

2.1 Definitions

Notes:

- a. Unless the context otherwise requires, the definitions in this chapter apply throughout the plan whenever the defined term is used. The reverse applies to the designations in Chapter 37. The definitions in Chapter 2 only apply to designations where the relevant designation says they apply.
- b. Where a term is not defined within the plan, reliance will be placed on the definition in the Act, where there is such a definition.
- c. Chapter 5: Tangata Whenua (Glossary) supplements the definitions within this chapter by providing English translations explanations of Maori words and terms used in the plan
- d. Acoustic terms not defined in this chapter are intended to be used with reference to NZS 6801:2008 Acoustics - Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental noise.
- e. Any defined term includes both the singular and the plural.
- f. Any notes included within the definitions listed below are purely for information or guidance purposes only and do not form part of the definition.
- g. Where a definition title is followed by a zone or specific notation, the intention is that the application of the definition is limited to the specific zone or scenario described.

Access	Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property (as defined in section 2 of the Unit Titles Act 2010).
Access Leg (Rear Lot or rear site)	Means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
Access Lot	Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
Accessory Building	Means any detached building the use of which is incidental to the principal building, use or activity on a site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.
Accessory car park (area)	Means parking that serves a supportive function to the primary activity and is located on the same site as the primary activity.
Accessway	Means any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development or, on or after 1 April 1988, the Minister of Lands for the purposes of providing the public with a convenient route for

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	pedestrians from any road, service lane, or reserve to another, or to any public place or to any railway station, or from one public place to another public place, or from one part of any road, service lane, or reserve to another part of that same road, service lane, or reserve ¹ .
Act	Means the Resource Management Act 1991.
Active transport network	The network of commuter and recreational trails, pathways, and footpaths that provide for transport modes that rely on human power, including electric bicycles, primarily walking and cycling, and includes those that are located within and outside of the road network.
Activity Sensitive To Aircraft Noise (ASAN) / Activity Sensitive to Road Noise	Means any residential activity, visitor accommodation activity, residential visitor accommodation activity, homestay activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Adjoining Land (Subdivision)	Includes land separated from other land only by a road, railway, drain, water race, river or stream.
Aerodrome	Means a defined area of land used wholly or partly for the landing, departure, and surface movement of aircraft including any buildings, installations and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.
Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. Excludes remotely piloted aircraft that weigh less than 15 kilograms.
Aircraft Operations	Means the operation of aircraft during landing, take-off and taxiing but excludes: <ul style="list-style-type: none"> a. aircraft operating in an emergency; b. aircraft using the Airport as an alternative to landing at a scheduled airport; c. military aircraft movements; and d. engine testing.
Air Noise Boundary Queenstown (ANB)	Means a boundary as shown on the District Plan web mapping application, the location of which is based on the predicted day/night sound level of 65 dBLdn from airport operations in 2037.
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including:

¹ From section 315 of the Local Government Act 1974

	<ul style="list-style-type: none"> a. aircraft operations which include private aircraft traffic, domestic and international aircraft traffic, rotary wing operations; b. aircraft servicing, general aviation, airport or aircraft training facilities and associated offices; c. runways, taxiways, aprons, and other aircraft movement areas; d. terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances. e. catering facilities; f. quarantine and incineration facilities; g. border control and immigration facilities.
<p>Airport Operator</p>	<p>Means the person or body that has necessary statutory authority for the establishment, maintenance, operation or management of the airport.</p>
<p>Airport Related Activity</p>	<p>Means an ancillary activity or service that provides support to the airport. This includes:</p> <ul style="list-style-type: none"> a. land transport activities; b. buildings and structures; c. servicing and infrastructure; d. police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose; e. retail and commercial services and industry associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses; f. administrative offices (provided they are ancillary to an airport or airport related activity).
<p>All Weather Standard</p>	<p>Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metallised and sealed surfaces.</p>
<p>Amenity Or Amenity Values</p>	<p>Means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes².</p>

² From section 2 of the Act

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Antenna	Means telecommunications apparatus, being metal rod, wire or other structure, by which signals are transmitted or received, including any bracket or attachment but not any support mast or similar structure.
Archaeological Site	Means, subject to section 42(3) of the Heritage New Zealand Pouhere Taonga Act 2014: <ul style="list-style-type: none"> a. any place in New Zealand, including any building or structure (or part of a building or structure), that – <ul style="list-style-type: none"> i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1) of the Heritage New Zealand Pouhere Taonga Act 2014.
Area Median Income (AMI)	Means the median household income for the Queenstown Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).
Balcony	Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.
Bar (Hotel or Tavern)	Means any part of a hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.
Biodiversity Offsets	Means measurable conservation outcomes resulting from actions designed to compensate for residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.
Biomass Electricity Generation	Means electricity generation derived from biomass systems being recently living organisms such as wood, wood waste, by products of agricultural processes and waste.
Boat	Means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or lifejacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.
Boundary	Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.
Building	Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

	<ul style="list-style-type: none"> a. fences and walls not exceeding 2m in height; b. retaining walls that support no more than 2 vertical metres of earthworks; c. structures less than 5m² in area and in addition less than 2m in height above ground level; d. radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level; e. uncovered terraces or decks that are no greater than 1m above ground level; f. the upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race; g. flagpoles not exceeding 7m in height; h. building profile poles, required as part of the notification of Resource Consent applications; i. public outdoor art installations sited on Council owned land; j. pergolas less than 2.5 metres in height either attached or detached to a building; <p>Notwithstanding the definition set out in the Building Act 2004, and the above exemptions a building shall include:</p> <ul style="list-style-type: none"> a. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for a residential accommodation unit for a period exceeding 2 months.
<p>Building Coverage</p>	<p>Means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. Building coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in building coverage:</p> <ul style="list-style-type: none"> a. pergolas; b. that part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall; c. uncovered terraces or decks which are not more than 1m above ground level; d. uncovered swimming pools no higher than 1m above ground level; e. fences, walls and retaining walls; f. driveways and outdoor paved surfaces.
<p>Building Line Restriction</p>	<p>Means a restriction imposed on a site to ensure when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.</p>
<p>Building Supplier</p>	<p>Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes suppliers of:</p>

	<ul style="list-style-type: none"> a. glazing; b. awnings and window coverings; c. bathroom, toilet and sauna installations; d. electrical materials and plumbing supplies; e. heating, cooling and ventilation installations; f. kitchen and laundry installations, excluding standalone appliances; g. paint, varnish and wall coverings; h. permanent floor coverings; i. power tools and equipment; j. locks, safes and security installations; and k. timber and building materials.
Camping Ground	<p>Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, or permanent tourist cabins, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.</p>
Carriageway	<p>Means the portion of a road devoted particularly to the use of motor vehicles.</p>
Cleanfill	<p>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</p> <ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances; c. products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices; d. materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or e. liquid waste.
Cleanfill Facility	<p>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</p>
Clearance of Vegetation	<p>Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, soil disturbance including direct drilling, spraying with herbicide or burning.</p> <p>Clearance of vegetation includes, the deliberate application of water or oversowing where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.</p>

Commercial	Means involving payment, exchange or other consideration.
Commercial Activity	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, residential visitor accommodation and homestays.
Commercial Livestock	Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock.
Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.
Common Property	Means: <ul style="list-style-type: none"> a. all the land and associated fixtures that are part of the unit title development but are not contained in a principal unit, accessory unit, or future development unit; and b. in the case of a subsidiary unit title development, means that part of the principal unit subdivided to create the subsidiary unit title development that is not contained in a principal unit, accessory unit, or future development unit³.
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes day care facilities, education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Housing	Means residential activity that maintains long term affordability for existing and future generations through the use of a retention mechanism, and whose cost to rent or own is within the reasonable means of low and moderate income households.
Comprehensive Development (For the purpose of Chapters 12 and 13 only)	Means the construction of a building or buildings on a site or across a number of sites with a total land area greater than 1400m ² .

³ From the Unit Titles Act 2010

<p>Contributory Buildings (For the purpose of Chapter 26 only)</p>	<p>Means buildings within a heritage precinct that contribute to the significance of a heritage precinct some of which may be listed for individual protection in the Inventory of Listed Heritage Features under Rule 26.8. They may contain elements of heritage fabric, architecture or positioning that adds value to the heritage precinct. They have been identified within a heritage precinct because any future development of the site containing a contributory building may impact on the heritage values of heritage features, or the heritage precinct itself. Contributory buildings are identified on the plans under Section 26.7 'Heritage Precincts'. (Refer also to the definition of Non-Contributory Buildings).</p>
<p>Corporate Colour Scheme</p>	<p>Means the colour or colours which a business or organisation adopts as a key visual element of its corporate identity.</p>
<p>Council</p>	<p>Means the Queenstown Lakes District Council or any Committee, Sub Committee, Community Board, Commissioner or person to whom any of the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District council shall have the same meaning.</p>
<p>Critical Listening Environment</p>	<p>Means any space that is regularly used for high quality listening or communication for example principle living areas, bedrooms and classrooms but excludes non-critical listening environments.</p>
<p>Cultural Impact Assessment</p>	<p>Means a report that sets out Māori perspective on values, interests and associations with an area or resource. These are technical reports for the purposes of an assessment of environmental effects (AEE).</p>
<p>Day Care Facility</p>	<p>Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.</p>
<p>Design Sound Level</p>	<p>Means 40 dB Ldn in all critical listening environments.</p>
<p>District</p>	<p>Means Queenstown Lakes District</p>
<p>Domestic Livestock</p>	<p>Means livestock bred, reared and/or kept on a property, excluding that which is for the purpose of commercial gain.</p> <ol style="list-style-type: none"> a. In all zones, other than the Rural, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry per site, and does not include adult roosters or peacocks; and b. In the Rural, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a site for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster and peacock per site. <p>Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity.</p>
<p>Earthworks</p>	<p>Means the disturbance of land by the removal or deposition on or change to the profile of land.</p> <p>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</p>

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Ecosystem Services	Means the resources and processes the environment provides that people benefit from e.g. purification of water and air, pollination of plants and decomposition of waste.
Education Activity	Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education. It also includes ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.
Electricity Distribution	Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator.
Elderly care home	Means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act (2001), or a home for the residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.
Energy Activities	<p>Means the following activities:</p> <ul style="list-style-type: none"> a. small and community-scale distributed electricity generation and solar water heating; b. renewable electricity generation; c. non-renewable electricity generation; d. wind electricity generation; e. solar electricity generation; f. stand-alone power systems (SAPS); g. biomass electricity generation; h. hydro generation activity; i. mini and micro hydro electricity generation.
Environmental Compensation	Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, open space, recreational and heritage values.
Exotic (Trees and Plants)	Means species which are not indigenous to that part of New Zealand.
Extent of Place (For the purpose of Chapter 26 only)	<p>Means the area around and/or adjacent to a heritage feature listed in the Inventory of Listed Heritage Features under Section 26.8 and which is contained in the same legal title as a heritage feature listed in the Inventory, the extent of which is identified in Section 26.8.1.</p> <p>(Refer also to the definition of Setting).</p>

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External Alterations and Additions (For the purpose of Chapter 26 only)	Means undertaking works affecting the external heritage fabric of heritage features, but excludes repairs and maintenance, and partial demolition. External additions includes signs and lighting.
External Appearance (Buildings)	Means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures.
Factory Farming	Includes: <ul style="list-style-type: none"> a. the use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned; b. boarding of animals; c. mushroom farming.
Farming Activity	Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities.
Farm Building	Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes: <ul style="list-style-type: none"> a. buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; b. visitor accommodation and temporary accommodation.
Flat site	Means a site where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e. equal to or less than 1 in 9.5), rules applicable to flat sites will apply.
Flood Protection Work	Means works, structures and plantings for the protection of property and people from flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stop banks, access tracks, rockwork, anchored trees, wire rope and other structures.
Forestry Activity	Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area. Plantation Forestry is as defined by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017.
Formed Road	Means a road with a carriageway constructed to an all-weather standard with a minimum width of 3m.
Frontage	Means the road boundary of any site.

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Full-Time Equivalent Person	Means the engagement of a person or persons in an activity on a site for an average of 8 hours per day assessed over any 14 day period.
Garage	Is included within the meaning of residential unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items.
Gross Floor Area (GFA)	Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.
Ground Floor Area	Means any areas covered by the building or parts of the buildings and includes overhanging or cantilevered parts but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks less than 1m above ground level.
Ground Level	<p>Means:</p> <p>The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</p> <ol style="list-style-type: none"> a. “earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past; b. “completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued; c. “earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016; d. ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history; e. changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site; f. subdivision that does not involve earthworks has no effect on “ground level”; <p>Notes:</p> <ol style="list-style-type: none"> a. See interpretive diagrams in the definition of Height; b. Special height rules apply in the Queenstown town centre, where “metres above sea level” is used. This is not affected by the definition of “ground level” above, which applies elsewhere.
<u>Habitable Room</u>	<u>Means any room which is used, intended to be used, or is capable of being used, as a living room, dining room, sitting room, or bedroom; and includes kitchens</u>

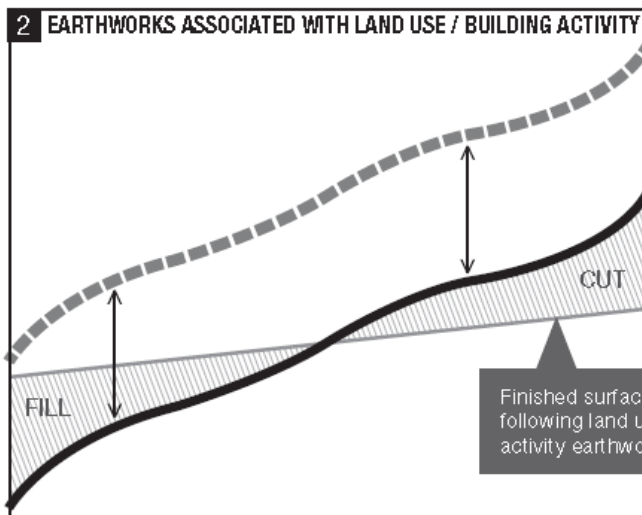
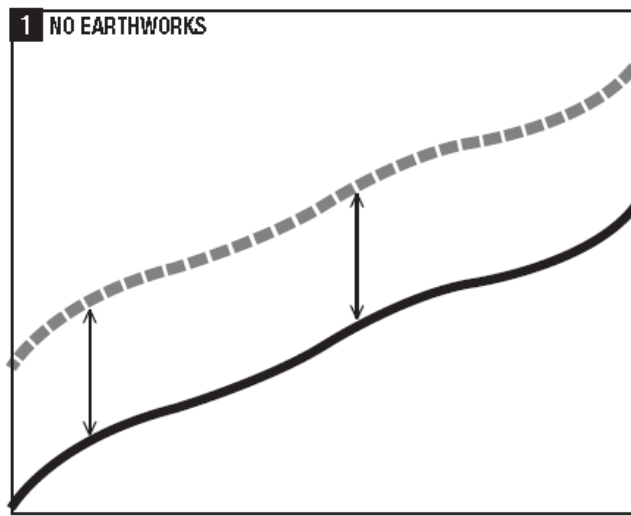
	<u>having a floor area of 8 square metres or more, but does not include a room constructed and used as a garage.</u>
Handicrafts	Means goods produced by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose.
Hangar	Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.
Hard Surfacing	<p>Means any part of that site which is impermeable and includes:</p> <ul style="list-style-type: none"> a. concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of a site; b. any area used for parking, manoeuvring, access or loading of motor vehicles; c. any area paved either with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; <p>The following shall not be included in hard surfacing:</p> <ul style="list-style-type: none"> a. paths of less than 1m in width; b. shade houses, glasshouses and tunnel houses not having solid floors.
Hazardous Substance	<p>Means any substance with one or more of the following characteristics:</p> <ul style="list-style-type: none"> a <ul style="list-style-type: none"> i explosives ii flammability iii a capacity to oxidise iv corrosiveness v toxicity (both acute and chronic) vi ecotoxicity, with or without bio-accumulation; or b which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.
Health Care Facility	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasias, weight control clinics or beauticians.
Heavy Vehicle	Means a motor vehicle, other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward, the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulation 1974).

Means the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point. For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

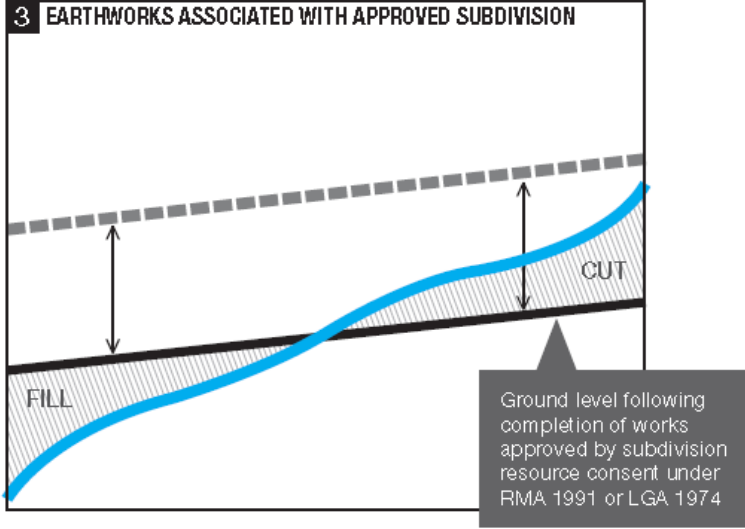
- a. aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and
- b. chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m.

See interpretive diagrams below and definition of GROUND LEVEL.

Height
(Building)



*Note earthworks may require resource consent

	<p>3 EARTHWORKS ASSOCIATED WITH APPROVED SUBDIVISION</p>  <p>Legend:</p> <ul style="list-style-type: none"> ■■■■■■■■■■ Max height plane ———— Ground level (as per definition) ▨▨▨▨▨▨▨▨ Fill or cut ———— Finished surface of ground ↕ Max building height (as specified by zone) e.g. 8m ———— Surface of ground prior to any earthworks on site
<p>Heritage Fabric (For the purpose of Chapter 26 only)</p>	<p>Means any physical aspect of a heritage feature which contributes to its heritage values as assessed with the criteria contained in section 26.5. Where a heritage assessment is available on the Council’s records this will provide a good indication of what constitutes the heritage fabric of that heritage feature. Where such an assessment is not available, heritage fabric may include, but is not limited to:</p> <ol style="list-style-type: none"> a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a heritage feature; b. the patina of age resulting from the weathering and wear of construction material over time; c. fixtures and fittings that form part of the design or significance of a heritage feature but excludes inbuilt museum and art work exhibitions and displays, and movable items not attached to a building, unless specifically listed.

	<p>d. heritage features which may require analysis by archaeological means, which may also include features dating from after 1900.</p>
<p>Heritage Feature or Features (For the purpose of Chapter 26 only)</p>	<p>Means the collective terms used to describe all heritage features listed in the Inventory of Listed Heritage Features under Section 26.8.</p>
<p>Heritage Significance (For the purpose of Chapter 26 only)</p>	<p>Means the significance of a heritage feature (identified in this Chapter as Category 1, 2, or 3) as evaluated in accordance with the criteria listed in section 26.5. A reduction in heritage significance means where a proposed activity would have adverse effects which would reduce the category that has been attributed to that heritage feature.</p>
<p>Historic Heritage</p>	<p>Means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> a. archaeological; b. architectural; c. cultural; d. historic; e. scientific; f. technological; and <p>and includes:</p> <ul style="list-style-type: none"> a. historic sites, structures, places, and areas; and b. archaeological sites; and c. sites of significance to Maori, including wāhi tapu; and d. surroundings associated with natural and physical resources. e. heritage features (including where relevant their settings or extent of place), heritage areas, heritage precincts, and sites of significance to Maori.
<p>Holding</p>	<p>Means an area of land in one ownership and may include a number of lots and/or titles.</p>
<p>Home Occupation</p>	<p>Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay.</p>
<p>Homestay</p>	<p>Means the use of a residential unit including a residential flat by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</p> <p>Excludes: Residential Visitor Accommodation and Visitor Accommodation, including where a staff member lives on-site.</p>

PART ONE

DEFINITIONS 2

Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.
Hotel	Means any premises used or intended to be in the course of business principally for the provision to the public of: <ul style="list-style-type: none"> a. lodging; b. liquor, meals and refreshments for consumption on the premises.
Household	Means a single individual or group of people, and their dependents who normally occupy the same primary residence.
Household Income	Means all income earned from any source, by all household members.
Hydro Generation Activity	Means activities associated with the generation of hydroelectricity and includes the operation, maintenance, refurbishment, enhancement and upgrade of hydro generation facilities.
Indigenous Vegetation	Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance, including both vascular and non-vascular plants.
Indoor Design Sound Level	Means 40 dB Ldn in all critical listening environments.
Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods
Informal Airport	Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated 'Aerodromes', shown as designations 2, 64, and 239 in the District Plan. This excludes the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.
Informal Recreation	Means a pastime, leisure sport or exercise activity that occurs on an ad hoc basis or are regularly and contributes to a person's enjoyment and/or relaxation. Excludes Organised sport and recreation.
Internal Boundary	Means any boundary of the net area of a site other than a road boundary.
Internal Alterations (For the purpose of Chapter 26 only)	Means undertaking works affecting the internal heritage fabric of heritage features, but excludes repairs and maintenance. Internal alterations includes the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building.
Kitchen Facility	Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking of food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

LAeq (15min)	Means the A frequency weighted time average sound level over 15 minutes, in decibels (dB).
LAFmax	Means the maximum A frequency weighted fast time weighted sound level, in decibels (dB), recorded in a given measuring period.
Ldn	Means the day/night level, which is the A frequency weighted time average sound level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the sound levels measured during the night (2200 to 0700 hours).
Lake	Means a body of fresh water which is entirely or nearly surrounded by land ⁴ .
Landfill	Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.
Landmark Building (For the purposes of Chapter 12 only)	Means a building that is easily recognisable due to notable physical features including additional height. Landmark buildings provide an external point of reference that helps orientation and navigation through the urban environment and are typically located on corners or at the termination of a visual axis.
Landscaping	Means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, human use and enjoyment and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
Landside	Means an area of an airport and buildings to which the public has unrestricted access.
Large Format Retail	Means any single retail tenancy which occupies 500m ² or more of GFA. Refer definition of GFA.
Laundry Facilities	Means facilities for the rinsing, washing and drying of clothes and household linen, and the disposal of waste water, and includes either a washing machine, tub or clothes dryer.
Licensed Premises	Means any premises or part of any premises, in which liquor may be sold pursuant to a licence, and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence.
Lift Tower	Means a structure used for housing lift machinery and includes both the lift shaft and machinery room.

⁴ From section 2 of the Act

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Liquor	Shall have the same meaning as alcohol as defined in the Sale and Supply of Alcohol Act 2012.
Listed Heritage Feature (For the purpose of Chapter 26 only)	Means the collective terms used to explain all buildings, features, and structures listed in the Inventory of Listed Heritage Features (26.8).
Living Area	Means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.
Loading Space	Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded.
Lot (Subdivision)	Means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, lot shall have the same meaning as site.
Low Income	Means household income below 80% of the area median Income.
Manoeuvre Area	Means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.
Marine retail activities	Means the sale or hire of marine craft and accessories, and retail accessory to marinas and water related sport and recreation activities.
MASL	Means “metres above sea level”.
Mast	Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.
Mineral	Means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, nonmetallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945.
Mineral Exploration	Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.
Mineral Prospecting	Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities: <ul style="list-style-type: none"> a. geological, geochemical, and geophysical surveys; b. the taking of samples by hand or hand held methods; c. aerial surveys.

