5 – 5.7</td> <td data-bbox="810 1048 1037 1070">6.7</td> </tr> </tbody> </table> <p>[...]</p>	The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)	1 to 6	2.75 – 3.0	4.0	7 to 12	5.5 – 5.7	6.7
The greater of the actual number of units proposed to be serviced or the potential number of units able to be serviced by the permitted density.	Formed width (m)	Minimum legal width (m)								
1 to 6	2.75 – 3.0	4.0								
7 to 12	5.5 – 5.7	6.7								
<p>29.8.13</p>	<p>Unit type visitor accommodation (includes all units containing a kitchen facility. E.g. motels and cabins) in the:</p> <ul style="list-style-type: none"> • Low Density Residential Zone • Arrowtown Residential Historic Management Zone • <u>Settlement Zone</u> 									

Variations to PDP Chapter 30 – Energy and Utilities

<p>30.5.6.6</p>	<p>e. 11m in any other zone; and</p> <p>f. 8m in any identified Outstanding Natural Landscape; and</p> <p>g. <u>15m in the Commercial Precinct of the Settlement Zone at Cardrona, provided that</u></p> <p>(i) <u>The pole does not breach the height recession planes in Rule 20.5.14, applied at the boundary of the Commercial Precinct with any part of the Settlement Zone at Cardrona located outside the Commercial Precinct;</u></p> <p>(ii) <u>The pole is set 3m back from any road boundary; and</u></p> <p>(iii) <u>The headframe and antenna dimension does not exceed 1.2m.</u></p>
------------------------	--

Commented [AB13]: Spark NZ Ltd and Vodafone (31002)

30.5.6.8	<p>Antennas and ancillary equipment</p> <p>Provided that for panel antennas the maximum width is 0.7m, and for all other antenna types the maximum surface area is no greater than 1.5m² and for whip antennas, less than 4m in length.</p> <p>Where located in the Rural Zone, <u>Settlement Zone at Cardrona</u>, within the Outstanding Natural Landscape or Rural Landscape Classification, antennae must be finished in colours with a light reflectance value of less than 16%.</p>
----------	--

Commented [AB14]: Spark NZ Ltd and Vodafone (31002)

Variations to PDP Chapter 31 - Signs

31.2.1.9	<p>In District Plan Zones that are primarily for commercial or mixed use activities, and <u>Settlement Zone Commercial Precincts</u>:</p> <p>a. provide for a diverse range of sign types that facilitate effective communication of business information and commercial individuality within the context of the wider commercial area;</p> <p>b. limit the number and size of signs enabled per commercial tenancy, and cumulatively on buildings that have multiple tenancies, to avoid, remedy or mitigate adverse effects on the visual amenity values of the site and the surrounding environment; and</p> <p>c. encourage the incorporation of freestanding signs into the overall design of the site to achieve good integration with any pedestrian or vehicle access arrangements, car parking and/or landscaping layout.</p>
Table 31.6	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Local Shopping Centre Zone</u>.</i></p>
31.7.6.7	<p>Shall not be visible from any Residential Zone or <u>Settlement Zone</u>.</p>
31.7.7.2	<p>Not to be visible from any Residential Zone or <u>Settlement Zone</u>.</p>
Table 31.8	<p><i>Description of variation: In the header row, add <u>Settlement Zone Commercial Precinct</u> in the same cell as <u>Large Lot Residential Zone</u>.</i></p>
31.19.4	<p>Discretionary Activities – Signs within Commercial Areas (including <u>Settlement Zone Commercial Precincts</u>)</p>
31.19.5	<p>Discretionary Activities – Signs within Residential Areas and the <u>Settlement Zone</u></p>
31.2.3.3c	<p>[Add reference to consistency with] <u>the Cardrona Village Character Guideline 2012.</u></p>

31.19.3.7	[Add the extent to which the proposal accords with] <u>the Cardrona Village Character Guideline 2012.</u>
-----------	---

Variation to PDP Chapter 36 - Noise

36.5.2	[...] Arrowtown Residential Historic Management Zone <u>Settlement Zone</u> Rural Residential Zone [...]	Any point within any site	0800h to 2000h	50 dB LAeq(15 min)	NC
			2000h to 0800h	40 dB LAeq(15 min)	

Consequential non-substantive amendments will also be required to the following chapters to replace references to “Township” with “Settlement”:

- a) Chapter 2 - Definitions
- b) Chapter 3 – Strategic Direction
- c) Chapter 4 – Urban Development
- d) Chapter 15 – Local Shopping Centre Zone
- e) Chapter 21 – Rural
- f) Chapter 22 – Rural Residential and Rural Lifestyle
- g) Chapter 27 – Subdivision and Development
- h) Chapter 38 – Open Space and Recreation Zones

Amendments to the Cardrona Character Guideline 2012

The Guideline and the amendments below were notified in Stage 3B. The strike-through and underlining below show the notified amendments to the Guideline, which is available via the following web link:

<https://www.qldc.govt.nz/media/wadeyrq4/pdp-s32-chapter-46-rural-visitor-zone-appendix-5-2019.pdf>

Part 1.1 Purpose of the Guidelines (page 1):

Delete the third paragraph as follows:

~~The guidelines are non-statutory but are intended to complement and assist in the interpretation of the District Plan. To this end, the Council will use these guidelines under section 104(1)(c) of the Resource Management Act to help it assess and make decisions on resource consent applications.~~

Add the following after the existing fourth paragraph on page 1

1.1a The Planning Framework

The Queenstown Lakes District Plan provides a planning framework for Cardrona Village through the Settlement Zone Chapter 20.

All owners and designers must refer to the Guidelines as part of undertaking certain types of development where a resource consent is required. The Guidelines will be considered on a case by case basis to the development.

The Guidelines are referenced within the District Plan in the Settlement Zone and Signs Chapter and seeks to inform and guide appropriate development outcomes within the areas governed by this document.

Part 2.1 Structuring Elements (1) (Page 6)

Amend the third paragraph as follows:

The full length of Cardrona Valley Road within the village boundaries is too long to sustain a vibrant retail frontage. The Commercial Precinct overlay as shown on the Plan Maps concentrates Commercial development ~~should therefore be concentrated~~ on the straight stretch of the road either side of the Hotel and around the envisaged village green.

Amend the image at Page 6 as follows:

1. *The 'Village Core / Main Street' annotation aligns with the Commercial Precinct as shown on the Stage 3 Plan Maps;*
2. *The extent of the zone aligns with the Settlement Zone as shown on the Stage 3 Plan Maps;*

Part 4.5 Landscaping and Planting in Cardrona Village (Page 28)

Amend the table of planting follows:

1. *Delete the reference to Sorbus aucuparia 'Rowan'.*
2. *Delete the reference to Crataegus monogyna 'Hawthorn'.*