<p>Mini and Micro Hydro Electricity Generation</p>	<p>Means conversion of the energy of falling water into electricity. Mini and micro generation may utilise impulse or reaction turbines and include intake or diversion structures, small weir, headrace, penstock, channel, pipes and generator.</p>
<p>Mining</p>	<p>Means to take, win or extract, by whatever means:</p> <ol style="list-style-type: none"> a. a mineral existing in its natural state in land; or b. a chemical substance from a mineral existing in its natural state in land.
<p>Mining Activity</p>	<p>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</p> <ul style="list-style-type: none"> • the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and • the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and • the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and • the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations. <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>
<p>Minor Alterations and Additions to a Building (For the purposes of Chapter 10 only)</p>	<p>Means the following:</p> <ol style="list-style-type: none"> a. constructing an uncovered deck; b. replacing windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing; c. changing existing materials or cladding with other materials or cladding of the same texture, profile and colour.
<p>Minor Repairs and Maintenance (For the purpose of Chapter 26 only)</p>	<p>Means repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing. The replacement items shall be of the original or closely matching material, colour, texture, form and design, except that there shall be no replacement of any products containing asbestos, but a closely matching product may be used instead.</p> <p>Repairs and maintenance works that do not fall within this definition will be assessed as alterations.</p>
<p>Minor repairs, maintenance and alterations (For the purpose of Chapter 12 only)</p>	<p>Means the repair, maintenance, and alteration of jetties and wharves where the scale and dimensions are not changed by more than 5% and any replacement materials are of the same or a closely matching material or texture and the same or closely matching colour.</p>

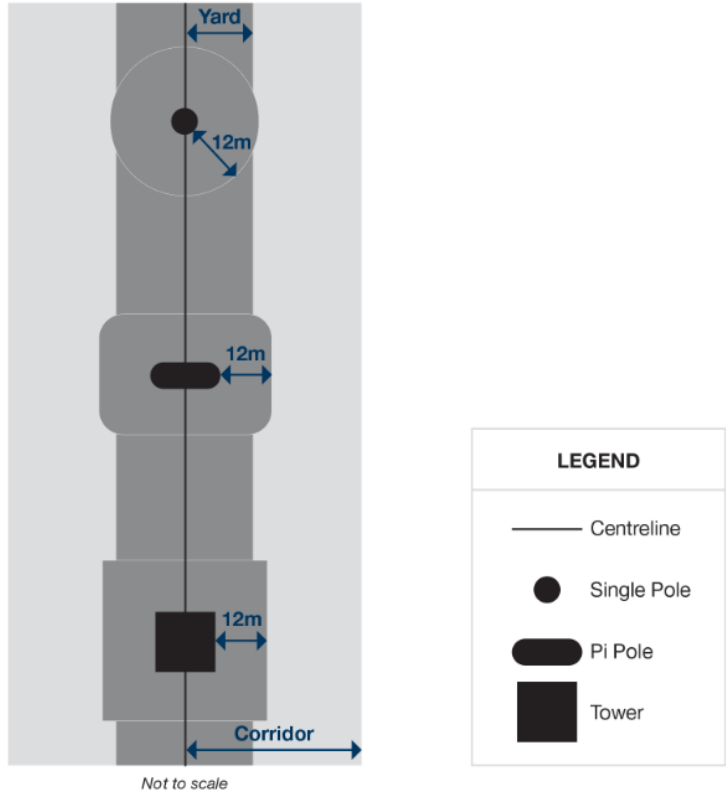
PART ONE

DEFINITIONS 2

<p>Minor Trimming (For the purpose of Chapters 24 and 32 only)</p>	<p>Means the removal of not more than 10% of the live foliage from the canopy of the tree or structural scaffold branches within a single calendar year.</p>
<p>Minor Trimming of a Hedgerow (For the purpose of Chapters 24 and 32 only)</p>	<p>Means the removal of not more than 50% of the live foliage within a single five year period.</p>
<p>Minor Upgrading (For the purpose of Chapter 30 only)</p>	<p>Means an increase in the carrying capacity, efficiency or security of electricity transmission and distribution or telecommunication lines utilising the existing support structures or structures of similar character, intensity and scale and includes the following:</p> <ol style="list-style-type: none"> a. addition of lines, circuits and conductors; b. reconducting of the line with higher capacity conductors; c. re-sagging of conductors; d. bonding of conductors; e. addition or replacement of longer or more efficient insulators; f. addition of electrical fittings or ancillary telecommunications equipment; g. addition of earth-wires which may contain lightning rods, and earth-peaks; h. support structure replacement within the same location as the support structure that is to be replaced; i. addition or replacement of existing cross-arms with cross-arms of an alternative design; j. replacement of existing support structures provided they are the same or similar in height, diameter and are located within 5 metres of the base of the support structure being replaced; k. addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; l. the addition of up to four new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period. m. An increase in support structure height required to comply with NZECP34:2001 by not more than 3 metres provided that the support structure has not been replaced within the preceding 10-year period.
<p>Mobility parking space</p>	<p>Means a parking space designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.</p>
<p>Moderate Income</p>	<p>Means household income between 80% and 120% of the area median income.</p>
<p>Motorised Craft</p>	<p>Means any boat powered by an engine.</p>

<p>Motor vehicle repair and servicing</p>	<p>Means land and/or buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and ancillary activities (including the sale and/or fitting of accessories).</p>
<p>Municipal infrastructure</p>	<p>Means infrastructure owned and operated by Council for:</p> <ul style="list-style-type: none"> a) Conveyance of untreated water from source to, and including, the point of its treatment to potable standard for an urban environment (see below), but excluding its distribution within that urban environment; b) Treatment of wastewater from a reticulated system in an urban environment (see below) and conveyance for its disposal, but excluding its pre-treatment collection within that urban environment; c) Treatment of stormwater from a reticulated system in an urban environment (see below) and conveyance for its disposal, but excluding its pre-treatment collection within that urban environment. <p>For the purposes of the definition of Municipal infrastructure, urban environment means:</p> <ul style="list-style-type: none"> I. All land zoned within Part Three – Urban Environment, comprising Chapters 7 to 17 inclusive and Chapter 44 (Coneburn Industrial Zone). II. Any Open Space and Recreation Zone located within an Urban Growth Boundary identified on the District Plan web mapping application. III. Jacks Point Zone Chapter 41.
<p>National Grid</p>	<p>Means the network that transmits high-voltage electricity in New Zealand and that, at the notification of this Plan, was owned and operated by Transpower New Zealand Limited, including:</p> <ul style="list-style-type: none"> a. transmission lines; and b. electricity substations⁵.
<p>National Grid Subdivision Corridor</p>	<p>Means the area measured either side of the centreline of above ground National Grid transmission line as follows:</p> <ul style="list-style-type: none"> a. 16m for the 110kV lines on pi poles b. 32m for 110kV lines on towers or mono poles c. 37m for the 220kV transmission lines. <p>Excludes any transmission lines (or sections of line) that are designated.</p>
<p>National Grid Sensitive Activities</p>	<p>Means those activities that are particularly sensitive to National Grid transmission lines. Such activities include buildings or parts of buildings used for, or able to be used for the following purposes:</p>

⁵ Adapted from the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

	<ul style="list-style-type: none"> a. hospital; b. day care facility; c. educational activity; d. home stay; e. healthcare facility; f. papakainga; g. any residential activity; h. visitor accommodation.
<p>National Grid Yard</p>	<p>Means:</p> <ul style="list-style-type: none"> a. the area located 12 metres in any direction from the outer edge of a national grid support structure; and b. the area located 12 metres either side of the centreline of any overhead national grid line; <p>(as shown in dark grey in diagram below)</p>  <p>Excludes any transmission lines (or sections of line) that are designated.</p>
<p>Nature Conservation Values</p>	<p>Means the collective and interconnected intrinsic value of indigenous flora and fauna, natural ecosystems (including ecosystem services), and their habitats.</p>
<p>Navigation Infrastructure</p>	<p>Means any permanent or temporary device or structure constructed and operated for the purpose of facilitating navigation by aircraft.</p>

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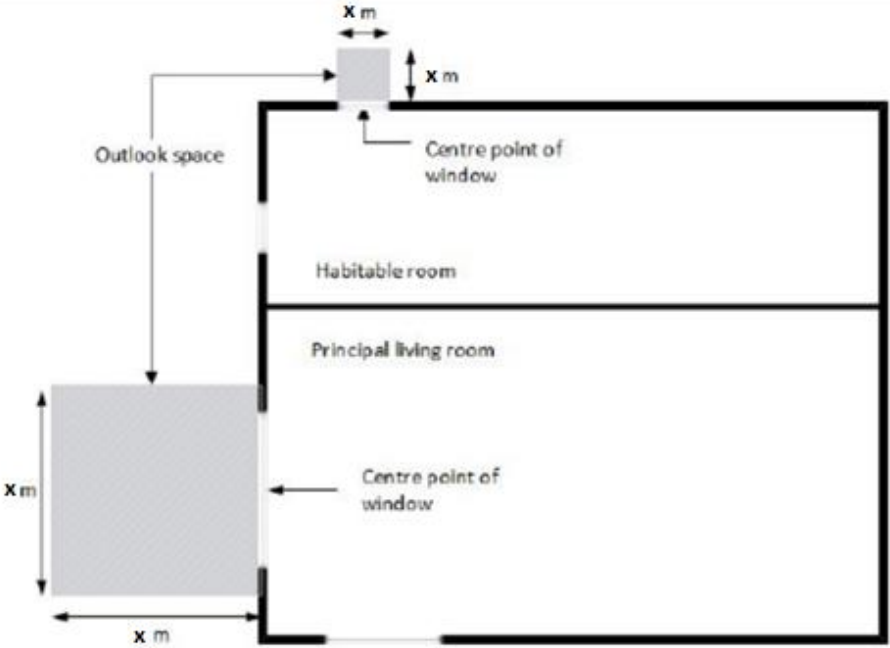
DEFINITIONS 2

<p>Net Area (Site or Lot)</p>	<p>Means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width.</p>
<p>Net Floor Area</p>	<p>Means the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for:</p> <ol style="list-style-type: none"> a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m; b. stairwells; c. tank rooms, boiler and heating rooms, machine rooms, bank vaults; d. those parts of any basement not used for residential, retail, office or industrial uses; e. toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each visitor unit or room shall be 3m²; f. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare; g. parking areas required by the Plan for, or accessory to permitted uses in the building.
<p>Noise Event</p>	<p>Means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise. Where amplified noise ceases during a particular event, the event is no longer considered a noise event.</p>
<p>Noise Limit</p>	<p>Means a LAeq (15min) or LAFmax sound level in decibels that is not to be exceeded.</p>
<p>Non-accessory parking</p>	<p>Parking that is provided as a principal activity on the site and is not accessory to any of the approved activities on the site. The parking may be:</p> <ul style="list-style-type: none"> • available to members of the public for a charge or fee • reserved or leased. <p>Excludes:</p> <ul style="list-style-type: none"> • Park and Ride <p>Includes:</p> <ul style="list-style-type: none"> • short term, long term, and off-site parking
<p>Non-Contributory Buildings (For the purpose of Chapter 26 only)</p>	<p>Means buildings within a heritage precinct that have no identified heritage significance or fabric and have not been listed for individual protection in the Inventory of Listed Heritage Features under Rule 26.8. They have been identified within a heritage precinct because any future development of a site containing a non-contributory building may impact on the heritage values of heritage features or contributory buildings within the heritage precinct. Non-Contributory Buildings are identified on the plans under Section 26.7 'Heritage Precincts'.</p>

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DEFINITIONS 2

Non Critical Listening Environment	Means any space that is not regularly used for high quality listening or communication including bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, hallway, lobby, cloth drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.
No net loss	Means no overall reduction in biodiversity as measured by the type, amount and condition.
Notional Boundary	Means a line 20m from any side of residential unit or the legal boundary whichever is closer to the residential unit.
Office	Means any of the following: <ul style="list-style-type: none"> a. administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; b. commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted; c. professional offices.
Off-site parking	Parking on a site that is dedicated to the use of an activity taking place on another site and provides parking which would have otherwise been required or permitted on the same site as the activity.
Open Space	Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.
Organised sport and recreation	Means activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures. The activity typically involves the following: <ul style="list-style-type: none"> • exclusive use of public open space during the course of the activity; • participants and spectators; • use of club rooms, changing facilities; • training and practice sessions; • payment of money to conduct activity; • organised by a club, sporting body or group; • booking and recording system of scheduled hours per week of each sports filed by the owner or administrator of the sports field.
Outdoor Living Space	Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.
Outdoor Recreation Activity	Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outdoor Storage	Means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.

<p>Outer Control Boundary (OCB)</p>	<p>Means a boundary, as shown on the District Plan web mapping application, the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036 for Wānaka Airport and 2037 for Queenstown Airport.</p>
<p><u>Outlook Space</u></p>	<p><u>Means an external area of open space adjoining an internal living room/space or bedroom/habitable room that meets the following criteria and as shown in the diagram below:</u></p> <ol style="list-style-type: none"> <u>The outlook space is measured from the centre of a window/glass door of a living space/room or bedroom/habitable room and is to be the same height as the floor height of the building face to which it applies. If there is more than one window or glass door in a room, it is measured from the largest one.</u> <u>Outlook spaces may be under or over a balcony, over driveways and footpaths within the site, or can overlook a public street or public open space but may not extend into adjacent private sites.</u> <u>The outlook space must be unobstructed and clear of other buildings and must not overlap with the outlook space or outdoor living space of another unit.</u> <u>Outlook spaces required for different rooms within the same unit may overlap.</u> <u>The outdoor living space and outlook space of the same unit may overlap.</u>  <p>Note: dimensions to be specified within the standards</p>
<p>Park and Ride</p>	<p>Means a parking area which is located and purposely designed to support the frequent public transport network and to provide specifically for users of a public transport network who:</p> <ul style="list-style-type: none"> travel by private vehicle to the park and ride parking area, then leave their vehicle at the facility and transfer to the frequent public transport network to continue their journey.

	Park and Ride includes car parking areas, public transport interchange and associated security measures, bicycle parking, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.
Parking Area	Means that part of a site within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.
Parking Space	Means a space on a site available at any time for accommodating one stationary motor vehicle.
Parks Maintenance	Means maintenance and repair undertaken within Council -controlled reserves, including: <ul style="list-style-type: none"> • maintenance and repair of any buildings and structures; • maintenance and repair of foot paths and tracks; • clearing or reforming drainage channels; • topsoiling, reseeding, sandslitting of sports fields and grassed areas; • Weed management, grass mowing and planting of trees and gardens; • replacement, repairs, maintenance or upgrading of existing bridges, boardwalks and culverts; and resealing and sealing metalled parking and access drives and internal park roads.
Partial Demolition (For the purpose of Chapter 26 only)	Means the demolition of the heritage fabric of a heritage feature exceeding 30% but less than 70% by volume or area whichever is the greater. Volume is measured from the outermost surface of the heritage feature (including any surfaces below ground) and the area is measured by the footprint of the heritage feature. Partial demolition shall be determined as the cumulative or incremental demolition of the heritage fabric as from 7 May 2018.
Passenger Lift Systems	Means any mechanical system used to convey or transport passengers and other goods within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. Excludes base and terminal buildings.
Photovoltaics (PV)	Means a device that converts the energy in light (photons) into electricity, through the photovoltaic effect. A PV cell is the basic building block of a PV system, and cells are connected together to create a single PV module (sometimes called a 'panel'). PV modules can be connected together to form a larger PV array.
Potable Water Supply	Means a water supply that meets the criteria of the Ministry of Health 'Drinking Water Standards for New Zealand 2005 (revised 2008)'.
Principal Building	Means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
Private Way	Means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the

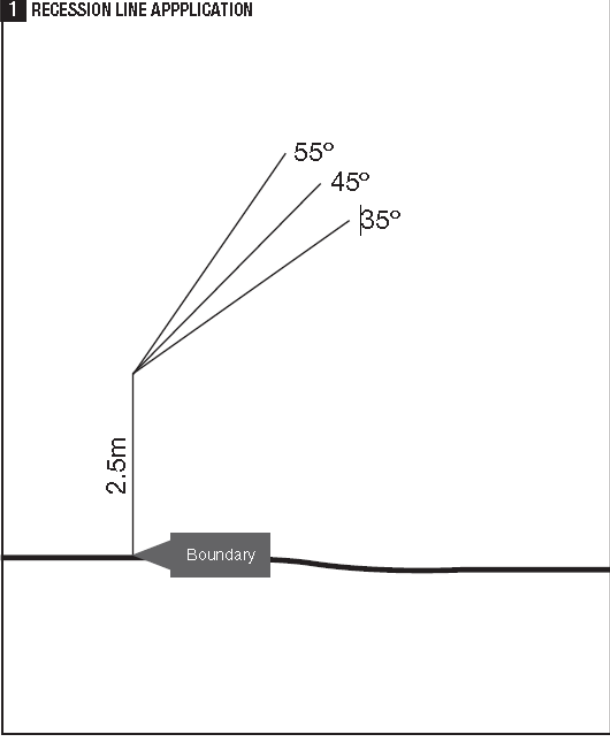
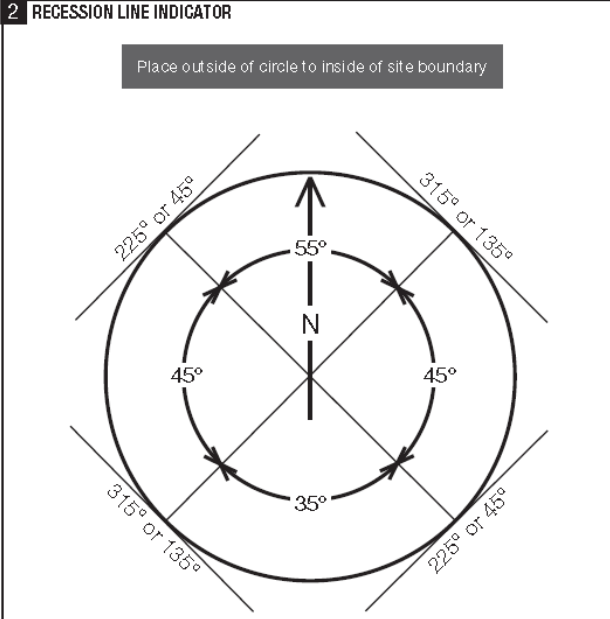
	use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part exists within any district ⁶ .
Professional Staff (For the purposes of Chapter 29 only)	Means staff excluding administrative staff in relation to Health Care Services.
Projected Annual Aircraft Noise Contour (AANC)	Means the projected annual aircraft noise contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 15.
Public Amenities	Means, the following facilities established for the convenience and amenity of the public: <ul style="list-style-type: none"> • landscaping and planting • public toilets • street furniture, including seating, and picnic tables • bicycle stands • fountains • drinking fountains • rubbish bins • barbeques • lighting • shelters • post boxes • telephone booths • showers and changing rooms • playgrounds • public artwork
Public Area	Means any part(s) of a building open to the public, but excluding any service or access areas of the building.
Public Place	Means every public thoroughfare, park, reserve, lake, river or place to which the public has access with or without the payment of a fee, and which is under the control of the council, or other agencies. Excludes any trail as defined in this Plan.
Public Space (For the purposes of Chapter 32 only)	Means the parts of the district that are owned and managed by the Queenstown Lakes District Council, are accessible to the public within the Residential Arrowtown Historic Management Zone including roads, parks and reserves.

⁶ From the Local Government Act 1974.

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DEFINITIONS 2

<p>Public Transport Facility</p>	<p>A facility for passenger movements on/off and between public transport services, including:</p> <ul style="list-style-type: none"> • Passenger waiting areas • Shelters • Public ferry terminals • Ticketing and other passenger facilities • Bus interchanges
<p>Public Water Ferry Service</p>	<p>Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that:</p> <ul style="list-style-type: none"> • is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or • is operated for the sole or primary purpose of transporting passengers to or from a predetermined event. <p>The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a structure attached to land, including the lake bed.</p>
<p>Radio Communication Facility</p>	<p>Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.</p>
<p>Rear Site</p>	<p>Means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.</p>
<p>Recession Lines/Recession Plane</p>	<p>Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. See interpretive diagrams below.</p>

	<p>1 RECESSION LINE APPLICATION</p>  <p>2 RECESSION LINE INDICATOR</p> <p>Place outside of circle to inside of site boundary</p>  <p>NOTE: North is True North. Bearings on the circle increase in a clockwise direction. Where a boundary is on a line between two directions, the more restrictive recession plane shall apply.</p>
<p>Recreation</p>	<p>Means activities which give personal enjoyment, satisfaction and a sense of well being.</p>
<p>Recreational Activity</p>	<p>Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.</p>

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Recreational Tracks	Means a sealed or unsealed pathway or greenway within Council controlled reserves that is used for informal or organised recreational purposes such as walking, cycling, horseriding, or fitness.
Recreation Facility	Means a facility where the primary purpose is to provide for sport and recreation activities and includes recreation centres, swimming pools, fitness centres and indoor sports centres but excludes activities otherwise defined as Commercial Recreation Activities.
Regionally Significant Infrastructure	Means: <ul style="list-style-type: none"> a. renewable electricity generation activities undertaken by an electricity operator; and b. the national grid; and c. telecommunication and radio communication facilities; and d. state highways; and e. Queenstown and Wānaka airports and associated navigation infrastructure; and f. municipal infrastructure.
Relocated/Relocatable Building	Means a building which is removed and re-erected on another site, but excludes any newly pre-fabricated building which is delivered dismantled to a site for erection on that site. This definition excludes removal and re-siting.
Relocation (For the purpose of Chapter 26 only)	Means the relocation of heritage features, both within, or beyond the site. The definition of Relocation (Buildings) in Chapter 2 (which means the removal of a building from any site to another site) shall not apply to chapter 26.
Relocation (Building)	Means the removal of any building from any site to another site.
Remotely Piloted Aircraft	Means an unmanned aircraft that is piloted from a remote station.
Removal (Building)	Means the shifting of a building off a site and excludes demolition of a building.
Renewable Electricity Generation (REG)	Means generation of electricity from solar, wind, hydro-electricity, geothermal and biomass energy sources.
Renewable Electricity Generation Activities	Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity. Includes research and exploratory scale investigations into technologies, methods and sites, such as masts, drilling and water monitoring. This definition includes renewable electricity generation (REG), solar water

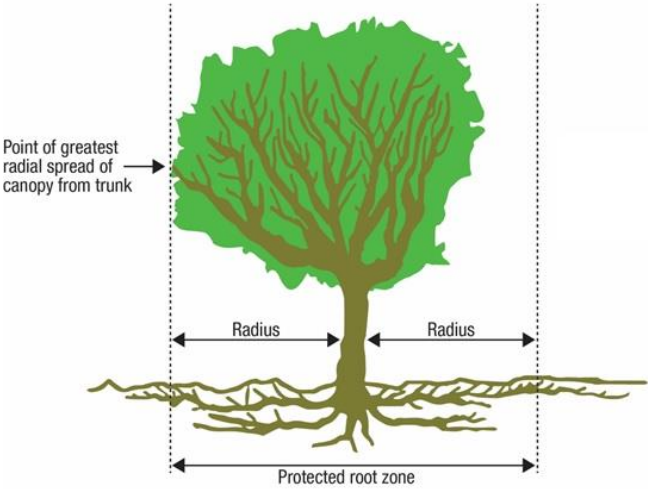
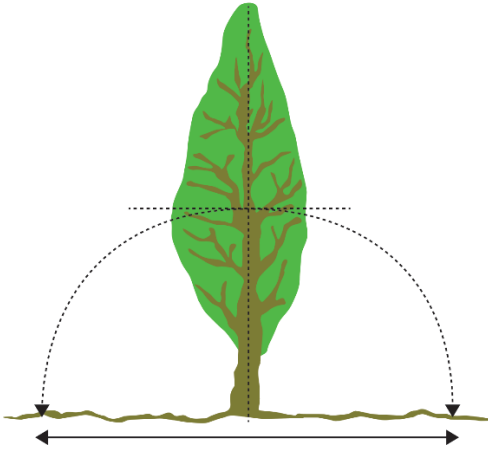
	heating, wind electricity generation, and mini and micro hydro electricity generation (as separately defined).
Renewable Energy	Means energy that comes from a resource that is naturally replenished, including solar, hydro, wind, and biomass energy.
Reserve	Means a reserve in terms of the Reserves Act 1977.
Residential Activity	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, residential visitor accommodation.
Residential Visitor Accommodation	Means the use of a building established as a residential unit (including a residential flat) by paying guests, where the length of stay by any guest is less than 90 nights. Excludes: Visitor Accommodation and Homestays. Note: Additional requirements of the Building Act 2004 may apply.
Residential Flat	Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria: <ul style="list-style-type: none"> a. the total floor area does not exceed; <ul style="list-style-type: none"> i. 150m² in the Rural Zone, the Rural Lifestyle Zone, the Wakatipu Basin Rural Amenity Zone and the Hills Resort Zone; ii. 70m² in any other zone; not including in either case the floor area of any garage or carport; b. contains no more than one kitchen facility; c. is limited to one residential flat per residential unit; and d. is situated on the same site and held in the same ownership as the residential unit. Note: A proposal that fails to meet any of the above criteria will be considered as a residential unit.
Residential Unit	Means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.
Re-siting (Building)	Means shifting a building within a site.

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Resort	Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.
Restaurant	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012.
Retail Sales / Retail / Retailing	Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.
Retirement Village	Means residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.
Reverse Sensitivity	Means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.
Right of Way	Means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.
River	Means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal) ⁷ .
Road	Means a road as defined in section 315 of the Local Government Act 1974.
Road Boundary	Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.
Root Protection Zone (For the purposes of Chapters 24 and 32 only)	Means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree’s branches, and for a columnar tree, means the area beneath the canopy extending to a radius half the height of the tree. As demonstrated by the diagrams below.

⁷ From section 2 of the Act.

	<p style="text-align: center;">SPREADING CANOPY</p>  <p style="text-align: center;">COLUMNAR CANOPY</p> 
<p>Rural Industrial Activity</p>	<p>Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.</p>
<p>Sense of Place (For the purpose of Chapter 12 only)</p>	<p>Means the unique collection of visual, cultural, social, and environmental qualities and characteristics that provide meaning to a location and make it distinctly different from another. Defining, maintaining, and enhancing the distinct characteristics and quirks that make a town centre unique fosters community pride and gives the town a competitive advantage over others as it provides a reason to visit and a positive and engaging experience. Elements of the Queenstown town centre that contribute to its sense of place are the core of low rise character buildings and narrow streets and laneways at its centre, the pedestrian links, the small block size of the street grid, and its location adjacent to the lake and surrounded by the ever-present mountainous landscape.</p>
<p>Service Activity</p>	<p>Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.</p>
<p>Service Lane</p>	<p>Means any lane laid out or constructed either by the authority of the council or the Minister of Works and Development or, on or after 1 April 1988, the Minister</p>

	of Lands for the purpose of providing the public with a side or rear access for vehicular traffic to any land ⁸ .
Service Station	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following:</p> <ul style="list-style-type: none"> a. the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except in any Residential, Town Centre or Settlement Zone; c. inspection and/or certification of vehicles; d. the sale of other merchandise where this is an ancillary activity to the main use of the site. <p>Excludes:</p> <ul style="list-style-type: none"> i. panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding, which are not included within mechanical repairs of motor vehicles and domestic garden equipment for the purposes of b. above.
Setback	Means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary. The setback distance shall only apply to buildings at ground, or above ground level.
Setting (For the purpose of Chapter 26 only)	<p>Means the area around and/or adjacent to a heritage feature listed under the Inventory of Listed Heritage Features in Section 26.8 and defined under 26.8.1, which is integral to its function, meaning, and relationships, and which is contained in the same legal title as the heritage feature listed on the Inventory of Listed Heritage Features.</p> <p>(Refer also to the definition of 'Extent of Place').</p>
Showroom	Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.

⁸ From section 315 of the Local Government Act 1974

<p>Sign and Signage</p>	<p>Means:</p> <ul style="list-style-type: none"> a. any external name, figure, character, outline, display, excluding a display of physical goods or products available for sale on the premises, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, billboard sign or any other thing of a similar nature which is: <ul style="list-style-type: none"> i. intended to attract attention; and ii. visible from a road or any public place; b. all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing: c. corporate colour schemes; d. any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer.
<p>Sign Area</p>	<p>Means the surface area of a sign, and includes</p> <ul style="list-style-type: none"> a. all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign; and b. the entire area coloured with a corporate colour scheme.

<p>Sign Types</p>	<p>Above Ground Floor Sign: means a sign attached to a building above the verandah or above 3 metres in height from the ground.</p> <p>Arcade Directory Sign: means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade.</p> <p>Banner: means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables.</p> <p>Billboard Sign means any sign, including located in a digital signage platform, that is for purely commercial brand awareness purposes and which does not relate to land use activity conducted on the site.</p> <p>Digital Sign: means an internally lit sign that displays electronic messages (text) and/or images.</p> <p>Digital Signage Platform: means a physical area specifically for the purpose of displaying digital signage.</p> <p>Flag: means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole.</p> <p>Flashing Sign: means an intermittently illuminated sign. Excludes digital signs.</p> <p>Flat Board Sign: means a portable flat board sign which is not self-supporting.</p> <p>Free Standing Sign: means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence (excludes temporary construction signs).</p> <p>Moving Sign: means a sign other than a flag or a banner that is intended to physically move. Excludes digital signs.</p> <p>Off-Site Sign: means a sign which</p> <ol style="list-style-type: none"> a. does not relate to goods or services available at the site where the sign is located; b. is not a Billboard Sign; and c. is not a Temporary Event Sign. <p>Roof Sign: means any sign painted on or attached to a roof and any sign projecting above the roof line or parapet of the building to which it is attached.</p>
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Sandwich Board:

means a self-supporting and portable sign.

Signage Platform:

means a physical area identified for the purpose of signage.

Static Signage Platform:

means a signage platform for the purpose of displaying any sign type other than a digital sign.

Temporary Construction Sign:

Means a sign within a construction site for the purpose of site management, including for directing vehicle movements and site safety, and also includes sign-written fabric or wind-break material attached to a fence within a construction site.

Temporary Event Sign:

means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Temporary Construction Signs, a Temporary Land Development Sign, Off-Site Signs or Temporary Sale Signs.

Temporary Land Development Sign:

means a sign advertising or announcing a new or proposed development or subdivision.

Temporary Sale Sign:

means any sign established for the purpose of advertising or announcing the sale of products at special prices.

Under Verandah Sign:

means a sign attached to the underside of a verandah.

Upstairs Entrance Sign:

means a sign which identifies commercial activities that are located upstairs within a building.

Wall Sign:

means a sign attached to the wall of a building.

<p>Significant Trimming (For the purposes of Chapters 24 and 32 only)</p>	<p>Means the removal of more than 10% of the live foliage from the canopy of the tree or structural scaffold branches.</p>
<p>Site</p>	<p>Means: Any area of land which meets one of the descriptions set out below:</p> <p>a. An area of land which is:</p> <ul style="list-style-type: none"> i. Comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or ii. Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council; <p>Being in any case the smaller area of clauses i. or ii. above; or</p> <p>b. An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:</p> <ul style="list-style-type: none"> i. Subject to a condition imposed under section 75 of the Building Act 2004; or ii. Held together in such a way that they cannot be dealt with separately without the prior consent of the council; or <p>c. An area of land which is:</p> <ul style="list-style-type: none"> i. Partly made up of land which complies with clauses (a) or (b) above; and ii. Partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjoining and are held together in such a way that they cannot be dealt with separately without the prior approval of the council; <p>Except in relation to each description that in the case of land subdivided under the Unit Titles Act 1972 and 2010, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision.</p>
<p>Ski Area Activities</p>	<p>Means the use of natural and physical resources for the purpose of establishing, operating and maintaining the following activities and structures:</p> <ul style="list-style-type: none"> a. recreational activities either commercial or non-commercial; b. passenger lift systems; c. use of snow groomers, snowmobiles and 4WD vehicles for support or operational activities; d. activities ancillary to commercial recreational activities including avalanche safety, ski patrol, formation of snow trails and terrain; e. installation and operation of snow making infrastructure including reservoirs, pumps and snow makers; and

	<p>f. in the Waiorau Snow Farm Ski Area Sub-Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.</p>
Ski Area Sub-Zone Accommodation	<p>Means the use of land or buildings for short-term living accommodation for visitor, guest, worker, and</p> <p>a. includes such accommodation as hotels, motels, guest houses, bunkhouses, lodges and the commercial letting of a residential unit; and</p> <p>b. may include some centralised services or facilities such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are ancillary to the accommodation facilities; and</p> <p>c. is limited to visitors, guests or workers, visiting and or working in the respective Ski Area Sub-Zone.</p>
Sloping Site	<p>Means a site where the ground slope is greater than 6 degrees (i.e. greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6 degrees (i.e. greater than 1 in 9.5), rules applicable to sloping sites will apply.</p>
Small and Community-Scale Distributed Electricity Generation	<p>Means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.</p>
Small Cells Unit	<p>Means a device:</p> <p>a. that receives or transmits radio communication or telecommunication signals; and</p> <p>b. the volume of which (including any ancillary equipment, but not including any cabling) is not more than 0.11m³.</p>
Solar Electricity Generation	<p>Means the conversion of the sun’s energy directly into electrical energy. The most common device used to generate electricity from the sun is photovoltaics (PV). This may include free standing arrays, solar arrays attached to buildings or building integrated panels.</p>
Solar Water Heating	<p>Means devices that heat water by capturing the sun’s energy as heat and transferring it directly to the water or indirectly using an intermediate heat transfer fluid. Solar water heaters may include a solar thermal collector, a water storage tank or cylinder, pipes, and a transfer system to move the heat from the collector to the tank.</p>
Staff (For the purposes of Chapter 29 only)	<p>Means full time staff or full time staff equivalent. Provision for a full time staff equivalent is based on recognition of the fact that some businesses are operated in shifts.</p>
Stand-Alone Power Systems (SAPS)	<p>Means off-grid generation for activities including residential, visitor and farming activities, on remote sites that do not have connection to the local distribution network. SAP’s will usually include battery storage, a backup generator, an inverter and controllers etc., as well as generation technologies such as solar, mini or micro hydro, wind electricity generation or a combination thereof.</p>

Structure	Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft.
Structure Plan	Means a plan included in the district plan, and includes spatial development plans, concept development plans and other similarly titled documents.
Subdivision	<p>Means:</p> <ul style="list-style-type: none"> a. the division of an allotment: <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
Subdivision and Development	Includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access/gateway structures.
Tavern	Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments but does not include an airport bar.
<p>Technical Arborist (For the purposes of Chapter 32 only)</p>	<p>Means a person who:</p> <ul style="list-style-type: none"> a. by possession of a recognised arboricultural degree or diploma and on-the-job experience is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees; and c. has demonstrated competency to Level 6 NZQA Diploma in Arboriculture standard or Level 4 NZQA Certificate in Horticulture (Arboriculture) standard (or be of an equivalent arboricultural standard).
Temporary Activities	<p>Means the use of land, buildings, vehicles and structures for the following listed activities of short duration, limited frequency and outside the regular day-to-day use of a site:</p> <ul style="list-style-type: none"> a. temporary events; b. temporary filming; c. temporary activities related to building and construction;

	<ul style="list-style-type: none"> d. temporary military training; e. temporary storage; f. temporary utilities; g. temporary use of a site as an informal airport as part of a temporary event.
<p>Temporary Events</p>	<p>Means the use of land, buildings, tents and marquees, vehicles and structures for the following activities:</p> <ul style="list-style-type: none"> a. carnivals; b. fairs; c. festivals; d. fundraisers; e. galas; f. market days; g. meetings; h. exhibitions; i. parades; j. rallies; k. cultural and sporting events; l. concerts; m. shows; n. weddings; o. funerals; p. musical and theatrical entertainment, and q. uses similar in character. <p>Note: The following activities associated with Temporary Events are not regulated by the PDP:</p> <ul style="list-style-type: none"> a. Food and Beverage; b. Sale of Alcohol.
<p>Temporary Filming Activity</p>	<p>Means the temporary use of land and buildings for the purpose of commercial video and film production and includes the setting up and dismantling of film sets, and associated facilities for staff.</p>
<p>Temporary Military Training Activity (TMTA)</p>	<p>Means a temporary military activity undertaken for defence purposes. Defence purposes are those in accordance with the Defence Act 1990.</p>
<p>Total Demolition (For the purposes of Chapter 26 only)</p>	<p>Means the demolition of the heritage fabric of a heritage feature equal to or exceeding 70% by volume or area whichever is greater. Volume is measured from the outermost surface of the heritage feature (including any surfaces below ground) and the area is measured by the footprint of the heritage feature.</p>

<p>Trade Supplier</p>	<p>Means a business that is a mixture of wholesaling and retailing goods in one or more of the following categories:</p> <ol style="list-style-type: none"> a. automotive and marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers f. hire services (except hire or loan of books, video, DVD and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
<p>Trade Wastes</p>	<p>Means any water that is used in a commercial or industrial process, and is then discharged to the Council’s waste water system.</p>
<p>Trail</p>	<p>Means any public access route legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities, and specifically excludes:</p> <ol style="list-style-type: none"> a. roads, including road reserves; b. public access easements created by the process of tenure review under the Crown Pastoral Land Act; and c. public access routes over any reserve administered by Queenstown Lakes District Council, the Crown or any of its entities.
<p>Transport Infrastructure</p>	<p>Means:</p> <ul style="list-style-type: none"> • footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads; • site access including vehicle crossings; • the road carriageway including widening; • bicycle paths and parking facilities, including electric bicycle and electric vehicle charging stations; • road lighting and support structures; • engineering measures (road markings, rumble strips, removal of roadside hazards, barriers, widened road margins, improving skid resistance, improving road geometry on bends and at intersections, fine tuning of signalised intersections, improving visibility at non-signalised intersections, fencing, speed humps, traffic separators); • public transport facilities and systems and supporting ancillary equipment and structures including seats, shelters, real time information systems and ticketing facilities, bicycle storage, and cabinets; • traffic control devices (including traffic islands, pedestrian crossings and roundabouts and intersection controls), traffic and cycle monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;

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	<ul style="list-style-type: none"> • devices and structures to implement regulatory controls (no stopping, no overtaking, parking control, bus lane controls, vehicle restrictions) including parking meters and pay and display kiosks, and speed cameras and red light/traffic cameras; • parking; and • any other structures required for transport activities on land in relation to the establishment of roads, cycleways, walkways, rail, or any other means.
Transport Network	Means the public roading network, all transport infrastructure, park and ride, public transport facilities, and the on-road and off-road public transport network and active transport network.
Unit	Means any residential unit, or visitor accommodation unit of any type.
Unformed road (For the purposes of Chapter 29 only)	Means land that is vested or dedicated as road that has never been formed in full or in part.
Urban Development	Means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development, nor does the provision of regionally significant infrastructure within rural areas.
Urban Growth Boundary	Means a boundary shown on the District Plan web mapping application which provides for and contains existing and future urban development within an urban area.
Utility	Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including: <ul style="list-style-type: none"> a. substations, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity; b. pipes and necessary incidental structures and equipment for transmitting and distributing gas; c. storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; d. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); e. structures, facilities, plant and equipment for the treatment of water; f. structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications; g. structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; h. structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards;

	<ul style="list-style-type: none"> i. structures, facilities, plant and equipment necessary for navigation by water or air; j. waste management facilities; k. flood protection works; and l. anything described as a network utility operation in s166 of the Resource Management act 1991. <p>Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.</p>
<p>Vehicle control point (For the purposes of Chapter 29 only)</p>	<p>Means a point on a vehicle access route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the site may arise. For example, a point where vehicles on the access route may need to wait for a vehicle reversing from a parking space on the site or queueing for a service station filling point).</p>
<p>Vehicle Crossing</p>	<p>Means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.</p>
<p>Verandah</p>	<p>Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building.</p>
<p>Visitor Accommodation</p>	<p>Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and</p> <ul style="list-style-type: none"> i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments; and ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site. iii. Includes onsite staff accommodation. iv. Excludes Residential Visitor Accommodation and Homestays.
<p>Visually Permeable</p>	<p>In reference to a wall, gate, door or fence: Means continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.</p>
<p>Waste</p>	<p>Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. Excludes cleanfill.</p>

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<p>Waste Management Facility</p>	<p>Means a site used for the deposit of solid wastes onto or into land, but excludes:</p> <ul style="list-style-type: none"> a. sites situated on production land in which the disposal of waste generated from that land takes place, not including any dead animal material or wastes generated from any industrial trade or process on that productive land; b. sites used for the disposal of vegetative material. The material may include soil that is attached to plant roots and shall be free of hazardous substances and wastes; and c. sites for the disposal of clean fill.
<p>Waterbody</p>	<p>Means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area⁹.</p>
<p>Wetland</p>	<p>Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions¹⁰.</p>
<p>Wind Electricity Generation</p>	<p>Means the conversion of the energy from wind into electricity, through the use of the rotational motion. A wind turbine may be attached to a building or freestanding. Wind turbine components may include blades, nacelle, tower and foundation. This definition shall include masts for wind monitoring.</p>
<p>Works Within the Root Protection Zone (For the Purpose of Chapter 32 only)</p>	<p>Means works including paving, excavation, trenching, ground level changes, storage of materials or chemicals, vehicle traffic, vehicle parking, soil compaction, construction activity, whether on the same site or not as the tree.</p>
<p>2037 Noise Contours</p>	<p>Means the predicted airport noise contours for Queenstown airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the council and included in the airport noise management plan.</p>
<p>2037 60 dB Noise Contours</p>	<p>Means the predicted 60 dB Ldn noise contour for Queenstown airport for 2037 based on the 2037 noise contours.</p>

⁹ From Section 2 of the Act

¹⁰ From Section 2 of the Act

2.2 Acronyms Used in this Plan

Listed below are acronyms used within the plan. They do not include the acronyms of names of activity areas identified within structure plans adopted under the PDP.

AANC	Projected annual aircraft noise contour
AMI	Area median income
ANB	Air noise boundary
ASAN	Activity sensitive to aircraft noise
C	Controlled
CIA	Cultural Impact Assessment
CPI	Consumer price index
CPTED	Crime prevention through environmental design
dB	Decibels
D	Discretionary
Ecm	Equivalent car movements
GFA	Gross floor area
GHOA	Glenorchy Heritage Overlay Area
HD	Hanley Downs
LAR	Limited access roads
LENZ	Land Environments New Zealand
MHOA	Macetown Heritage Overlay Area
NC	Non-complying
NES	National Environmental Standard
NESETA	Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009
NOR	Notice of requirement
NZTA	New Zealand Transport Agency

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DEFINITIONS 2

OCB	Outer control boundary
ONF	Outstanding natural feature
ONL	Outstanding natural landscape
P	Permitted
PFA	Public floor area
PR	Prohibited
PV	Photovoltaics
RCL	Rural character landscape
RD	Restricted discretionary
REG	Renewable electricity generation
RMA	Resource Management Act 1991
SAPS	Stand-alone power systems
SEL	Sound exposure level
SHOA	Skippers Heritage Overlay Area
SMLHOA	Sefferton and Moke Lake Heritage Overlay Area
SNA	Significant natural areas
UGB	Urban growth boundary
Vpd	Vehicles per day

2.3 Glossary

Ahi kā	Continued occupation according to the customary law of Māori tenure (“keeping the fires burning”).
Ara Tawhito	Trails and routes. A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.
Awa	River.
Hapū	Sub-tribe, extended whanau.
Iwi	Tribe.
Ngāi Tahu/ Kāi Tahu	The collective of individuals who descend from Ngāi Tahu, Kāti Māmoe and Waitaha who are Manawhenua in the Queenstown Lakes District.
Kāika	Settlement
Kaitiaki	Guardian.
Kaitiakitanga/ Kaitiakitaka	The exercise of customary custodianship, in a manner that incorporates spiritual matters, by tangata whenua who hold Manawhenua status for a particular area or resource.
Ki Uta Ki Tai	Mountains to the sea.
Mahinga Kai/ Mahika Kai	Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.
Mana	Authority, prestige, influence.
Manawhenua	Those who exercise customary authority or rangatiratanga.
Mauri	Life supporting capacity.
Maunga/ Mauka	Important mountains. Mountains are of great cultural importance to Ngāi Tahu. Many are places of spiritual presence, and prominent peaks in the District are linked to Ngāi Tahu creation stories, identity and mana.
Mōkihi	Raft made of bundles of raupō, flax stalks or rushes. These were used to navigate the inland lakes and rivers.
Nohoanga/ Nohoaka	A network of seasonal settlements. Ngāi Tahu were based largely on the coast in permanent settlements, and travelled inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.
Pā site	Fortified settlement.
Papakāinga/ Papakāika	Permanent settlement or settlement on traditional land.

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DEFINITIONS 2

Papatipu Rūnanga/ Rūnaka	Local Manawhenua representative group or community system of representation.
Pounamu	Nephrite, greenstone, jade.
Rāhui	Restriction on access to a specific resource for a particular time.
Rangātiratanga/Rakatirataka	Chieftainship, decision-making rights.
Repo Raupo	Wetlands or swamps. These provide valuable habitat for taonga species and mahinga kai resources.
Rohe	Boundary.
Tangata whenua	The iwi or hapū that holds mana whenua in a particular area.
Takiwā	Area, region, district.
Tauranga waka/Tauraka waka	Waka (canoe) mooring site.
Te Ao Tūroa	The natural environment
Tikanga/ Tikaka	Lore and custom, customary values and practices.
Tōpuni	Named for the Tōpuni cloak worn by Ngāi Tahu rangatira.
Tūāhu	Sacred place.
Tuhituhi neherā	Rock art.
Tūpuna/tīpuna	Ancestor.
Umu-tī	Earth oven used for cooking tī kōuka (cabbage tree). These are found in a diversity of areas, including old stream banks and river terraces, on low spurs or ridges, and in association with other features, such as nohoaka/ nohoanga.
Urupā	Burial place.
Wāhi kōhatu	Rock outcrops. Rock outcrops provided shelters and were intensely occupied by Māori from the moa-hunter period into early European settlement during seasonal hikoi. Tuhituhi neherā may be present.
Wāhi taonga/ Wāhi taoka	Resources, places and sites treasured by tangata whenua. These valued places reflect the long history and association of Ngāi Tahu with the Queenstown Lakes District.
Wāhi Tapu	Places sacred to tangata whenua.
Wāhi tohu	Features used as location markers within the landscape. Prominent landforms formed part of the network of trails along the coast and inland. These acted as fixed point locators in the landscape for travellers and are imbued with history.
Wāhi Tūpuna	Landscapes and places that embody the relationship of Manawhenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

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DEFINITIONS 2

Wāi Māori	Freshwater areas valued by Ngāi Tahu including wai puna (springs), roto (lakes) and awa (rivers).
Wairua	Life principle, spirit.
Wānanga/ Wānaka	Customary learning method.
Whakapapa	Genealogy.
Whānau	Family.

4 URBAN DEVELOPMENT

4.1 Purpose

The purpose of this Chapter is to elaborate on the strategic direction in Chapter 3 and set out the objectives and policies for managing the spatial location and layout of urban development within the District. This chapter forms part of the strategic intentions of this District Plan and will guide planning and decision making for urban growth and development within the District. This chapter does not address site or location specific physical aspects of urban development (such as built form) - reference to zone and District wide chapters is required for these matters.

This chapter gives effect to the National Policy Statement on Urban Development (NPS-UD), which requires that local authorities provide at least sufficient development capacity to meet the current and future needs of the District's community. This chapter provides the strategic planning framework to achieve effective and efficient urban environments that can meet demand for the development of land for housing and businesses. Provision is made for a range of dwelling types and locations and business environments and for the District's urban areas to development and change over time in response to the changing needs of the District's community.

The District experiences considerable growth pressure and contains high-growth urban areas ~~as defined in the NPS-UDC~~. Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the District by residents and visitors. Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, transportation, infrastructure, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas.

Urban Growth Boundaries are established for the urban areas of the Wakatipu Basin (including Queenstown, Frankton, Jacks Point and Arrowtown) and Wānaka, and where required around other settlements, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency and offer a quality environment in which to live, work and play.

4.1.1 Application of this Chapter

Chapter 1 (Introduction) provides an explanation of the structure of the District Plan including the application of the strategic chapters of the District Plan applying across the Queenstown Lakes District, and the two-volume approach consisting of Volume A and Volume B.

Chapter 3 provides overarching strategic direction for the Queenstown Lakes District. The Chapter 3 strategic objectives and policies are further elaborated on in Chapter 4, which provides more detailed objectives and policies for urban development. Chapter 4 applies district wide over Volume A and

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Volume B land. The principal role of Chapters 3 to 6 collectively is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan.

4.1.2 Housing Bottom Lines

<ul style="list-style-type: none"> <i>Housing Bottom Lines for Queenstown Lakes urban environment</i> 			
<i>Ward</i>	<i>Short-medium term (2020 – 2030)</i>	<i>Long term (2031- 2050)</i>	<i>30 Year Total (2020 – 2050 additional)</i>
<i>Wakatipu</i>	<i>3750</i>	<i>7830</i>	<i>11,580</i>
<i>Wānaka</i>	<i>2470</i>	<i>5150</i>	<i>7,620</i>
Total	6220	12,980	19,200

The housing bottom lines were identified through the Housing Development Capacity Assessment for Queenstown Lakes District 2021 (HBA (housing) 2021) and have been inserted into the District Plan as part of the implementation of the National Policy Statement for Urban Development 2020.

They are intended to represent the amount of feasible and reasonably expected to be realised development capacity that is sufficient to meet the expected housing demand within the urban environment, along with a competitiveness margin. The competitiveness margin is 20% for the short-medium term and 15% for the long term.

Queenstown Lakes District Council is required to enable the development represented in the housing bottom lines through the district plan, structure plans and infrastructure strategies.

The housing bottom lines relate to the Queenstown Lakes urban environment. An urban environment means any area of land that is, or is intended to be, predominantly urban in character and that is, or is intended to be, part of housing and labour market of at least 10,000 people. This definition allows areas identified for future urban development to be included in the defined urban environment. It also allows discrete locations of urban land that have a functional relationship with each other in terms of the housing and labour market to be part of the urban environment, even when they are not contiguous.

The areas included within the Queenstown Lakes District Urban Environment are shown in figure one and two below:

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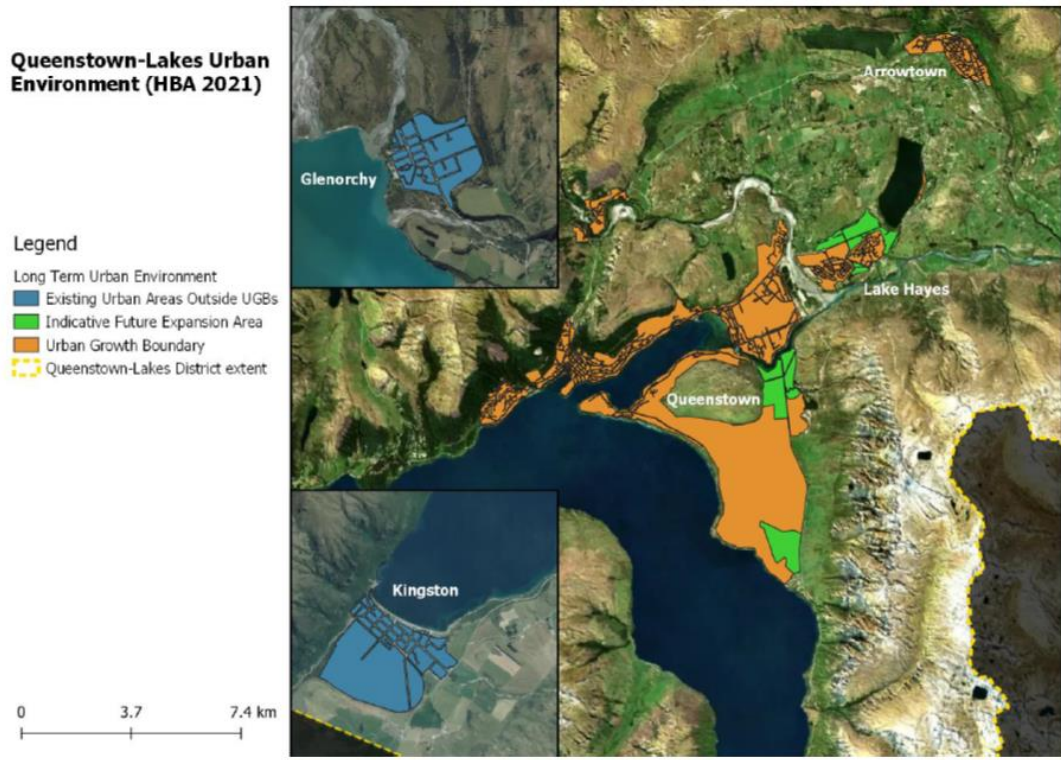


Figure one: Wakatipu Ward

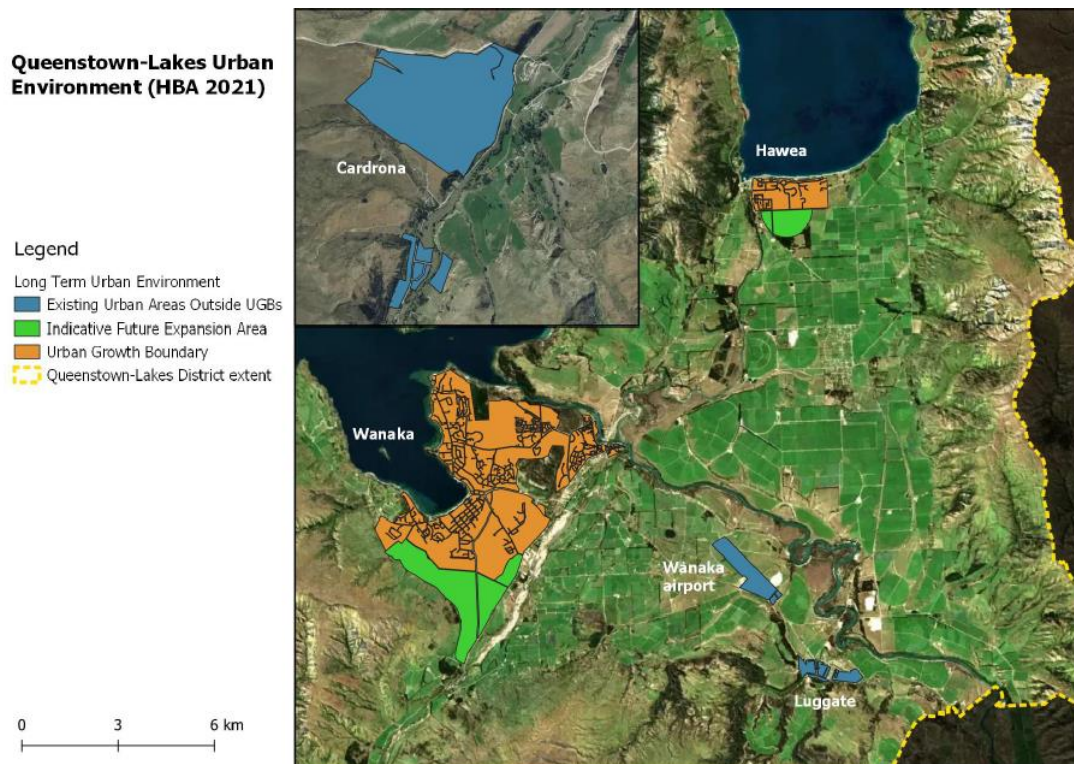


Figure two: Wānaka Ward

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4.2 Objectives and Policies

4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges. (from Policies 3.3.13 and 3.3.14)

Policies

4.2.1.1 Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.

4.2.1.2 Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.

4.2.1.3 Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.

4.2.1.4 Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:

- a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form;
- b. ensuring the ongoing availability of a competitive land supply for urban purposes;
- c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;
- d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;
- e. a compact and efficient urban form;
- f. avoiding sporadic urban development in rural areas;
- g. minimising the loss of the productive potential and soil resource of rural land; and
- h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development ~~Capacity~~.

4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

4.2.1.6 When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.

4.2.1.7 Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4).

4.2.1.8 Contain urban development of existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.

4.2.2 A Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that:

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- (i) is coordinated with the efficient provision, use and operation of infrastructure and services; and
- (ii) is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.

4.2.2 B Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)

4.2.2.1 Integrate urban development with existing or proposed infrastructure so that:

- a. Urban development is serviced by infrastructure of sufficient capacity; and
- b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and
- c. in the case of the National Grid, reverse sensitivity effects avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.

4.2.2.2 Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:

- a. its topography;
- b. its ecological, heritage, cultural or landscape significance if any;
- c. any risk of natural hazards, taking into account the effects of climate change;
- d. connectivity and integration with existing urban development;
- e. convenient linkages with public transport;
- f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;
- g. the level of existing and future amenity that is sought (including consideration of any identified special character areas);
- h. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure;
- i. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;
- j. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and
- k. the need to locate emergency services at strategic locations.

4.2.2.3 Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.

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- 4.2.2.4 Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.
- 4.2.2.5 Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.
- 4.2.2.6 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.
- 4.2.2.7 Explore and encourage innovative approaches to design to assist provision of quality affordable housing.
- 4.2.2.8 In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.
- 4.2.2.9 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.
- 4.2.2.10 Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.
- 4.2.2.11 Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.

Wakatipu Basin Specific Policies

- 4.2.2.12 Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan web mapping application that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.
- 4.2.2.13 Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan web mapping application that:
 - a. are based on existing urbanised areas;
 - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;
 - c. enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development;
 - d. protect the values of Outstanding Natural Features and Outstanding Natural Landscapes;
 - e. avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.
- 4.2.2.14 Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.
- 4.2.2.15 Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.

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- 4.2.2.16 Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.
- 4.2.2.17 Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise boundary or Outer Control boundary are designed and built to achieve appropriate Indoor Design Sound Levels.
- 4.2.2.18 Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.
- 4.2.2.19 Ensure that development within the Arrowtown Urban Growth Boundary provides:
- a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;
 - b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;
 - c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;
 - d. for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource;
 - e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.
- 4.2.2.20 Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the urban Growth boundary and zones additional land for urban development purposes.

Upper Clutha Basin Specific Policies

- 4.2.2.21 Define the Urban Growth Boundaries for Wānaka and Lake Hāwea Settlement, as shown on the District Plan web mapping application that:
- a. are based on existing urbanised areas;
 - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;
 - c. have community support as expressed through strategic community planning processes;
 - d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wānaka; and
 - e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.

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- 4.2.2.22 Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

7 Lower Density Suburban Residential

7.1 Zone Purpose

The Lower Density Suburban Residential Zone is the largest residential zone in the District. The District Plan includes such zoning that is within the urban growth boundaries, and includes land that has already been developed - as well as areas that will continue to be developed over time.

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density by allowing sites down to an average of 300 square metres in area and larger comprehensively designed developments to enable a range of house sizes and typologies. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The overall range of net household densities (including residential flats) could be as high as 1 unit per 150 square metres or as low as 1 unit per 1,000 square metres (or even less). The zone will help to provide a more diverse and affordable housing stock within the District.

Community activities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

Commercial activities are generally not anticipated other than those that are residential-compatible and small-scale, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor Accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

7.2 Objectives and Policies

7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

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Policies

- 7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.
- 7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.
- 7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.
- 7.2.1.4 Require, as necessary, all new buildings, relocated buildings and additions and alterations to existing buildings that contain an Activity Sensitive to Road Noise located adjacent to a State Highway to be designed to maintain internal residential amenity values and, in particular provide protection to sleeping occupants from road noise.
- 7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023~~±~~.
- 7.2.1.6 Require buildings and development within Kawarau Heights to be:
- a. located in accordance with the Structure Plan contained in Section 27.13.15; and
 - b. consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020.
- 7.2.1.7 Require all bedrooms within new or relocated buildings located within 250m of the Riverbank Road frost fan (as identified on the Riverbank Road Structure Plan contained in Section 27.13.18) to be designed to maintain internal residential amenity values and protection to sleeping occupants from frost fan noise.

7.2.2 Objective - Development of Activities Sensitive to Aircraft Noise is limited within the Queenstown Airport Air Noise Boundary and Outer Control Boundary in recognition of the amenity (noise) constraints now and also likely in the foreseeable future as a result of its increasing intensity of operation and use.

Policies

- 7.2.2.1 Discourage the creation of any new sites or infill development for Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Boundary on land around Queenstown Airport.
- 7.2.2.2 Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.
- 7.2.2.3 Require, as necessary, sound insulation and mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and

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additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policies

7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

- a. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;
- b. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;
- c. provides activation of streets through the placement of doors, windows and openings that face the street.

~~7.2.3.2 Limit building height on sites smaller than 900 square metres that are proposed to be developed for two or more principal units (i.e. excluding residential flats) so as to mitigate a reduction in spaciousness around and between buildings that otherwise forms part of suburban residential amenity values.~~

7.2.3.2 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

7.2.3.3 Provide for higher density development within Kawarau Heights that is consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020.

7.2.4 Objective - Residential development in Arrowtown compatible with the town's existing character

Policies

7.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2023~~16~~, with particular regard given to:

- a. building design and form;
- b. scale, layout and relationship of buildings to the street frontage(s);
- c. materials and landscape response(s).

7.2.4.2 Avoid flat roofed dwellings in Arrowtown.

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

7.2.5 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Policies

7.2.5.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided, remedied or mitigated.

7.2.5.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.

7.2.5.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

7.2.6 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

Policies

7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.

7.2.6.2 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks (including any upgrades), and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

7.2.7 Objective - Commercial development in the zone is small scale and generates minimal amenity value impact

Policies

7.2.7.1 Provide commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby centre.

7.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

7.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.

7.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

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Policies

- 7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.
- 7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.
- 7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.
- 7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.1 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 & 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 & Relocated Buildings	36. Noise
37. Designations	District Plan web mapping application	

7.3.2 Interpreting and Applying the Rules

- 7.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 7.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.
- 7.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

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- 7.3.2.4 Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit, ~~or where land use consent for an average density is sought under Rule 7.4.9, demonstrate compliance with the average density sought.~~
- 7.3.2.5 Each residential unit may include a single residential flat and any other accessory buildings.
- 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.
- 7.3.2.7 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 7.3.2.8 For sites in Kawarau Heights (as identified in the Structure Plan in Section 27.13.15), the Kawarau Heights Design Guidelines 2020 apply, instead of the Residential Zone Design Guide 2019.
- 7.3.2.9 The following abbreviations are used within this Chapter.

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

- 7.3.2.9A 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.
- 7.3.2.10 For sites in Arrowtown, the Arrowtown Design Guidelines ~~2023~~¹⁶ apply, instead of the Residential Zone Design Guide ~~2023~~¹.

7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.1	Home occupations	P
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Residential units, where the density of development does not exceed: (i) one residential unit per 450m ² net area; or (ii) one residential unit per 800m ² net area at Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19.	P
<u>7.4.4</u>	<u>Residential units, for existing sites with less than 450m² net area, a maximum of one residential unit per site</u>	<u>P</u>

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	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.4 <u>5</u>	Hospital at the 'Lakes District Hospital Site' shown on the District Plan web mapping application	P
7.4.5 <u>6</u>	Homestays	P
7.4.6 <u>7</u>	Residential Visitor Accommodation	P
7.4.6 <u>7A</u>	<p>Visitor Accommodation in the Visitor Accommodation Sub-Zone</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and methods of mitigation; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings. 	RD
7.4.7 <u>8</u>	<p>Commercial activities – 100m² or less gross floor area Discretion is restricted to:</p> <ul style="list-style-type: none"> a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 20<u>23</u>16; and g. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. 	RD

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	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.8 9	<p>Residential Units, <u>unless provided for by rule 7.4.4</u>, where the density of development exceeds one residential unit per 450m² net area but does not exceed one residential unit per 300m² <u>average</u> net area, excluding</p> <p><u>This rule does not apply to sites located within the Air Noise Boundary; or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport; or at the Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19.</u></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. <u>how the design advances housing diversity, including through providing a range of unit sizes and typologies;</u> b. and <u>how the design</u> promotes sustainability either through construction methods, design or function; c. privacy for occupants of the subject site and neighbouring sites; d. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2023<u>16</u>; e. street activation; f. building dominance; g. <u>capacity of existing or planned infrastructure/servicing;</u> h. <u>low impact stormwater design;</u> i. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; j. design and integration of landscaping; k. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: l. the nature and degree of risk the hazard(s) pose to people and property: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. m. In Kawarau Heights, consistency with the Kawarau Heights Design Guidelines 2020 and Structure Plan contained in Section 27.13.15. n. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure. 	RD
7.4.9 10	Commercial recreation	D
7.4.11 0	Community activities, other than the hospital provided for by Rule 7.4.4	D

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	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.12 1	Retirement villages	D
7.4.13 2	Activities which are not listed in this table	NC
7.4.14 3	Commercial activities – greater than 100m ² gross floor area	NC
7.4.15 4	Visitor Accommodation not otherwise identified	NC
7.4.16 5	Airports not otherwise listed in this table	PR
7.4.17 6	Bulk material storage	PR
7.4.18 7	Factory Farming	PR
7.4.19 8	Fish or meat processing	PR
7.4.20 19	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
7.4.21 0	Manufacturing and/or product assembling activities	PR
7.4.22 1	Mining	PR
7.4.23 2	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
7.4.24 3	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

7.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5

	Standards for activities in the Lower Density Residential Zone	Non-compliance status
7.5A.1	For all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2023 1 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

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7.5 Rules - Standards

	Standards for activities 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 <u>A Wānaka and Hāwea: M-maximum height of 78 metres except where specified in Rule 7.5.1.2.</u></p> <p>7.5.1.2 Arrowtown: Maximum of 6.5 metres.</p> <p>7.5.1.2<u>3</u> Kawarau Heights: Maximum of 4.5m and 6m as identified on the Structure Plan in 27.13.15.</p> <p>7.5.1.4 All other locations: Maximum of 8 metres.</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>	NC
7.5.3	<p>In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900m² net area and more than 1 residential unit will result per site, the following height provisions apply:</p> <p>a. where residential units are proposed in addition to an existing residential unit, then the additional residential unit(s) shall not exceed 5.5m in height;</p> <p>b. where no residential units exist on the site, or where an existing residential unit is being demolished to provide for 2 or more new residential units on the site, then all proposed residential units shall not exceed 5.5m in height;</p> <p>c. items (a) and (b) above do not apply where a second residential unit is being created within an existing residential unit that is taller than 5.5m.</p>	D
7.5.2 <u>4</u>	<p>Airport Noise – Queenstown Airport (excluding any non-critical listening environments)</p>	NC

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>7.5.2.1 Buildings within the Outer Control Boundary and Air Noise Boundary</p> <p>Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p>7.5.2.2 Compliance within the Air Noise Boundary (ANB)</p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 and installation of mechanical ventilation to achieve the requirements in Rule 36.6.2, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>7.5.2.3 Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</p> <p>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p>	
7.5.35	<p>Building Coverage</p> <p>A maximum of 40%.</p>	D
7.5.46	<p>Landscaped permeable surface coverage</p> <p>At least 30% of the site area shall comprise landscaped (permeable) surface.</p>	NC

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
7.5. 57	<p>Recession plane:</p> <p>a. on flat sites applicable to all buildings;</p> <p>b. on sloping sites only applicable to accessory buildings.</p> <p>7.5.57.1 Northern boundary: 2.5m and 55 degrees.</p> <p>7.5.57.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>7.5.57.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p> <p>a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</p> <p>b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, <u>Business Mixed Use Zone, Local Shopping Centre Zone</u> or fronting a road, or a park or reserve.</p>	<p>NC-RD</p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u></p> <p>b. <u>external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u></p> <p>c. <u>in Arrowtown, consistency with Arrowtown’s character, as described within the <u>Arrowtown Design Guidelines 2023;</u></u></p> <p>d. <u>where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</u></p>
7.5. 68	<p>Minimum Boundary Setbacks</p> <p>7.5.68.1 Road boundary: 4.5m</p> <p>7.5.68.2 All other boundaries: 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> <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>	D

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>c. eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries;</p> <p>d. eaves may be located up to 1m into any boundary setback distance along northern boundaries.</p>	
7.5. 79	<p>Building Separation within Sites</p> <p>For detached residential units on the same site, a minimum separation distance of 4m between the residential units within the development site applies.</p> <p>Note: This rule does not apply to attached dwellings.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. whether site constraints justify an alternative separation distance;</p> <p>b. whether an overall better amenity values outcome is being achieved, including for off-site neighbours;</p> <p>c. design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units;</p> <p>d. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 202316.</p>
7.5. 810	<p>Building Length</p> <p>The length of any building facade above the ground floor level shall not exceed 16m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 202316</p>
7.5. 911	<p>Density</p> <p>The maximum site density shall be:</p>	<p>NC</p>

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>(i) one residential unit or dwelling per 300m² average net site area, calculated over the entire site, or</p> <p>(ii) one residential unit or dwelling per 800m² net site area at Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19.</p> <p><u>Note: Density shall be calculated over the entire site and where a site has previously been relied upon to calculate an average density, the site shall not be relied upon again for density calculations.</u></p>	
7.5.102	<p>Waste and Recycling Storage Space</p> <p>7.5.102.1 Residential activities shall provide, sufficient space for waste and recycling bins per residential unit.</p> <p>7.5.102.2 Waste and Recycling bins shall be:</p> <ol style="list-style-type: none"> located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and not directly visible from adjacent sites, roads and public spaces; or screened with materials that are in keeping with the design of the building. 	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Effects on amenity values; Size, location and access of waste and recycling storage space; and Consistency with the Residential Zone Design Guide 20234
7.5.113	<p>Lighting and Glare</p> <p>7.5.113.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>7.5.113.2 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>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ol style="list-style-type: none"> amenity values of adjoining sites; the safety of the Transport Network; the night sky; and the navigational safety of passenger carrying vessels operating at night.
7.5.124	<p>Setback of buildings from water bodies</p>	<p>RD</p> <p>Discretion is restricted to:</p>

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	<ul style="list-style-type: none"> a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
7.5.13 5	<p>Road Noise - State Highway</p> <p>Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within:</p> <ul style="list-style-type: none"> a. 80 metres of the boundary of a State Highway that has a speed limit of 70km/h or greater; or b. 40 metres of the boundary of a State Highway that has a speed limit less than 70km/h. <p>shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for all habitable spaces including bedrooms.</p>	NC
7.5.14 6	<p>Building Restriction Area</p> <p>Where a building restriction area is shown on the District Plan web mapping application, no building shall be located within the restricted area.</p>	NC
7.5.15 7	<p>Home Occupation</p> <p>7.5.157.1 No more than 1 full time equivalent person from outside the household shall</p>	D

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>be employed in the home occupation activity.</p> <p>7.5.15<u>7</u>.2 The maximum number of two-way vehicle trips shall be:</p> <p>a. heavy vehicles: none permitted;</p> <p>b. other vehicles: 10 per day.</p> <p>7.5.15<u>7</u>.3 Maximum net floor area of 60m².</p> <p>7.5.15<u>7</u>.4 Activities and storage of materials shall be indoors.</p>	
7.5.1 <u>6</u> 8	<p>Residential Visitor Accommodation where:</p> <p>7.5.1<u>6</u>8.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration.</p> <p>7.5.1<u>6</u>8.2 A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.</p> <p>7.5.1<u>6</u>8.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:</p> <ul style="list-style-type: none"> • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit <p>7.5.1<u>6</u>8.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>7.5.1<u>6</u>8.5 Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise, rubbish, recycling and outdoor activities; d. Privacy and overlooking; e. Outdoor lighting; f. Guest management and complaints procedures; g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>7.5.168.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.</p> <p>7.5.168.7 The activity is registered with Council prior to commencement.</p> <p>7.5.168.8 Council is provided with the following information at the time of registration:</p> <ul style="list-style-type: none"> a. the contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints. <p>7.5.168.9 The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.</p> <p>7.5.168.10 Up to date records of the activity are kept including:</p> <ul style="list-style-type: none"> a. a record of the date and duration of guest stays and the number of guests staying per night; and b. a detailed record of any complaints received and remediation actions taken. <p>7.5.168.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection, at 24</p>	

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	hours' notice, in order to monitor compliance with rules 7.5.168.1 to 7.5.168.11.	
7.5.179	<p>Homestay</p> <p>7.5.179.1 The total number of paying guests on a site does not exceed five per night.</p> <p>7.5.179.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>7.5.179.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>7.5.179.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.179.1 to 7.5.179.4.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> The location, nature and scale of the activities; Privacy and overlooking; The management of noise, rubbish, recycling and outdoor activities; The keeping of records of Homestay use, and availability of records for Council inspection; Monitoring requirements, including imposition of an annual monitoring charge; and Vehicle access and parking.
7.5.20	<p>A building or structure located within the Wānaka Substation Building Restriction Area as shown on the District Plan web-mapping application and Three Parks Structure Plan (27.13.12).</p> <p>The Building Restriction Area and this standard do not apply if Designation 337 is removed from the District Plan.</p> <p>Advice note: Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.</p>	NC
7.5.182 1	<p>Flood Risk – Hāwea only</p> <p>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.</p>	NC
7.5.192 2	<p>Residential Units – Templeton Street (Lot 1 DP 27171, SO 2440)</p> <p>No residential unit shall be constructed on the land subject to the earthworks shown on the plan contained in Appendix 7.7 prior to:</p>	NC

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	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	<p>a. the completion of those earthworks in accordance with the fill area and minimum finished ground levels as shown in Appendix 7.7; and</p> <p>b. the top soiling and establishment of permanent vegetation cover on the outer batter (facing the Cardrona River); and</p> <p>c. the establishment of a legal mechanism to protect in perpetuity the finished fill levels and outer batter (including vegetative cover) from interference, removal or damage.</p>	
<p>7.5.203</p>	<p>Frost Fan Noise - Riverbank Road</p> <p>7.5.203.1 Any new residential or relocated building located within 250m of the frost fan as identified on the Riverbank Road Structure Plan in Section 27.13.18 shall be designed, constructed and maintained to ensure that, within the external building envelope surrounding any bedroom (when windows are closed), the internal level does not exceed 30dB_LA_{eq}(15min), however this rule shall not apply if the frost fan is decommissioned.</p> <p>7.5.203.2 Compliance within 250m of the Frost Fan</p> <p>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.8.1, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the 30dB_LA_{eq}(15min) with the windows closed</p> <p><i>For the purposes of this rule, "external building envelope" means an envelope defined by the outermost physical parts of the building, normally the cladding and roof;</i></p> <p><i>For the purposes of this rule "decommissioned" means that the frost fan is dismantled and/or removed from the site and/or permanently taken out of operation.</i></p>	<p>NC</p>

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7.6 Rules - Non-Notification of Applications

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

7.6.1.1 Residential units pursuant to Rule 7.4.~~98~~ except where:

- a. vehicle crossing or right of way access on or off a State Highway is sought;
- b. in relation to the electricity distribution network and where Rule 7.4.~~98~~(km) is relevant. the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

7.7 Appendix

7.7 Templeton Street Fill Area Plan



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, Arthurs Point, Frankton, Arrowtown, Wānaka and Hāwea 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 (townhouses), semi-detached housing and ~~detached townhouses~~ low rise apartments on small sites of 250m² or greater. 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 heights will be generally three ~~we~~ storeys.

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 2023~~16~~.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone for residents.

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Wānaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wānaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character,

cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential ~~values~~ amenity values of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

8.2 Objectives and Policies

8.2.1 Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport.

Policies

8.2.1.1 Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes.

8.2.1.2 Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres.

8.2.1.3 Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development.

8.2.1.4 Enable medium density development through a variety of different housing forms including terrace, semi-detached, duplex, townhouse, or low-rise apartments. ~~or small lot detached housing.~~

8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.

Policies

8.2.2.1 Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s).

8.2.2.2 Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.

8.2.2.3 Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary.

8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.

8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023~~1~~.

8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the ~~changing~~ future character intended within the zone.

Policies

8.2.3.1 ~~Apply permitted activity and resource consent requirements based on recession plane, building height, setbacks and site coverage controls as the primary means of ensuring reasonable maintenance of neighbours' privacy and amenity values.~~

8.2.3.2 ~~Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.~~

8.2.3.1 Require that development within the zone responds to its context and anticipated character acknowledging that amenity values will change over time as intensification occurs.

8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:

- a. achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass;
- d. use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;
- e. providing a high level of amenity that meets the day-to-day needs of occupants; and
- f. applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource consent process may achieve the same or better outcomes in terms of amenity values.

8.2.3.3 Ensure development along the western side of Designation 270¹ has the least possible impact on views from the formed walkway to the west toward Lake Wānaka and beyond, and generally limit development on land immediately adjoining the western side of

¹ Running south from Aubrey Road, Wanaka

Designation 270 to the permitted building height, recession plane, site coverage and setback limits (including between units) to achieve this.

8.2.4 Objective - In Arrowtown medium density development occurs in a manner compatible with the town's character.

Policies

8.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines ~~2023~~16 with particular regard given to:

- a. building design and form;
- b. scale, layout and relationship of buildings to the street frontage(s);
- c. materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s).

8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

8.2.5 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

Policies

8.2.5.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking.

8.2.5.2 Encourage a reduction in car parking provision where a site is located within 800m of a bus stop or the edge of the Town Centre Zone to help facilitate mode shift.

8.2.5.2 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

8.2.5.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

8.2.6 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Policies

8.2.6.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

8.2.6.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.

8.2.6.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

8.2.7 Objective - Commercial development is small scale and generates minimal adverse effects on residential amenity values.

Policies

8.2.7.1 Provide for commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby Town Centre.

8.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

8.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.

8.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

8.2.8 Objective - A high quality residential environment at Frankton North that is integrated with the surrounding roading network, pedestrian and cycle access, and appropriate servicing.

Policies

8.2.8.1 Ensure subdivision and development is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.

8.2.8.2 Encourage a low impact stormwater design that utilises on-site treatment and storage / dispersal approaches.

8.2.8.3 Avoid the impacts of stormwater discharges on the State Highway network.

8.2.8.4 Provide for safe transport connections that:

- a. avoid any new access to the State Highway;
- b. integrate with the pedestrian and cycle path as shown on the Frankton North Structure Plan (Schedule 27.13.9). and the road network and public transport routes on the southern side of State Highway 6; and
- c. ensure that, where direct access to the primary road shown on the Frankton North Structure Plan (Schedule 27 .13.9) is not available, the standard and layout of Internal Road connections are of a form that accounts for long-term traffic demand without the need for subsequent retrofitting or upgrade.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy.

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Rounding Powers Act 1989.

8.2.9 Objective – Non-residential developments which support the role of the Town Centre and are compatible with the transition to residential activities are located within the Wānaka Town Centre Transition Overlay.

Policies

- 8.2.9.1 Enable non-residential activities to establish in a discrete area of residential-zoned land adjoining the Wānaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.
- 8.2.9.2 Require non-residential and mixed use activities to provide a quality built form which activates the street, minimises the visual dominance of parking and adds visual interest to the urban environment.
- 8.2.9.3 Ensure the amenity values of adjoining residential properties outside of the Wānaka Town Centre Transition Overlay are maintained through design and the application of setbacks.

8.2.10 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

Policies

- 8.2.10.1 Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.
- 8.2.10.2 Require all new and altered buildings containing an Activity Sensitive to Aircraft Noise (ASAN) located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve an internal design sound level of 40 dB Ldn.
- 8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**
- 8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wānaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.
- 8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

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- 8.2.11.4 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.
- 8.2.11.5 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

8.3 Other Provisions and Rules

8.3.1 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	District Plan web mapping application	

8.3.2 Interpreting and Applying the Rules

- 8.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 8.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.
- 8.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 8.3.2.4 Additional activities are provided for in the Wānaka Town Centre Transition Overlay and apply in addition to the other activities provided for throughout the zone. In the event of any inconsistency arising, the more specific Wānaka Town Centre Transitional Overlay rules shall prevail.
- 8.3.2.5 ~~Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit.~~

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- 8.3.2.6 Each residential unit may include a single residential flat and any other accessory buildings.
- 8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.
- 8.3.2.8 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 8.3.2.9 The following abbreviations are used within this Chapter.

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

- 8.3.2.98A 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.
- 8.3.2.10 For sites in Arrowtown, the Arrowtown Design Guidelines 2023~~16~~ apply, instead of the Residential Design Guide 2021~~3~~.

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.1	Commercial activities in the Wānaka Town Centre Transition Overlay	P
8.4.2	Community activities in the Wānaka Town Centre Transition Overlay	P
8.4.3	Home occupations	P
8.4.4	Informal airports for emergency landings, rescues and fire fighting	P
8.4.5	In the Wānaka Town Centre Transition Overlay, Licenced Premises for the consumption of alcohol on the premises between the hours of 8am and 11pm, and also to: <ul style="list-style-type: none"> i. any person who is residing (permanently or temporarily) on the premises; ii. any person who is present on the premises for the purpose of dining up until 12am. 	P

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.6	<p>Residential unit</p> <p>8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1).</p> <p>8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site.</p> <p>Note: Additional rates and development contributions may apply for multiple units located on one site.</p>	P
8.4.7	Homestays	P
8.4.7A	Residential Visitor Accommodation	P
8.4.8	<p>Buildings in the Wānaka Town Centre Transition Overlay</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external design and appearance including the achievement of a development that is compatible with the town centre transitional context, integrating any relevant views or view shafts; b. the external appearance of buildings, including that the use of stone, schist, plaster or natural timber be encouraged; c. privacy for occupants of the subject site and neighbouring sites; d. street activation; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. 	RD
8.4.8A	<p>All buildings (including associated earthworks) within the area specified on the District Plan web mapping application in Arthurs Point on the northern side of Arthurs Point Road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location of buildings; b. Infrastructure and access design; c. Foundation design based on site-specific Geotechnical investigations; d. Earthworks and retaining design; e. Stormwater control and management; and f. Natural hazard mitigation. 	RD

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.9	<p>Commercial Activities in Queenstown, Frankton or Wānaka:100m² or less gross floor area</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area; <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. 	RD

<p>8.4.10</p>	<p>Residential unit</p> <p>8.4.10.1 One (1) or more per site within the Arrowtown Historic management Transition Overlay Area</p> <p>8.4.10.2 Two (2) or more per site in Arrowtown.</p> <p>8.4.10.3 For all locations outside of Arrowtown, four (4) or more per site.</p> <p>Discretion is restricted to:</p> <ul 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. <u>residential amenity values for occupants of buildings on the site;</u> d. <u>how the design advances housing diversity, including through providing a range of unit sizes and typologies;</u> e. <u>how the design</u> promotes sustainability either through construction methods, design or function; f. <u>privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;</u> g. in Arrowtown, consistency with Arrowtown’s character, utilising the Arrowtown Design Guidelines 202316 as a guide; h. street activation; i. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; j. design and integration of landscaping; k. <u>capacity of existing or planned infrastructure/servicing;</u> l. <u>low impact stormwater design;</u> m. <u>waste and recycling storage space and collection;</u> n. for land fronting State Highway 6 between Hansen Road and the Shotover River: <ul style="list-style-type: none"> i. safe and effective functioning of the State Highway network; ii. integration with other access points through the zone to link up to Hansen Road, the Hawthorne Drive/State Highway 6 roundabout and/or Ferry Hill Drive; and iii. integration with pedestrian and cycling networks, including to those across the State Highway. 	<p>RD</p>
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	Activities located in the Medium Density Residential Zone	Activity Status
	<ul style="list-style-type: none"> o. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. 	
8.4.11	<p>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and methods of mitigation; e. Hours of operation, including in respect of ancillary activities; f. The external appearance of buildings; and g. Infrastructure, servicing and capacity. 	RD
8.4.12	Commercial recreation	D
8.4.13	Community activities	D
8.4.14	Retirement villages	D
8.4.15	Activities which are not listed in this table	NC
8.4.16	Commercial Activities greater than 100m ² gross floor area	NC
8.4.17	Visitor Accommodation not otherwise identified	NC
8.4.18	Airports not otherwise defined	PR
8.4.19	Bulk material storage	PR
8.4.20	Factory farming	PR
8.4.21	Fish or meat processing	PR

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.22	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
8.4.23	Manufacturing and/or product assembling activities	PR
8.4.24	Mining	PR
8.4.25	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
8.4.26	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

8.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 8.4 and 8.5

	Standards for activities in the Medium Density Residential Zone	Non-compliance status
8.5A.1	For all restricted discretionary and discretionary activities under Rules 8.4 and 8.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 3 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	<p>Building Height (for flat and sloping sites)</p> <p>8.5.1.1 Hāwea, Wānaka and Arrowtown: A maximum of 7 metres.</p> <p>8.5.1.2 Arthurs Point: Within the areas specified on the District Plan web mapping application:</p> <p>a. <u>a maximum of 8 metres; or</u></p> <p>b. on the <u>knoll on the</u> southern side of Arthurs Point Road: a maximum of 465masl.</p>	NC

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p><u>8.5.1.2 Queenstown Hill: Within the area specified on the District Plan web mapping application a maximum of 8 metres.</u></p> <p>8.5.1.3 All other locations: A maximum of <u>11</u>8 metres <u>plus an additional 1m for pitched roof forms only.</u></p>	
8.5.2	<p>Sound insulation and mechanical ventilation</p> <p>Any residential buildings, or buildings containing an activity sensitive to road noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40Db LAeq24h.</p> <p>Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level.</p>	NC
8.5.3	<p>Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including:</p> <ol style="list-style-type: none"> Providing for a primary road that links State Highway 6 to Quail Rise; Providing for internal connections from the primary road that ensure vehicle access to all sites; Precluding any new vehicular access to the State Highway network; and Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land. 	NC
8.5.4	<p>Building Coverage</p> <p>8.5.4.1 A maximum of 45%.</p> <p>8.5.4.2 For the zone at Frankton North located adjacent to Quail Rise, a maximum of 50%.</p>	<p>RD</p> <p>Discretion is restricted to the following:</p> <ol style="list-style-type: none"> external appearance, location and visual dominance of the building(s) as viewed from the

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>street(s) and adjacent properties;</p> <p>b. <u>external amenity effects on amenity</u> values for future occupants of buildings on the site;</p> <p>c. effects on <u>privacy views</u>, sunlight and shading on adjacent properties;</p> <p>d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;</p> <p>e. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2023<u>16</u>;</p> <p>f. <u>stormwater related effects including flooding and water nuisance.</u></p>
<p>8.5.5</p>	<p>Density</p> <p>The maximum site density shall be one residential unit per 250m² net site area.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. internal and external amenity values for future occupants of buildings on the site;</p> <p>c. privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit or units;</p> <p>d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;</p>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>e. noise;</p> <p>f. servicing including waste storage and collection;</p> <p>g. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016.</p>
<p>8.5.5</p>	<p><u>Outdoor Living Space (per unit)</u></p> <p><u>8.5.5.1 Each residential or visitor accommodation unit at ground floor level, must have outdoor living space that is a minimum of 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:</u></p> <ul style="list-style-type: none"> a) <u>Where located at ground level has no dimension less than 3m; and</u> b) <u>Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² in area and has a minimum dimension of 1.8 m.</u> <p><u>8.5.5.2 Each residential or visitor accommodation unit located wholly above ground floor level, must have an outdoor living space that is a minimum of 8m² in area with a minimum dimension of 1.8m.</u></p> <p><u>8.5.5.3 Where multiple units are located on a site, the outdoor living spaces may be grouped cumulatively in a communally accessible location or be private spaces located directly adjacent to each unit.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Effects on amenity values for future occupants of buildings on the site;</u> b. <u>The extent to which the breach is necessary to enable the provision of housing diversity and options for smaller households on the site.</u> c. <u>The accessibility of public open space and recreation reserves in close proximity to the site.</u>
<p>8.5.6</p>	<p><u>Outlook Space (per unit)</u></p> <p><u>The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follows:</u></p> <ul style="list-style-type: none"> a. <u>A principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u> b. <u>All other habitable rooms must have an outlook space with a minimum</u> 	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Effects on amenity values for future occupants of buildings on the site;</u> b. <u>The extent to which the breach is necessary to enable the provision of housing diversity and</u>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<u>dimension of 1m in depth and 1m in width.</u>	<u>options for smaller units on the site.</u>
8.5.75	<p>Recession plane</p> <p>a. On flat sites applicable to all buildings;</p> <p>b. On sloping sites only applicable to accessory buildings.</p> <p>8.5.76.1 Northern-Southern Boundary: 42.5m and 3555 degrees.</p> <p>8.5.756.2 Western and Eastern <u>All other</u> Boundaries: 42.5m and 6045 degrees.</p> <p>8.5.6.3 Southern Boundaries: 2.5m and 35 degrees.</p> <p>8.5.76.3 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</p> <p>8.5.76.4 Recession planes do not apply to site boundaries adjoining a <u>Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone,</u> fronting the road, or a park or reserve.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>d. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2023<u>16</u>.</p> <p>e. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</p>
8.5.87	<p>Landscaped permeable surface</p> <p>At least 25% of site area shall comprise landscaped permeable surface.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. stormwater related effects including flooding and water nuisance;</p> <p>b. visual amenity and the mitigation of the visual effects of buildings and any vehicle parking</p>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>areas, particularly in relation to any streets or public spaces;</p> <p>c. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 202316.</p>
<p>8.5.98</p>	<p>Minimum Boundary Setback</p> <p>a. road boundary setback: 3m minimum, except for:</p> <ul style="list-style-type: none"> i. State Highway boundaries, where the setback shall be 4.5m minimum; ii. garages, where the setback shall be 4.5m minimum; <p>b. all other boundaries: 1.5m.</p> <p>Exceptions to setback requirements other than any road boundary setback.</p> <p>Accessory buildings for residential activities may be located within the setback distances, 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>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. streetscape character and amenity; c. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; d. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); e. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; f. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 202316. g. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.109	<p>Building Length</p> <p>The length of any building facade above the ground floor level shall not exceed 24m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. in Arrowtown, consistency with Arrowtown’s character, as described
8.5.1140	<p>Waste and Recycling Storage Space</p> <p>8.5.1140.1 Residential activities of <u>three units or less</u> shall provide, a minimum of 2m² space for waste and recycling storage per residential unit or flat.</p> <p>8.5.1140.2 Waste and recycling bins shall be:</p> <ul style="list-style-type: none"> a. Located where it is easy to manoeuvre for kerbside collections and avoiding impeding vehicle movements within and through the site; and b. Not directly visible from adjacent sites, roads and public spaces; or c. Screened with materials that are in keeping with the design of the building 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Effects on amenity values; b. Size, location and access of waste and recycling storage space; and c. Consistency with the Residential Zone Design Guide 2023<u>1</u>.
8.5.1211	<p>Lighting and Glare</p> <p>8.5.1211.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>8.5.1211.2 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>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ul style="list-style-type: none"> a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
8.5.112	<p>Setback of buildings from water bodies</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> <ul style="list-style-type: none"> a. indigenous biodiversity values; b. visual amenity values;

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<ul style="list-style-type: none"> c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
8.5.1413	<p>Garages</p> <p>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.</p>	D
8.5.1514	<p>Home Occupation</p> <p>8.5.135.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>8.5.135.2 The maximum number of two-way vehicle trips shall be:</p> <ul style="list-style-type: none"> a. heavy vehicles: none permitted; b. other vehicles: 10 per day. <p>8.5.135.3 Maximum net floor area of 60m².</p> <p>8.5.135.4 Activities and storage of materials shall be indoors.</p>	D
8.5.1615	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan web mapping application.</p>	NC
8.5.17	<p><u>A building or structure located within the Wānaka Substation Building Restriction Area as shown on the District Plan web mapping application and Three Parks Structure Plan (27.13.12).</u></p>	<u>NC</u>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p><u>The Building Restriction Area and this standard do not apply if Designation 337 is removed from the District Plan.</u></p>	
<p>8.5.1816</p>	<p>Residential Visitor Accommodation where:</p> <p>8.5.1816.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration.</p> <p>8.5.186.2 A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.</p> <p>8.5.186.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:</p> <ul style="list-style-type: none"> • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit. <p>8.5.186.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>8.5.186.5 Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use.</p> <p>8.5.186.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.</p> <p>8.5.186.7 The activity is registered with Council prior to commencement.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise, rubbish, recycling and outdoor activities; d. Privacy and overlooking; e. Outdoor lighting; f. Guest management and complaints procedures; g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>8.5.18<u>6</u>.8 Council is provided with the following information at the time of registration:</p> <ul style="list-style-type: none"> a. The contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. Confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided with written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints. <p>8.5.18<u>6</u>.9 The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.</p> <p>8.5.18<u>6</u>.10 Up to date records of the activity are kept including:</p> <ul style="list-style-type: none"> a. A record of the date and duration of guest stays and the number of guests staying per night; and b. A detailed record of any complaints received and remediation actions taken. <p>8.5.18<u>6</u>.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and</p>	

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>made available for inspection by Council with 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 8.5.17<u>18</u>.1 to 8.5.18<u>17</u>.11.</p>	
8.5.19 17	<p>Homestay</p> <p>8.5.19<u>7</u>.1 The total number of paying guests on a site does not exceed five per night.</p> <p>8.5.19<u>7</u>.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>8.5.19<u>7</u>.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>8.5.19<u>7</u>.4 Up to date records of the Homestay activity are 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 8.5.19<u>8</u>.1 to 8.5.19<u>8</u>.4.</p>	<p>RD</p> <p>Discretion is restricted to</p> <ol style="list-style-type: none"> The location, nature and scale of the activities; Privacy and overlooking; The management of noise, rubbish, recycling and outdoor activities; The keeping of records of Homestay use, and availability of records for Council inspection; Monitoring requirements, including imposition of an annual monitoring charge; and Vehicle access and parking.
8.5.20 18	<p>No fencing shall be constructed in a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape at Bridesdale.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Visual amenity values; Landscape character.

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.

- 8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay.

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 and Arthurs Point 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, the High Density Residential zone enables taller buildings than in the other residential zones, subject to high design quality. In Wānaka, 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.

The High Density Residential Zone at Three Parks Wānaka provides for a distinctive urban character at the entranceway to Wānaka through taller buildings and landscaped areas adjacent to State Highway 84.

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.

Small scale commercial activities are enabled, either to support larger residential developments, or to provide low impact local services.

Small scale community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities are not anticipated as this will reduce the effectiveness of the zone at its primary purpose of accommodating housing.

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

9.2 Objectives and Policies

9.2.1 Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.

Policies

9.2.1.1 Provide sufficient high density zoned land that enables diverse housing supply and visitor accommodation close to town centres.

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9.2.1.2 Promote high density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.

9.2.2 Objective - High density residential development provides a positive contribution to the environment through quality urban design.

Policies

9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes:

- a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass, including roof forms;
- d. use landscaped areas to provide permeable surface areas for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public; and
- e. providing a high level of amenity that meets the day-to-day needs of occupants.

9.2.2.2 Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.

9.2.2.3 Promote a distinct streetscape for the Arthurs Point High Density Residential neighbourhood that is based upon a shared and integrated public realm.

9.2.2.4 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023~~1~~.

9.2.3 Objective – High density residential development maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.

Policies

9.2.3.1 Apply recession plane, building height, height setback at upper floors, yard setback and site coverage controls as the primary means of ensuring a minimum level of neighbours' outlook space, sunshine and light access, and privacy is provided for ~~will be maintained~~, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.

9.2.3.2 ~~Ensure the amenity values of neighbours are adequately maintained.~~

9.2.3.2~~3~~ Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting habitable windows from one another, screening, or other means.

9.2.4 Objective – Small-scale community activities are provided for where they are best located in a residential environment close to residents.

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9.2.4.1 Enable the establishment of small-scale community activities where adverse effects on residential amenity values such as noise, traffic and visual impact can be avoided or mitigated.

9.2.5 Objective – Commercial development is small-scale and generates minimal amenity value impacts.

Policies

9.2.5.1 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

9.2.5.2 Ensure that any commercial development is of a design, scale and appearance compatible with its surrounding context.

9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Policies

9.2.6.1 Require development to provide or enhance connections to public places and active transport networks (walkways, trails and cycleways) where appropriate.

9.2.6.2 Require development to provide facilities to encourage walking and cycling where appropriate.

9.2.6.3 Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including encouraging the consideration of a reduction in required car parking provision to where it can help be facilitate modal shift. ~~demonstrated that this is appropriate.~~

9.2.6.4 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.

9.2.6.5 A reduction in parking provision requirements may be is encouraged considered in Queenstown and Wānaka where a site is located within 800m of a bus stop or the edge of a Town Centre Zone.

9.2.7 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

9.2.7.1 Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.

9.2.8 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity values and traffic safety are avoided, remedied or mitigated.

9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

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- 9.2.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 9.2.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.2.8.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.
- 9.2.9 Objective – High quality residential development of the land on the northern side of State Highway 6 at Frankton, that is integrated with a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.**
- 9.2.9.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.
- 9.2.9.2 Ensure safe transport connections by:
- a. avoiding any new access to State Highway 6;
 - b. limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout, Hansen Road and Ferry Hill Drive;
 - c. providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;
 - d. providing access to the primary road connection from all sites within Frankton North; and
 - e. providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.
 - f. ensuring that road frontages are not dominated by vehicular access and parking; and
 - g. integrating with the pedestrian and cycle path and the road network and public transport routes on the southern side of State Highway 6, including pedestrian and cycle access across State Highway 6.
- 9.2.9.3 Encourage low impact stormwater design that utilises on-site treatment and storage I dispersal approaches.
- 9.2.9.4 Avoid the impacts of stormwater discharges on the State Highway network.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under these policies.

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roding Powers Act 1989.

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9.2.10 Objective – The High Density Residential Zone at Three Parks Wānaka contributes to a quality environment at the entranceway to Wānaka.

9.2.10.1 Avoid buildings within the Building Restriction Area so as to:

- a. minimise adverse effects of road noise on residential amenity; and
- b. ensure the land adjacent to State Highway 84 be landscaped so as to provide a high amenity sense of arrival into Wānaka.

9.3 Other Provisions and Rules

9.3.1 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	District Plan web mapping application	

9.3.2 Interpreting and Applying the Rules

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

9.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the ‘Non- Compliance Status’ column shall apply.

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

9.3.2.4 Each residential unit may include a single residential flat and any other accessory buildings.

9.3.2.5 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

9.3.2.6 The following abbreviations are used within this Chapter.

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

9.3.2.6A 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.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.1	Commercial activities comprising no more than 100m ² of gross floor area At 158, 164, 170 and 172 Arthurs Point Road, Commercial Activities comprising between 101m ² and 200m ² gross floor area. Discretion is restricted to: <ul style="list-style-type: none"> a. Economic impact on the Queenstown town centre; b. Effects on residential amenity; c. Hours of operation; d. Traffic generation and access; e. Location, design, scale and appearance. 	P RD
9.4.2	Home Occupation	P
9.4.3	Residential Unit comprising three (3) or less per site	P
9.4.4	Residential Visitor Accommodation and Homestays	P
9.4.5	Residential Unit comprising four (4) or more per site Discretion is restricted to: <ul style="list-style-type: none"> a. <u>whether the built form provides a high level of residential amenity for occupants of the subject site and neighbouring properties, through consideration of:</u> <ul style="list-style-type: none"> i. <u>provision for outlook, sunlight and privacy through the site layout, orientation and internal layout of residential units;</u> ii. <u>directly connects any private outdoor spaces to the living spaces within the residential units;</u> 	RD

	Activities located in the High Density Residential Zone	Activity status
	<ul style="list-style-type: none"> iii. <u>ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units;</u> iv. <u>ensures a balance between privacy and passive surveillance of public spaces, and communal spaces within the site, including surveillance from ground floor level, is achieved;</u> v. <u>includes tree and garden planting particularly relating to the street frontage, outlook areas, boundaries, access ways, common spaces, and parking areas.</u> b. 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; c. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; d. how the design advances housing diversity, <u>including through providing a range of unit sizes and typologies;</u> e. and <u>how the design</u> promotes sustainability either through construction methods, design or function; privacy for occupants of the subject site and neighbouring sites; street activation; f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; g. design and integration of landscaping; h. <u>capacity of existing or planned infrastructure/servicing;</u> i. <u>low impact stormwater design;</u> j. <u>waste and recycling storage space and collection;</u> k. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul style="list-style-type: none"> a. the nature and degree of risk the hazard(s) pose to people and property; b. whether the proposal will alter the risk to any site; and c. the extent to which such risk can be avoided or sufficiently mitigated. l. The location, size, access, design and screening of waste and recycling storage space; and m. Consistency with the Residential Zone Design Guide 20234. 	

	Activities located in the High Density Residential Zone	Activity status
	n. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.	
9.4.6	<p>Visitor Accommodation including licensed premises within a visitor accommodation development</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings. 	RD
9.4.7	Commercial recreation	D
9.4.8	Community activities	D
9.4.9	Retirement village	D
9.4.10	Activities which are not listed in this table	NC
9.4.11	Commercial activities not otherwise identified	NC
9.4.12	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
9.4.13	Manufacturing and/or product assembling activities	PR
9.4.14	Mining	PR
9.4.15	Factory Farming	PR
9.4.16	Fish or meat processing	PR
9.4.17	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
9.4.18	Any activity requiring an Offensive Trade License under the Health Act 1956	PR

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	Activities located in the High Density Residential Zone	Activity status
9.4.19	Airports other than the use of land and water for emergency landings, rescues and fire fighting	PR
9.4.20	Bulk material storage	PR

9.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 9.4 and 9.5

	Standards for activities in the High Density Residential Zone	Non-compliance status
9.5A.1	For all restricted discretionary and discretionary activities under Rules 9.4 and 9.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2023 4 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.1	<p>Building Height – Flat Sites in Queenstown</p> <p>9.5.1.1 A height of 16.52 metres, <u>including at Frankton North</u>, except where specified in Rules 9.5.1.2, 9.5.1.3 or 9.5.1.4.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; building dominance and sunlight access relative to neighbouring properties and public spaces including roads; how the design advances housing diversity, <u>including size and typology</u>; and promotion of es sustainability either through construction methods, design or function;

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.1.2 In the High Density Residential Zone immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary.</p> <p>9.5.1.3 Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline.</p> <p>9.5.1.4 Maximum building height of 15m. <u>In Wānaka the maximum building height shall be 12m.</u></p> <p>9.5.1.5 Rules 9.5.1.1 to 9.5.1.4 do not apply to the land at Frankton North. <u>the maximum building height shall be 20m.</u></p>	<p>e. <u>privacy and outlook</u> for occupants of the subject site and neighbouring sites;</p> <p>f. effects on significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>g. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p>D</p> <p>D</p> <p><u>D</u></p> <p><u>NC</u></p>
<p>9.5.2</p>	<p>Building Height – Flat Sites in Wānaka</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. building design and appearance, including roof form articulation and the</p>

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	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.1.6 A height of 8m except where specified in Rule 9.5.2.2 and 9.5.2.3.</p> <p>9.5.1.7 Maximum building height of 10m.</p> <p>In Three Parks Wānaka the maximum building height shall be 12m</p>	<p>avoidance of large, monolithic building forms;</p> <p>b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</p> <p>c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;</p> <p>d. privacy for occupants of the subject site and neighbouring sites;</p> <p>e. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>f. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p>⌀</p>
<p>9.5.3</p>	<p>Building Height – Sloping Sites in Queenstown and Wānaka</p> <p>9.5.1.8 A height of 7m, except as specified in Rules 9.5.3.2, 9.5.3.3 and 9.5.3.4</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms;</p> <p>b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</p> <p>c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;</p> <p>d. how the design responds to the sloping landform so as to integrate with it;</p> <p>e. privacy for occupants of the subject site and neighbouring sites;</p>

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.1.9 Immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary.</p> <p>9.5.1.10 Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline</p> <p>9.5.1.11 Maximum building height of 10m.</p> <p>9.5.1.12 Rules 9.5.3.1 to 9.5.3.4 do not apply to the land at Frankton North.</p>	<p>f. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>g. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p>D</p> <p>D</p> <p>D</p>
<p>9.4.4</p>	<p>Building Height Frankton North</p> <p>9.5.1.13 Building height of 12m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms;</p> <p>b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</p> <p>c. how the design advances housing diversity and promotes sustainability</p>

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.1.14 Maximum building height of 20m.</p>	<p>either through construction methods, design or function;</p> <p>d. privacy and outlook for occupants of the subject site and neighbouring sites;</p> <p>e. Crime Prevention Through Environmental Design considerations;</p> <p>f. the positive effects of enabling additional development intensity within close proximity to town centres;</p> <p>NC</p>
<p>9.5.25</p>	<p>Building Coverage</p> <p>9.5.52.1 A maximum of 70% site coverage</p> <p>9.5.52.2 Within Frankton North a maximum of 75% building coverage.</p> <p>Exclusions:</p> <p>g. building coverage does not include any veranda over public space and does not apply to underground structures, which are not visible from ground level and which are landscaped to appear as recreational or planted (including grassed) areas.</p>	<p>NC</p>
<p>9.5.36</p>	<p>Recession plane (applicable to all buildings, including accessory buildings)</p> <p>9.5.36.1 For Flat Sites from 82.5 metres above ground level a 60 45 degree recession plane applies to all boundaries, other than the northern southern boundary of the site where a 45 55 degree recession plane applies.</p>	<p>RD – for boundaries where the High Density Residential zone applies on each side of the boundary.</p> <p>Discretion is restricted to:</p> <p>a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>b. effects on any significant public views (based on an assessment of public views undertaken at the time of the</p>

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	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>Exclusions:</p> <p>a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</p> <p>b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, <u>Business Mixed Use Zone</u>, fronting a road, or adjoining a park or reserve.</p> <p style="text-align: center;">No recession plane for sloping sites</p> <p>9.5.36.2 Rules 9.5.6.1 and 9.5.6.2.3.1 <u>does</u> not apply at Frankton North.</p> <p>9.5.36.3 At Frankton North all buildings, including accessory buildings, along the northern boundary of the zone where it adjoins the Rural Zone, Open Space Zone and Quail Rise Special Zone: For flat and sloping sites from 3 metres above ground a 45 degree recession plane applies.</p>	<p>proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.</p> <p>d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.</p> <p>NC – for boundaries where there is a change of zone other than as specified in the exclusions.</p>
<p>9.5.74</p>	<p>Landscaped permeable surface coverage</p> <p>At least 20% of site area shall comprise landscaped (permeable) surface.</p>	<p>NC</p>
<p>9.5.85</p>	<p>Building Length</p> <p>The length of any building facade above the ground floor level shall not exceed 30m.</p> <p>Rule 9.5.8 does not apply at Frankton North.</p>	<p>RD</p> <p>Discretion is restricted to the following:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.</p>
<p>9.5.96</p>	<p>Minimum Boundary Setbacks</p> <p>9.5.96.1 All boundaries <u>1.52</u> metres except for State Highway road boundaries where the minimum setback shall be 4.5m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. streetscape character and amenity;</p>

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.96.2 Garages shall be at least 4.5m back from a road boundary.</p> <p>9.5.96.3 Rules 9.5.69.1 and 9.5.69.2 do not apply at Frankton North.</p> <p>Exceptions to setback requirements other than any road boundary setbacks:</p> <p>Accessory buildings for residential activities may be located within the setback distances, 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 comply with rules for Building Height and Recession Plane.</p>	<p>c. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>d. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan).</p> <p>e. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.</p>
<p><u>9.5.7</u></p>	<p><u>Building height setback at upper floors</u></p> <p>9.5.7.1 <u>An additional 2 metre setback from all boundaries, in addition to the required minimum boundary setbacks in 9.5.6, shall apply to the area of buildings that exceed a height of 10m from the ground level.</u></p> <p>9.5.7.2 <u>Rule 9.5.7.1 does not apply at Frankton North.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u></p> <p>b. <u>streetscape character and amenity;</u></p> <p>c. <u>any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.</u></p>
<p><u>9.5.8</u></p>	<p><u>Outlook Space (per unit)</u></p> <p><u>The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follow:</u></p> <p>a. <u>A principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u></p> <p>b. <u>All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on amenity values for future occupants of buildings on the site;</u></p> <p>b. <u>The extent to which the breach is necessarily to enable the provision of housing diversity and options for smaller units on the site.</u></p>

	Standards for activities located in the High Density Residential Zone	Non-compliance status
<p>9.5.910</p>	<p>Waste and Recycling Storage Space</p> <p>9.5.910.1 Residential activities of three units or less shall provide, a minimum of 2m² waste and recycling storage per residential unit or flat.</p> <p>9.5.910.2 Waste and recycling bins shall be:</p> <ol style="list-style-type: none"> a. Located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and b. Not directly visible from adjacent sites, roads and public spaces; or c. Screened with materials that are in keeping with the design of the building. 	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Effects on amenity values; b. Size, location and access of waste and recycling storage space; and c. Consistency with the Residential Zone Design Guide <u>2023</u>.
<p>9.5.104</p>	<p>Lighting and Glare</p> <p>9.5.104.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.</p> <p>9.5.104.2 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>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ol style="list-style-type: none"> a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
<p>9.5.112</p>	<p>Sound Insulation and Mechanical Ventilation</p> <p>For buildings located within 80m of a State Highway.</p> <p>Any residential buildings, or buildings containing an Activity Sensitive to Road Noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40dB LAeq24h.</p> <p>Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that</p>	<p>NC</p>

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	the proposed construction will achieve the internal design sound level.	
9.5.123	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan web mapping application.</p>	NC
9.5.134	<p>Flood Risk</p> <p>The construction or relocation of buildings with a gross floor area greater than 20m² and having a ground floor level less than:</p> <p style="padding-left: 40px;">9.5.134.1 RL 312.0 masl at Queenstown and Frankton.</p> <p style="padding-left: 40px;">9.5.134.2 RL 281.9 masl at Wānaka.</p>	PR
9.5.145	<p>Residential Visitor Accommodation where:</p> <p style="padding-left: 40px;">9.5.145.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration.</p> <p style="padding-left: 40px;">9.5.145.2 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:</p> <ul style="list-style-type: none"> • 3 in a one-bedroom residential unit; • 6 in a two-bedroom residential unit; and • 9 in a three-bedroom or more residential unit. <p style="padding-left: 40px;">9.5.145.3 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of activities; b. Vehicle access and parking; c. Privacy and overlooking; d. Outdoor lighting; e. The management of noise, rubbish, recycling and outdoor activities; f. Guest management and complaints procedures; g. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>9.5.145.4 The activity is registered with Council prior to commencement.</p> <p>9.5.145.5 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 Council with 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 9.5.145.1 to 9.5.145.5.</p>	
9.5.156	<p>Homestay</p> <p>9.5.156.1 The total number of paying guests on a site does not exceed five per night.</p> <p>9.5.156.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>9.5.156.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>9.5.156.4 Up to date records of the Homestay activity are 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</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of activities; b. Privacy and overlooking; c. The management of noise, rubbish, recycling and outdoor activities; d. The keeping of records of Homestay use, and availability of records for Council inspection; and e. Monitoring requirements, including imposition of an annual monitoring charge; and f. Vehicle access and parking.

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	at 24 hours' notice, in order to monitor compliance with rules 9.5. 156 .1 to 9.5. 156 .4.	
9.5.167	<p>Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including:</p> <ul style="list-style-type: none"> c. Providing for a primary road that links State Highway 6 to Quail Rise; d. Providing for internal connections from the primary road that ensure vehicle access to all sites; e. Precluding any new vehicular access to the State Highway network; and f. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land. 	NC

9.6 Rules - Non-Notification of Applications

9.6.1 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:

9.6.1.1 Residential development involving the development of 4 or more residential units where the standards in Rule 9.5 are complied with.

9.6.1.2 Building Heights between 16.52m and 20m at Frankton North as identified in Rule 9.5.4.1.~~1.1~~

9.6.2 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

9.6.2.1 Restricted Discretionary building height setback at upper floors, building height (except at Frankton North as identified in Rule 9.6.1.2) and recession plane contraventions.

9.6.2.2 Boundary setback contraventions of up to 0.6m into the required setback depth of the yard (for unlimited length of the boundary).

9.6.2.3 Visitor accommodation and residential visitor accommodation.

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- 9.6.2.4 Where the matters of discretion include effects on the Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure, Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

12 Queenstown Town Centre

Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.

12.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Queenstown will increasingly become a dynamic and vibrant centre with high levels of tourism activity that provides essential visitor-related employment. It serves as the principal administrative centre for the District and offers a wide variety of activities for residents and visitors. It has a range of entertainment options and serves as a base for commercial outdoor recreation activities occurring throughout the Wakatipu Basin. Visitor accommodation is provided within and near to the town centre. Over time, Queenstown town centre will evolve into a higher intensity and high quality urban centre.

Development within the Special Character Area of the Town Centre Zone (shown on the District Plan web mapping application) is required to be consistent with the Queenstown Town Centre Design Guidelines 2023~~15~~, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precinct (also shown on the District Plan web mapping application) has permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.

The Queenstown Waterfront Sub-Zone makes an important contribution to the amenity, vibrancy, and sense of place of the Queenstown Town Centre as a whole.

12.2 Objectives and Policies

12.2.1 Objective - A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.

Policies

12.2.1.1 Enable intensification within the Town Centre through:

- a. enabling sites to be entirely covered with built form other than in the Town Centre Transition Sub-Zone and in relation to comprehensive developments provided identified pedestrian links are retained; and
- b. enabling additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.

12.2.1.2 Provide for new commercial development opportunities within the Town Centre Transition Sub-Zone that are affordable relative to those in the core of the Town

Centre in order to retain and enhance the diversity of commercial activities within the Town Centre.

12.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur subject to appropriate noise controls.

12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to increased noise and activity resulting from the mix of activities and late night nature of the town centre.

12.2.2 Objective - Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.

Policies

12.2.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines ~~2023~~15.

12.2.2.2 Require development to:

- a. maintain the human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer; and
- b. contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
- c. positively respond to the Town Centre's character and contribute to the town's 'sense of place'.

12.2.2.3 Control the height and mass of buildings in order to:

- a. provide a reasonable degree of certainty in terms of the potential building height and mass; ~~and or~~
- b. retain and provide opportunities to frame important view shafts from public places to the surrounding landscape; ~~and or~~
- c. maintain sunlight access to public places ~~and to footpaths~~, with a particular emphasis on retaining solar access into the Special Character Area (as shown on the District Plan web mapping application); ~~and or~~
- d. minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.

12.2.2.4 ~~Allow buildings to exceed the discretionary height standards where:~~

- a. ~~the outcome is of a high quality design; and~~
- b. ~~the cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a minor extent provided this is offset or compensated~~

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~~for by the provision of additional or enhanced public space or a pedestrian link within the development site; and~~

- c. ~~the increase in height will facilitate the provision of new residential or visitor accommodation activity.~~

12.2.2.4 In respect of buildings that exceed the non-complying height standards:

- i. Allow buildings other than those on jetties and wharves to exceed the maximum height standards in the following instances:
 - a. where the proposed design is an example of design excellence; and
 - b. where there is an adverse effect on the public environment from the increase in height, the proposed development provides an urban design outcome that has a net benefit to the public environment; and
 - c. where relevant, where building height and bulk have been reduced elsewhere on the site in order to reduce the impact of the proposed building on a listed heritage item.

For the purpose of this policy, urban design outcomes that are beneficial to the public environment include, as appropriate:

- d. provision of sunlight to any public space of prominence or space where people regularly congregate;
 - e. provision of a new or retention of an existing uncovered pedestrian link or lane;
 - f. where applicable, the restoration and opening up of Horne Creek as part of the public open space network;
 - g. provision of high quality, safe public open space;
 - h. retention of a view shaft from a public place to an identified landscape feature;
 - i. minimising wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.
 - j. the creation of landmark buildings on key block corners and key view terminations.
- ii. Recognise that the efficient utilisation of land that would otherwise be underdeveloped or developed to a lesser design quality may enable excellent design outcomes.

12.2.2.5 Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.

12.2.2.6 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

12.2.2.7 Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:

- k. requiring minimum floor heights to be met; and

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- l. encouraging higher floor levels (of at least RL 312.8 masl) where amenity, mobility, streetscape, and character values are not adversely affected; and
- m. encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

12.2.2.8 Require high quality comprehensive developments within the Town Centre Transition Sub-Zone and on large sites elsewhere in the Town Centre, which provides primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.

12.2.3 Objective – An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.

Policies

12.2.3.1 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre and controlling the height and design of buildings at the zone boundary.

12.2.3.2 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:

- a. enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; and
- b. providing for noisier night time activity within the entertainment precinct in order to minimise effects on residential zones adjacent to the Town Centre; and
- c. ensuring that the nature and scale of licensed premises located in the Town Centre Transition Sub-Zone result in effects that are compatible with adjoining residential zones.; and
- d. enabling activities within the Town Centre Zone that comply with the noise limits; and
- e. requiring sensitive uses within the Town Centre to mitigate the adverse effects of noise through insulation.

12.2.3.3 Enable residential and visitor accommodation activities within the Town Centre while:

- a. acknowledging that it will be noisier and more active than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise; and
- b. ensuring appropriate level of amenity for occupants through building layout and design that provides for privacy, outlook space and access to sunlight; and
- c. discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre; and
- d. avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives

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to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and

- e. only enabling new residential and visitor accommodation uses within the Town Centre Entertainment Precinct where adequate insulation and mechanical ventilation is installed.

12.2.3.4 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre.

12.2.3.5 Ensure that the location and direction of lights in the Town Centre 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.

12.2.3.6 Recognise the important contribution that sunny open spaces, footpaths, and pedestrian spaces makes to the vibrancy and economic prosperity of the Town Centre.

12.2.3.7 Recognise the importance of enabling and maintaining flexibility for a range of retail and commercial activities to establish, specifically at ground level, in order to maintain and contribute to the vibrancy and economic prosperity of the Town Centre.

12.2.4 Objective - A compact Town Centre that is safe and easily accessible for both visitors and residents.

Policies

12.2.4.1 Encourage a reduction in the dominance of vehicles within the Town Centre and a shift in priority toward providing for public transport, facilitating shared transport, and providing safe and pleasant pedestrian and cycle access to and through the Town Centre.

12.2.4.2 Ensure that the Town Centre remains compact, accessible and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:

- a. maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
- b. requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
- c. strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it;
- d. encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings, and may need to be specifically designed so as to not interfere with kerbside movements of high-sided vehicles;
- e. promoting and encouraging the maintenance and creation of uncovered pedestrian links and lanes wherever possible, in recognition that these are a key feature of Queenstown character;

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- f. promoting the opening up of Horne Creek wherever possible, in recognition that it is a key visual and pedestrian feature of Queenstown, which contributes significantly to its character; ~~and~~
 - g. ensuring the cumulative effect of buildings does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site; and
 - h. ensure adequate provision of loading and servicing areas, including waste and recycling storage and collection space, in order to not compromise the pedestrian experience.
- 12.2.4.3 Minimise opportunities for anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of streetscapes, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.
- 12.2.4.4 Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers.
- 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering applications for wharves, jetties, moorings, and water based transport.
- 12.2.4.6 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety efficiency, and functionality of the roading network, and the safety and amenity of pedestrians and cyclists, particularly in peak periods.

12.2.5 Objective - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment that benefits both residents and visitors.

Policies

- 12.2.5.1 Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.
- 12.2.5.2 Recognise the benefits of an integrated approach to the provision of facilities for water-based activities, including avoiding the adverse congestion effects on the surface of water and the adjoining waterfront of more than one petrol and diesel refuelling facility establishing within the Queenstown Bay Waterfront Subzone.
- 12.2.5.3 Maintain or enhance, where appropriate, the natural qualities of the 'Queenstown beach and gardens foreshore area' and adjoining waters, and amenity values of the foreshore and adjoining waters, recognising in particular, the predominantly unbuilt character of the 'Queenstown beach and gardens foreshore area' (as identified on the District Plan web mapping application) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.

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- 12.2.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
- 12.2.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- 12.2.5.6 Provide for structures (including moorings, jetties and wharves) within the Queenstown Bay waterfront area subject to complying with bulk, location and appearance controls (if specified) and maintaining or enhancing the existing predominantly open character, a continuous pedestrian waterfront connection, and navigational safety.
- 12.2.5.7 Recognise the contribution that wharves and jetties within the 'active frontage area' make to supporting recreation, tourism, transport, and general public uses of the surface of the lake activities.
- 12.2.5.8 Require that buildings on wharves and jetties be located and designed in a manner that minimises impacts on views from waterfront public spaces to the lake, gardens and mountains beyond, and maintains and encourages public access onto the wharves.
- 12.2.5.9 Provide for public water ferry services within the Queenstown Town Centre waterfront Subzone.
- 12.2.5.10 Manage commercial surface of water activities within the Queenstown Bay Waterfront Subzone in a manner that ensures navigational safety, having particular regard to compatibility with existing activities.
- 12.2.5.11 Enable the use of wharves and jetties within the 'active frontage area' to support commercial activities and public transport and recognise that the active frontage area is expected to continue to provide for this function.

12.3 Other Provisions and Rules

12.3.1 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	District Plan web mapping application	

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12.3.2 Interpreting and Applying the Rule

- 12.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables.
- 12.3.2.2 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.
- 12.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 12.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 12.3.2.5 The following abbreviations are used within this Chapter.

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

- 12.3.2.5A 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.

12.4 Rules - Activities

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.1	Activities which are not listed in this table and comply with all standards	P
12.4.2	Minor repairs and maintenance of existing wharves and jetties and minor alterations to existing wharves and jetties that are required for operational reasons and do not restrict public access to the wharf or jetty.	P
12.4.3	<p>Visitor Accommodation</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses; b. landscaping; 	C

	Activities located in the Queenstown Town Centre Zone	Activity status
	<ul style="list-style-type: none"> c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and d. where the site adjoins a residential zone: <ul style="list-style-type: none"> i. noise generation and methods of mitigation; ii. hours of operation, in respect of ancillary activities. 	
12.4.4	<p>Commercial Activities within the Queenstown Bay Waterfront Subzone (including those that are carried out on a wharf or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant to Rule 12.4.11.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the management of the volume, timing and safety of additional traffic generation from the activity within or adjacent to the Queenstown Bay Waterfront Subzone; b. the location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles; and c. the erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of: <ul style="list-style-type: none"> i. any adverse effect on visual amenity and on pedestrian or vehicle movement; and ii. the extent to which a comprehensive approach has been taken to providing for such areas within the Sub-Zone. 	C
12.4.5	<p>Licensed Premises</p> <ul style="list-style-type: none"> 12.4.5.1 Other than in the Town Centre Transition Sub-Zone premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: <ul style="list-style-type: none"> a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. 12.4.5.2 Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 6pm and 11pm provided that this rule shall not apply to the sale of liquor: 	C

	Activities located in the Queenstown Town Centre Zone	Activity status
	<p>a. to any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>b. to any person who is present on the premises for the purpose of dining up until 12am.</p> <p>In relation to both 12.4.5.1 and 12.4.5.2 above, control is reserved to:</p> <p>a. the scale of the activity;</p> <p>b. effects on amenity (including that of adjoining residential zones and public reserves);</p> <p>c. the provision of screening and/ or buffer areas between the site and adjoining residential zones;</p> <p>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and</p> <p>e. noise issues, and hours of operation.</p>	
<p>12.4.6</p>	<p>Licensed Premises within the Town Centre Transition Sub-Zone</p> <p>Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am.</p> <p>This rule shall not apply to the sale of liquor:</p> <p>a. to any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>b. to any person who is present on the premises for the purpose of dining up until 12 am.</p> <p>Discretion is restricted to:</p> <p>a. the scale of the activity;</p> <p>b. effects on amenity (including that of adjoining residential zones and public reserves);</p> <p>c. the provision of screening and/ or buffer areas between the site and adjoining residential zones;</p> <p>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and</p> <p>e. noise issues, and hours of operation.</p>	<p>RD</p>
<p>12.4.7</p>	<p>Buildings except wharves and jetties, buildings on wharves and jetties, temporary ‘pop up’ buildings that are in place for no longer than 6 months, and permanent and temporary outdoor art installations</p>	<p>RD</p>

	Activities located in the Queenstown Town Centre Zone	Activity status
	<p>Buildings, including verandas, and any pedestrian link provided as part of the building/ development.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. consistency with the Queenstown Town Centre Special Character Area Design Guidelines (<u>2023</u>15), (noting that the guidelines apply only to the Special Character Area); b. external appearance, including materials and colours; c. signage platforms; d. lighting; e. the impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas; f. the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; g. the contribution the building makes to pedestrian flows and linkages and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable; h. the provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and i. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space; and</u> j. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. k. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure. 	
<p>12.4.8</p>	<p>Wharves and jetties within the ‘Active Frontage Area’ of the Queenstown Bay Waterfront Subzone</p> <p>12.4.8.1 Wharves and Jetties within the ‘active frontage area’ of the Queenstown Bay Waterfront Subzone as shown on the the District Plan web mapping application.</p>	<p>RD</p>

	Activities located in the Queenstown Town Centre Zone	Activity status
	<p>Discretion is restricted to the effects (including cumulative effects) relating to the following:</p> <ul style="list-style-type: none"> a. external appearance, including materials and colours and any effects on the character and amenity of the Queenstown Bay Waterfront Subzone; b. the scale, location, and orientation of wharves and jetties in relation to the shoreline and existing jetties and the extent to which it affects views from the waterfront public spaces to the lake, gardens, and the mountains beyond; the character and amenity of the Queenstown Bay Waterfront Subzone; and navigational safety; c. lighting; d. people's safety and adherence to CPTED principles; e. navigational safety; f. any proposed outdoor storage or street furniture located on the structure and the extent to which it is integrated into the design; g. the use of public areas around the shoreline, including maintaining or enhancing the provision of a continuous public waterfront walkway from Horne Creek to St Omer Park and public access to the lake; h. any proposed boat refuelling, bilge pumping, and sewage pumping facilities as part of the proposed jetty or wharf; i. the values of wāhi tūpuna. <p>12.4.8.2 Public water ferry services (surface of water activity only) within the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Effects on the transport network. b. Effects on navigational safety. c. Location, scale and, intensity of the activity. d. Effects on landscape and amenity values. e. Congestion and safety, including effects on other commercial operators and recreational users. f. Waste disposal. g. Cumulative effects. 	<p>RD</p>

	Activities located in the Queenstown Town Centre Zone	Activity status
<p>12.4.9</p>	<p>Buildings that meet specified criteria on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone</p> <p>Buildings on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone for the purpose of carrying out activities with a functional need associated with surface of water activities less than 15m² in area and no more than 3m in height above the floor level of the jetty or wharf and limited to one building per jetty or wharf.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the extent to which design, location, scale, height and external appearance integrates with the use, enjoyment, and character of waterfront environment; b. the impact on pedestrian flows; c. lighting; d. signage platforms; e. the cumulative effects of multiple buildings on jetties and wharves; f. views from the waterfront public spaces to the lake, gardens, and the mountains beyond; g. outdoor storage; h. the contribution that the building makes to the safety of the town centre through adherence to the CPTED principles; and i. the contribution that the building makes to the vibrancy of the waterfront and to facilitating public access to the water. 	<p>RD</p>
<p>12.4.10</p>	<p>Wharves and jetties, and buildings on wharves and jetties within the Queenstown Bay Waterfront Subzone</p> <p>Wharves and Jetties within the 'Queenstown beach and gardens foreshore area' of the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application.</p> <p>Any buildings located on Wharves and Jetties within the Queenstown Bay Waterfront Subzone, except buildings provided for under rule 12.4.9 (restricted discretionary buildings on wharves).</p>	<p>NC</p>
<p>12.4.11</p>	<p>Commercial surface of water activities within the Queenstown Bay Waterfront Subzone</p> <p>Commercial Surface of Water Activities within the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application.</p> <p>The Council's discretion is unlimited but it shall consider the extent to which the proposal will:</p>	<p>D</p>

	Activities located in the Queenstown Town Centre Zone	Activity status
	<ul style="list-style-type: none"> a. create an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore; b. maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities; c. maintain or enhance public access to the lake and amenity values including character; d. affect navigation and people’s safety, having particular regard to compatibility with existing activities; and e. affect the values of wāhi tūpuna. 	
12.4.12	<p>Moorings within the Queenstown Bay Waterfront Subzone</p> <p>Moorings within the ‘Queenstown beach and gardens foreshore area’ of the Queenstown Bay Waterfront Subzone (as shown on the District Plan web mapping application).</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands; b. whether the structure causes an impediment to craft manoeuvring and using shore waters; c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline; d. the effects associated with congestion and clutter around the shoreline, including whether the structure contributes to an adverse cumulative effect; e. whether the structure will be used by a number and range of people and craft, including the general public; and f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design. 	RD
12.4.13	<p>The use of buildings or boating craft for accommodation within the Queenstown Bay Waterfront Sub-zone</p> <p>Buildings or boating craft within the Queenstown Bay Waterfront Subzone if used for visitor, residential or overnight accommodation.</p>	NC
12.4.14	Industrial Activities at ground floor level	NC

	Activities located in the Queenstown Town Centre Zone	Activity status
	Note: Specific industrial activities are listed separately below as prohibited activities.	
12.4.15	Factory Farming	PR
12.4.16	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
12.4.17	Mining Activities	PR
12.4.18	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
12.4.19	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
12.4.20	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
12.4.21	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
12.4.22	Cemeteries and Crematoria	PR

12.5 Rules - Standards

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.1	<p>Maximum building coverage in the Town Centre Transition Sub-Zone and in relation to comprehensive developments</p> <p>12.5.1.1 In the Town Centre Transition Sub-Zone or when undertaking a comprehensive development (as defined), the maximum building coverage shall be 75%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities;</p> <p>b. the adequate provision of storage and loading/ servicing areas;</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>Advice Note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as outdoor storage areas, and pedestrian linkages might be required.</p> <p>12.5.1.2 Any application for building within the Town Centre Transition Sub-Zone or for a comprehensive development (as defined) shall include a Comprehensive Development Plan that covers the entire development area.</p>	<p>c. the provision of open space within the site, for outdoor dining or other purposes;</p> <p>d. the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects.</p>
<p>12.5.2</p>	<p>Waste and Recycling Storage Space</p> <p>12.5.2.1 Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof.</p> <p>12.5.2.2 Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof.</p> <p>12.5.2.3 Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof.</p> <p>12.5.2.4 Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste.</p>
<p>12.5.3</p>	<p>Screening of Storage Areas</p>	<p>RD</p> <p>Discretion is restricted to:</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	Storage areas shall be situated within a building or screened from view from all public places, adjoining sites and adjoining zones, except this standard does not apply to the storage of goods on a wharf for up to three (3) hours prior to or following being transported by boating craft.	<ul style="list-style-type: none"> a. effects on visual amenity; b. consistency with the character of the locality; c. effects on human safety in terms of CPTED principles; and d. whether pedestrian and vehicle access is compromised.
12.5.4	<p>Verandas</p> <p>12.5.4.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <ul style="list-style-type: none"> a. Shotover Street (Stanley Street to Hay Street); b. Beach Street; c. Rees Street; d. Camp Street (Church Street to Man Street); e. Brecon Street (Man Street to Shotover Street); f. Church Street (north west side); g. Queenstown Mall (Ballarat Street); h. Athol Street; i. Stanley Street (Coronation Drive to Memorial Street). <p>12.5.4.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable; and b. effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.
12.5.5	<p>Residential Activities</p> <p>12.5.5.1 Residential activities shall not be situated at ground level in any</p>	<p>RD</p> <p>Discretion is restricted to:</p>

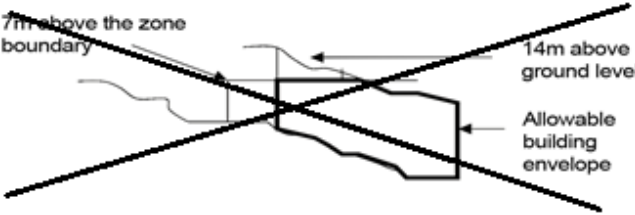
	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>building with frontage to the following roads:</p> <ul style="list-style-type: none"> a. Stanley Street (Coronation Drive to Memorial Street); b. Camp Street (Man Street to Earl Street); c. Queenstown Mall (Ballarat Street) ; d. Church Street; e. Marine Parade (north of Church Street); f. Beach Street; g. Rees Street; h. Shotover Street; i. Brecon Street; j. Athol Street; k. Duke Street. 	<ul style="list-style-type: none"> a. effects on the ability to achieve active frontages along these streets; b. effects on surrounding buildings and activities; and c. the quality of the living environment within the building.
12.5.6	<p>Flood Risk</p> <p>No building greater than 20m² with a ground floor level less than RL 312.0 masl shall be relocated to a site, or constructed on a site, within this zone.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and b. the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.
12.5.7	<p>Provision of Pedestrian Links and Lanes</p> <p>12.5.7.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 (at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown.</p> <p>12.5.7.2 Where a pedestrian link or lane required by Rule 12.5.7.1 is open to the public during retailing</p>	<p>RD</p> <p>Where the required link is not proposed as part of development, discretion is restricted to:</p> <ul style="list-style-type: none"> a. the adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link.

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>hours the Council will consider off-setting any such area against development levies and car parking requirements.</p> <p>12.5.7.3 Where an existing lane or link identified in Figure 1 is:</p> <p>a. uncovered then, as part of any new building or redevelopment of the site, it shall:</p> <p>i. remain uncovered; and</p> <p>ii. be a minimum of 4.0m wide; and</p> <p>iii. include an unobstructed accessible route at least 2.0m wide, with the remainder incorporating open space, outdoor dining or the display of goods; and</p> <p>b. covered then it may remain covered and shall be at least 1.8 m wide, with an average minimum width of 2.5m.</p> <p>12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours.</p> <p>Location of Pedestrian Links within the Queenstown Town Centre</p> <ol style="list-style-type: none"> 1. Shotover St / Beach St, Lot 2 DP 11098, Lot 3 DP11098; 2. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP Tn of Queenstown, Pt Sec 23 Bk VI Tn of Queenstown; 3. Plaza Arcade, Shotover St/Beach Lot 1 DP 17661; 4. Cow Lane/Beach Street, Sec 30 Blk I Tn of Queenstown; 5. Ballarat St/Searle Lane, Sec 22 & Pt Sec 23 BLK II Tn Queenstown, 6. Ballarat Street/Searle Lane and part of Searle Lane land parcel; 	

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>7. Searle Lane/Church St, Lot 1 DP 27486;</p> <p>8. Church St/Earl St, Lot 100 DP 303504</p> <p>9. Camp/ Stanley St, post office precinct, Lot 1 DP 416867 and Lot 2 DP 416867;</p> <p>10. Camp/ Athol St, Lot 1 DP 20875.</p> <p>11. Camp/Athol St, Section 18 Block V Tn of Queenstown.</p> <p>Advice Notes:</p> <p>a. where an uncovered pedestrian link or lane (i.e. open to the sky) is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5;</p> <p>b. where an alternative link is proposed as part of the application which is not on the development site but achieves the same or a better outcome than this is likely to be considered appropriate.</p>	
<p>12.5.8</p>	<p><u>Building height setback at upper floors</u></p> <p><u>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</u></p> <p>12.5.8.1 <u>Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level.</u></p> <p>12.5.8.2 <u>Within Precincts 3 and 4, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.</u></p> <p><u>Note: This rule does not apply in Precincts 1 and 5.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. <u>external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u></p> <p>b. <u>streetscape character and amenity;</u></p> <p>c. <u>views along the street and viewshafts;</u></p> <p>d. <u>any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.</u></p> <p>e. <u>adequate daylight access to streets;</u></p> <p>f. <u>wind tunnel effects.</u></p>
	<p>Discretionary Building Height in Precinct 1, Precinct 1(A), Precinct 2, Precinct 4 and Precinct 5</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.8.3 Within Precinct 1 and Precinct 1 (A) the maximum height shall be 12m: and</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the effect of any additional height on the urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider:</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>12.5.8.4 Within Precinct 1 (A) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.</p> <p>12.5.8.5 Within Precinct 2, no part of any building shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.5m above any street boundary.</p> <p>12.5.8.6 Within Precinct 4, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. This rule does not apply to the Ballarat Street and Stanley Street boundaries of Lot 1 DP 416867, Lot 2 DP 416867 or Lot 3 DP 416867 where the covered and uncovered portions of Pedestrian Link 11 identified on Figure 1 are retained in accordance with Rule 12.5.7.</p> <p>12.5.8.7 Within Precinct 5, the street front parapet shall be between 7.5 and 8.5m in height and no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 7.5m above any street boundary.</p>	<p>i. the extent to which the proposed building design responds sensitively to difference in height, scale and mass between the proposal and existing buildings on adjacent sites and with buildings in the wider height precinct, in terms of use of materials, façade articulation and roof forms; and</p> <p>ii. the effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape; and</p> <p>iii. the amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access to public spaces and footpaths; the provision of public space and pedestrian links; and</p> <p>iv. the opportunity to establish landmark buildings on key sites, such as block corners and key view terminations; and</p> <p>b. The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks:</p> <p>i. Bowen Peak;</p> <p>ii. Walter Peak;</p> <p>iii. Cecil Peak;</p> <p>iv. Bobs Peak;</p> <p>v. Queenstown Hill;</p> <p>vi. The Remarkables Range (limited to views of Single and Double Cone); and</p> <p>vii. effects on any adjacent Residential Zone; and</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
		<p>viii. — the historic heritage value of any adjacent heritage item/precinct and whether it acknowledges and respects the scale and form of this heritage item/precinct.</p>
<p>12.5.9</p>	<p>Maximum building and facade height</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.9.1 <u>Maximum height limit of:</u></p> <ul style="list-style-type: none"> i. <u>8m in Height Precinct 1.</u> ii. <u>12m in Height Precinct 2.</u> iii. <u>20m in Height Precinct 3.</u> iv. <u>24m in Height Precinct 4.</u> v. <u>16m in Height Precinct 5.</u> <p>In Height Precinct 1 Precinct 1 (A) and Precinct 2, subject to sub-clauses a – d below, the maximum absolute height limits shall be as follows:</p> <ul style="list-style-type: none"> i. 15m on Secs 4 5 Blk Xv Queenstown Tn (48 50 Beach St); ii. 15.5m in Precinct 1(A) and in P1 (iv); iii. 14m elsewhere. <p>and</p> <ul style="list-style-type: none"> a. throughout the precinct, the building shall contain no more than 4 storeys excluding basements; b. in addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets as identified on the Height Precinct Map shall not protrude through a horizontal plane drawn at 7m above any point along the north eastern zone boundary of this block, as illustrated in the below diagram; 	<p>NC</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	 <p data-bbox="491 504 989 784">c. in addition, on Secs 4 5 Blk Xv Queenstown Tn, (48 50 Beach Street) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 12m above any boundary;</p> <p data-bbox="539 817 989 1265">d. in addition, buildings within that part of the block bound by Man, Brecon, Shotover, and Hay streets shown on the Height Precinct Map as area P1 (i) shall not protrude through a horizontal plane drawn at 330.1 masl; that part of the block shown as P1 (ii), through a horizontal plane drawn at 327.1 masl; and that part of the block shown as P1 (iii) through a horizontal plane drawn at 335.1 masl.</p> <p data-bbox="434 1299 989 1444">12.5.9.2 For any buildings located on a wharf or jetty, the maximum height shall be 4 m above RL 312.0 masl.</p> <p data-bbox="582 1478 989 1758">In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/ Church Street block) the maximum height shall be 8m and the street front parapet of buildings shall be between 7.5m and 8.5m and may protrude through the height plane.</p> <p data-bbox="582 1792 989 1825">In Height Precinct 7 (Man Street):</p> <p data-bbox="491 1859 989 1960">a. in Area A shown on the Height Precinct Map, the maximum height shall be 11m above RL 327.1 masl.</p> <p data-bbox="491 1993 989 2060">b. in Area B the maximum height shall be 14m above RL 327.1 masl;</p>	

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>c. in Viewshaft C the maximum height shall be RL 327.1 masl (i.e. no building is permitted above the existing structure);</p> <p>d. in Viewshaft D, the maximum height shall be 3 m above RL 327.6masl.</p> <p>12.5.9.3 For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in addition, the following shall apply:</p> <p>a. in Height Precinct 6 (land bound by Man, Duke and Brecon streets):</p> <p>i. no building shall protrude through a horizontal plane drawn at RL 332.20 masl except that decorative parapets may encroach beyond this by a maximum of up to 0.9 metre. This rule shall not apply to any lift tower within a visitor accommodation development in this area, which exceeds the maximum height permitted for buildings by 1m or less; and</p> <p>ii. no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10m above the street boundary.</p>	
<p>12.5.10</p>	<p><u>Setback and sunlight access – sites adjoining a Residential zone</u></p> <p><u>12.5.10.1 Buildings shall not project beyond a recession line constructed at an angle of 60° inclined towards the site from points 8m above any Residential Zone boundary.</u></p> <p><u>12.5.10.2 Where a site adjoins a Residential Zone all buildings shall be setback not less than 3m from the Residential Zone boundary.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <p><u>a. the visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.</u></p>
<p>12.5.11</p>	<p><u>Minimum Ground Floor Height</u></p>	<p>RD</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p><u>A minimum floor to ceiling height of 4m shall apply at the ground floor level of all buildings.</u></p>	<p><u>Discretion is restricted to:</u></p> <p><u>a. The ability to maintain flexibility of the ground floor for a range of commercial uses.</u></p>
<p>12.5.12</p>	<p><u>Outlook Space (per unit)</u></p> <p><u>The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow:</u></p> <p><u>12.5.12.1 A principal living room/space must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and</u></p> <p><u>12.5.12.2 All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m width.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Effects on amenity values for future occupants of buildings on the site;</u></p> <p><u>b. Alternatives to achieve the same or better amenity outcomes.</u></p>
<p>12.5.13</p>	<p>Noise</p> <p>12.5.13.1 Sound* from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 to 12.5.10.5 below) shall not exceed the following noise limits at any point within any other site in these zones:</p> <p>a. Daytime (0800 to 2200hrs) 60 dB L_{Aeq(15 min)}</p> <p>b. Night-time (2200 to 0800hrs) 50 dB L_{Aeq(15 min)}</p> <p>c. Night-time (2200 to 0800hrs) 75 dB L_{AFmax}</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>12.5.13.2 Sound from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 and 12.5.10.4 below) which is received in another zone shall comply with</p>	<p>NC</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>the noise limits set for the zone the sound is received in.</p> <p>12.5.13.3 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from music shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. 60 dB $L_{Aeq(5 \text{ min})}$ at any point within any other site in the Entertainment Precinct; b. at any point within any other site outside the Entertainment Precinct, other than as allowed for in c.: <ul style="list-style-type: none"> i. daytime (0800 to 0100 hrs) 55 dB $L_{Aeq(5 \text{ min})}$ ii. late night (0100 to 0800 hrs) 50 dB $L_{Aeq(5 \text{ min})}$; and c. 55 dB $L_{Aeq(5 \text{ min})}$ at any point along the eastern boundary of Searle Lane (excluding any frontage south of Lot 1 DP 27486) <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>12.5.13.4 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from voices shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. 65 dB $L_{Aeq(15 \text{ min})}$ at any point within any other site in the Entertainment Precinct; b. at any point within any other site outside the Entertainment Precinct, other than as allow for in c.: <ul style="list-style-type: none"> i. daytime (0800 to 0100 hrs) 60 dB $L_{Aeq(15 \text{ min})}$ ii. late night (0100 to 0800 hrs) 50 dB $L_{Aeq(15 \text{ min})}$; and 	

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>c. 60 dB $L_{\text{aeg}}(15 \text{ min})$ at any point along the eastern boundary of Searle Lane (excluding any frontage south of Lot 1 DP 27486)</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>12.5.13.5 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from any loudspeaker outside a building shall not exceed 75 dB $L_{\text{Aeq}}(5 \text{ min})$ measured at 0.6 metres from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions from Rule 12.5.130:</p> <p>a. the noise limits in 12.5.130.1 and 12.5.130.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</p> <p>b. the noise limits in 12.5.10.1 to 12.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan.</p> <p>c. the noise limits in 12.5.130.1 and 12.5.130.2 shall not apply to motor/ water noise from commercial motorised craft within the Queenstown Town Centre waterfront Sub-Zone which is, instead, subject to Rule 36.5.14.</p>	
12.5.14	<p>Acoustic insulation, other than in the Entertainment Precinct</p> <p>where any new building is erected, or a building is modified to accommodate a recent activity:</p> <p>12.5.14.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.14.2 All elements of the façade of any critical listening environment shall have an airborne sound</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. 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;</p> <p>b. the extent of insulation proposed; and</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.</p>	<p>c. whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.</p>
<p>12.5.15</p>	<p>Acoustic insulation within the Entertainment Precinct</p> <p>where any new building is erected, or a building is modified to accommodate a new activity:</p> <p>12.5.15.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.15.2 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.</p>	<p>NC</p>
<p>12.5.16</p>	<p>Lighting and Glare</p> <p>12.5.16.1 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 so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</p> <p>12.5.16.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>12.5.16.3 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</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <p>a. amenity values of adjoining sites;</p> <p>b. the safety of the Transport Network; and</p> <p>c. the night sky.</p>

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	boundary of the adjoining property.	

12.6 Rules - Non-Notification of Applications

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

12.6.1.1 ~~W~~where visitor accommodation includes a proposal for vehicle access directly onto a State Highway.

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

12.6.2.1 Buildings, with the exception of wharves and jetties, and buildings on wharves and jetties, in the Queenstown Bay Waterfront Subzone.

12.6.2.2 Building coverage in the Town Centre Transition Sub-Zone and comprehensive development.

12.6.2.3 ~~W~~waste and recycling storage space

12.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

12.6.3.1 ~~Setbacks and sunlight access – sites adjoining a Residential zone. Discretionary building height in Height Precinct 1 and Height Precinct 1(A).~~

12.6.3.2 In relation to the electricity distribution network and where Rule 12.4.7(j) is relevant. the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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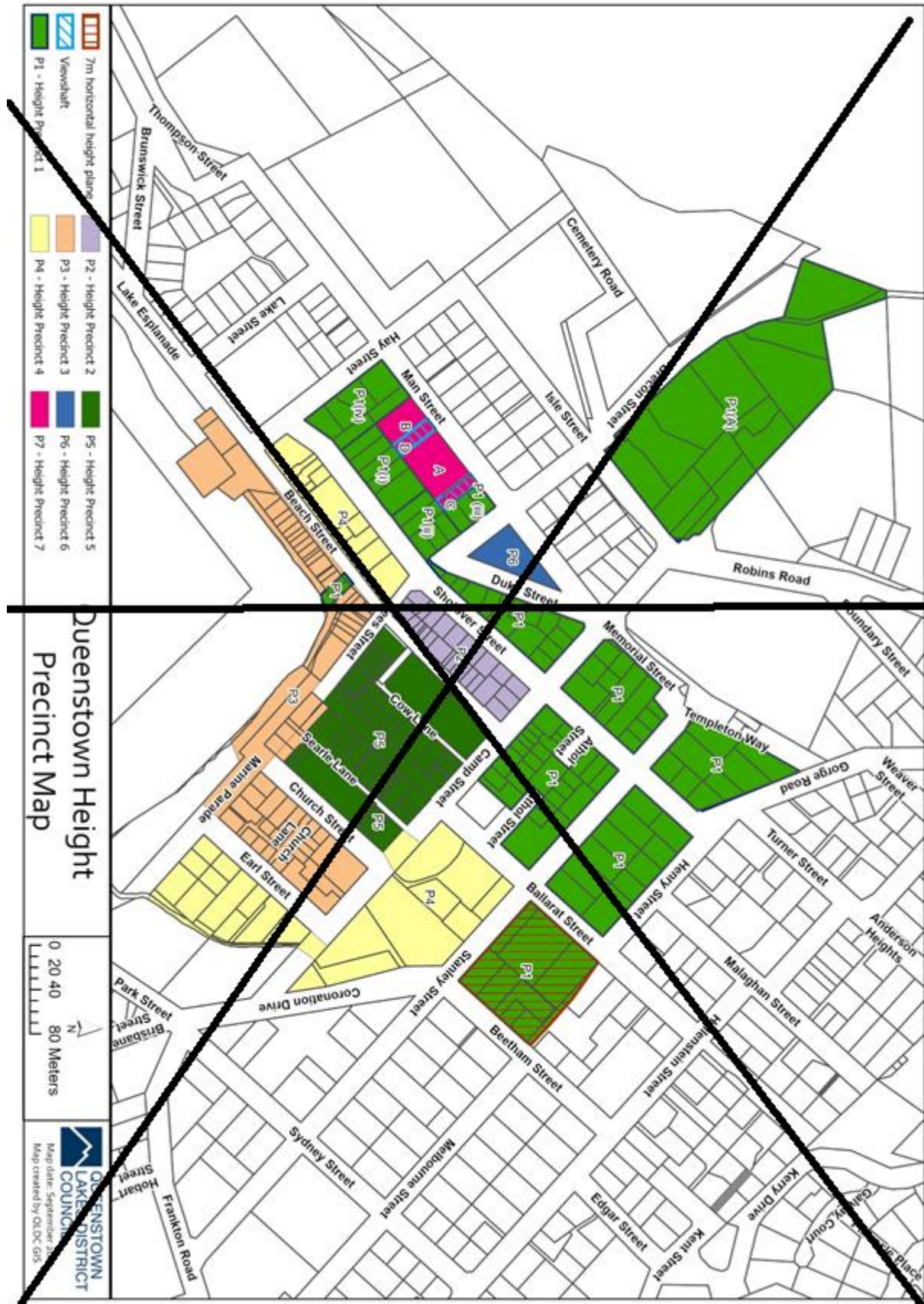
Figure 1: Identified Pedestrian Links



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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Figure 2: Queenstown Town Centre Height precinct map



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 3

QUEENSTOWN TOWN CENTRE 12



13 Wānaka Town Centre

Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.

13.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, and provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Wānaka's Town Centre is located in a prime lakeside setting, with spectacular views of the mountains and easy access to the lakeside, walkways and public parks. The centre will serve a growing resident population and visitor numbers, for which it plays a vital role as the focal point for community activities and amenities. It will be large enough to provide a range of retailing, business and entertainment options, but remains compact so as to be accessible on foot. Intensifying residential properties and visitor accommodation will adjoin the fringes of the centre, adding to its vibrancy.

13.2 Objectives and Policies

13.2.1 Objective – Wānaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area.

Policies

- 13.2.1.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enable the Town Centre to have a broad economic base that maintains its status as the principal centre recognising the existing mixed use character of that area, and making a clear distinction between that transition area and the adjacent residential zone.
- 13.2.1.2 Enable residential activities and visitor accommodation activities above ground floor level with building layout and design that provides for privacy, outlook space and access to sunlight, whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.
- 13.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the town centre by enabling restaurant and bar activities to occur without unduly restrictive noise controls.
- 13.2.1.4 Recognise the importance of enabling and maintaining flexibility for a range of retail and commercial activities to establish, specifically at ground level, in order to maintain and contribute to the vibrancy and economic prosperity of the Town Centre.

13.2.2 Objective – Wānaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification, subject to achieving high quality urban design outcomes.

Policies

- 13.2.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the Town Centre, recognising the existing mixed use character of that area, and making a clear distinction between that transition area and the adjacent residential zone.
- 13.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.
- 13.2.2.3 Enable opportunities for ~~further intensification of development~~ in the town centre by providing ~~more generous~~ for increased building heights in the Wānaka Height Precinct that generally comprises, depending on the floor heights, a scale of around three to four storeys as viewed from the street, with a recessed fifth storey enabled.
- 13.2.2.4 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

~~**Objective – Wānaka town centre retains a low scale built form that maintains a human scale.**~~

Policies

~~Ensure that development generally comprises a scale of two to three storeys, with the potential to develop a recessed fourth storey in the Wānaka Height Precinct.~~

- 13.2.2.5 Provide for consideration of ~~minor height~~ infringements of the built form controls where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.

13.2.3 Objective – New development achieves high quality urban design outcomes that respond to the town’s built character and sense of place.

Policies

- 13.2.3.1 Encourage new developments to be consistent with the design outcomes sought by the Wānaka Town Centre Character Guideline ~~2023~~11.
- 13.2.3.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wānaka Town Centre Character Guideline ~~2023~~11.
- 13.2.3.3 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with the amenity values of the town centre.
- 13.2.3.4 Encourage building appearance that is responsive to and reflects the essential character of the town centre and its unique environmental setting.
- 13.2.3.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, whilst providing appropriate cover for pedestrians.

13.2.3.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the amenity values of the town centre.

13.2.3.7 Require high quality comprehensive developments on large sites which provide primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.

13.2.4 Objective – Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the Town Centre.

Policies

13.2.4.1 Acknowledge that some activities occurring in vibrant town centres can generate higher noise emissions by providing a higher noise limit in the Lower Ardmore Entertainment Precinct.

13.2.4.2 Locate the Lower Ardmore Entertainment Precinct so as to minimise the impacts of the higher noise limit on properties in the Residential Zones near the Town Centre.

13.2.4.3 Ensure that the location and direction of lights in the Town Centre 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.

13.2.4.4 Acknowledge that parts of the Wānaka Town Centre are susceptible to flood risk and require appropriate measures to limit the impact of flooding or ponding in areas of known risk.

13.2.4.5 Avoid the establishment of activities that are not consistent with the amenity values of the Town Centre, cause inappropriate environmental effects, and are more appropriately located in other zones.

13.2.4.6 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre.

13.2.4.7 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities while mitigating effects on residential amenity by:

- a. enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre depending on the location of the activity; and
- b. providing for noisier night time activity within the Lower Ardmore Entertainment Precinct in order to minimise effects on Residential Zones adjacent to the Town Centre; and
- c. ensuring that the nature and scale of licensed premises located north of Ardmore Street result in effects that are compatible with adjoining Residential Zones; and
- d. enabling night time activities within the Town Centre Zone provided they comply with the noise limits; and
- e. requiring acoustic insulation for critical listening environments (including residential activities and visitor accommodation) to limit the impact of town centre noise on occupants.

PART 3

WĀNAKA TOWN CENTRE 13

13.2.5 Objective – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.

Policies

- 13.2.5.1 Implement street, traffic and car parking management and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the Town Centre.
- 13.2.5.2 Provide pedestrian linkages that promote coherence of the built form of the Town Centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.
- 13.2.5.3 Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, linkages and landscaping.
- 13.2.5.4 Provide an adequate range of parking options so residents and visitors can access the Town Centre with off- street parking predominantly located at the periphery in order to limit the impact of vehicles.
- 13.2.5.5 Ensure adequate provision of loading and servicing areas, including waste and recycling storage and collection space, in order to not compromise the pedestrian experience.

13.3 Other Provisions and Rules

13.3.1 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	District Plan web mapping application	

13.3.2 Interpreting and Apply the Rules

- 13.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables.

- 13.3.2.2 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.
- 13.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 13.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 13.3.2.5 The following abbreviations are used within this Chapter.

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

13.4 Rules - Activities

	Activities located in the Wānaka Town Centre Zone	Activity status
13.4.1	Activities which are not listed in this table and comply with all standards	P
13.4.2	<p>Verandas</p> <p>Control is reserved to:</p> <p>Design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Wānaka Town Centre Character Guideline 2011) to avoid, remedy or mitigate adverse effects on:</p> <ul style="list-style-type: none"> i. Neighbouring buildings and verandas ii. The extent to which the veranda affects the use and enjoyment of the streetscape and iii. The appearance of the building iv. The enabling of unobstructed kerbside movements of high-sided vehicles 	C
13.4.3	<p>Visitor Accommodation</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management; b. Landscaping; c. The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring use; d. the location and screening of bus and car parking from public places to ensure visual amenity is adequately protected; and e. where the site adjoins a residential zone: <ul style="list-style-type: none"> i. noise generation and methods of mitigation; and 	C

	Activities located in the Wānaka Town Centre Zone	Activity status
	<ul style="list-style-type: none"> ii. hours of operation, in respect of ancillary activities. 	
<p>13.4.4</p>	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance and <u>use of materials to be sympathetic to the surrounding natural and build environment;</u> b. signage platform; c. lighting; d. <u>impact on the streetscape, character and amenity, and the relationship with adjoining buildings and verandas (to be guided by the Wānaka Town Centre Character Guideline 202311); and</u> e. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;</u> f. <u>the contribution the building makes to pedestrian flows and linkages (to be guided by the Wānaka Town Centre Character Guideline 2023);</u> g. <u>the provision of active street frontages and active interfaces on to open spaces on to which it fronts and, where relevant, outdoor dining/patronage opportunities;</u> h. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space;</u> i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. <p>To ensure that:</p> <ul style="list-style-type: none"> a. the design of the building blends well with and contributes to an integrated built form; b. the external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged; c. the views along a street or of significant view shafts have been considered and responded to; d. the building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to: <ul style="list-style-type: none"> i. building materials; ii. glazing treatment; iii. symmetry; iv. external appearance; v. human scale; vi. vertical and horizontal emphasis; and vii. storage areas are appropriately located and screened. 	<p>RD</p>

	Activities located in the Wānaka Town Centre Zone	Activity status
13.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <p>13.4.5.1 To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>13.4.5.2 To any person who is present on the premises for the purpose of dining up until 12am.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The scale of the activity; (b) Car parking and traffic generation; (c) Effects on amenity (including that of adjoining residential zones and public reserves); (d) The configuration of activities within the building and site (e.g. outdoor seating, entrances); (e) Noise issues; and (f) Hours of operation. 	RD
13.4.6	Industrial Activities not otherwise provided for in this table	NC
13.4.7	Factory Farming	PR
13.4.8	Forestry activities, except for of Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
13.4.9	Mining Activities	PR
13.4.10	Airport	PR
13.4.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
13.4.12	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
13.4.13	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
13.4.14	Cemeteries and Crematoria	PR

13.5 Rules - Standards

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
13.5.1	<p>Setbacks and sunlight access – sites adjoining a Residential zone</p> <p>13.5.1.1 Buildings shall not project beyond a recession line constructed at an angle of 60³⁴° inclined towards the site from points 8³m above any Residential Zone boundary.</p> <p>13.5.1.2 Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m from the Residential Zone boundary.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.</p>
13.5.2	<p><u>Waste and Recycling Storage Space</u></p> <p>13.5.2.1 <u>Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof.</u></p> <p>13.5.2.2 <u>Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof.</u></p> <p>13.5.2.3 <u>Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof.</u></p> <p>13.5.2.4 <u>Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <p><u>the adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste.</u></p>
13.5.3	<p>Storage</p> <p>13.5.3.1 For all buildings with frontage to Helwick Street, Dunmore Street and Ardmore Street (west of Bullock Creek) storage areas shall be situated within the building or accessed from a service lane at the rear of the property</p> <p>13.5.3.2 In all other parts of the Town Centre Zone storage areas shall be screened from view from all public places and adjoining zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the effects on visual amenity; consistency with the character of the locality; and</p> <p>b. whether pedestrian and vehicle access is compromised.</p>

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
13.5.4	<p>Residential Activities</p> <p>All residential activities shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on surrounding buildings and activities; and b. the maintenance of an active street frontage.
13.5.5	<p>Flood Risk</p> <p>No building greater than 20m² with a ground floor level less than RL 281.9 masl shall be relocated to a site, reconstructed on a site, within this zone.</p> <p>Note: This ground floor minimum includes 1.3 metres to allow for wave action where necessary.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and b. the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.
13.5.6	<p>Verandas</p> <p>Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance at the road frontage, be provided with a veranda which shall be situated no higher than 3m above pavement level and shall provide continuous cover for pedestrians.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. consistency with the Wānaka Town Centre Character Guideline (<u>202311</u>); b. effects on pedestrian amenity; c. the human scale of the built form; and d. historic heritage values (where relevant).
13.5.7	<p>Setbacks from front boundaries</p> <p>All buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on the quality of the overall streetscape (including sunlight access, the creation of a consistent building setback

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
		and widening of the street over time).
13.5.8	<p>Acoustic insulation</p> <p>13.5.8.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>13.5.8.2 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.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. 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; b. the extent of insulation proposed; and c. whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.
13.5.9	<p><u>Building height setback at upper floors</u></p> <p>13.5.9.1 <u>In Height Precinct P1: A 3m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 10m from the ground level.</u></p> <p>13.5.9.2 <u>In all other locations: A 4m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 12m from the ground level.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u> b. <u>streetscape character and amenity;</u> c. <u>views along the street and viewshafts;</u> d. <u>any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.</u> e. <u>adequate daylight access to streets;</u> f. <u>wind tunnel effects.</u>
	<p>Maximum building height for all buildings other than those in the Wānaka Height Precinct</p>	<p>NC</p>

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	<p>The maximum building height shall be 8m to the eave line and 10m to the ridge line.</p>	
<p>13.5.10</p>	<p>Maximum building height for buildings in the Wānaka Height Precinct</p> <p>13.5.10.1 In Height Precinct P1, the maximum building height shall be 12m to the eave line and 14m to the ridge line.</p> <p>13.5.10.2 <u>In all other parts of the Town Centre Zone, the maximum building height shall be 16.5m.</u></p> <p>13.5.10.3 In Height Precinct P1, any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.</p> <p>13.5.10.4 In Height Precinct P2, the maximum building height shall be 10m to the eave line and 12m to the ridge line and shall comprise no more than 3 storeys, excluding basements.</p>	<p>NC</p>
<p>13.5.11</p>	<p>Noise</p> <p>Town Centre Zone (including the Lower Ardmore Entertainment Precinct):</p> <p>13.5.11.1 Sound* from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 to 13.5.10.5 below) shall not exceed the following noise limits at any point within any other site in this zone:</p> <ul style="list-style-type: none"> a. daytime (0800 to 2200 hrs) 60 dB LAeq(15 min) b. night-time (2200 to 0800 hrs) 50 dB LAeq(15 min) c. night-time (2200 to 0800 hrs) 75 dB LAFmax <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>13.5.11.2 Sound from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 and 13.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in.</p> <p>13.5.11.3 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound*</p>	<p>NC</p>

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	<p>from music shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. 60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and b. 55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct. <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>13.5.11.4 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound* from voices shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. 65 dB LAeq(15 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and b. 60 dB LAeq(15 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct. <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>13.5.11.5 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound* from any loudspeaker outside a building shall not exceed 75 dB LAeq(5 min) measured at 0.6 metres from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008. Excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> a. the noise limits in 13.5.10.1 and 13.5.10.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.; b. the noise limits in 13.5.10.1 to 13.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan. <p>Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.</p>	

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
13.5.12	<p>Lighting and Glare</p> <p>13.5.12.1 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 so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</p> <p>13.5.12.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>13.5.12.3 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.</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <p>a. amenity values of adjoining sites;</p> <p>b. the safety of the Transport Network; and</p> <p>c. the night sky.</p>
13.5.13	<p>Service Lanes</p> <p>Any development, redevelopment or substantial alteration of any site or property within this zone shall make provision for such service lane or through-site pedestrian access as indicated on the District Plan web mapping application. Such provision shall be taken into account in the assessment of development levies applicable to the development, redevelopment or alteration. Service lanes shall be subdivided and vested in the Council.</p>	<p>NC</p>
13.5.14	<p>Maximum building coverage in relation to comprehensive developments</p> <p>13.5.14.1 When undertaking a comprehensive development (as defined), the maximum building coverage calculated over the whole land area shall be 75%.</p> <p>13.5.14.2 When undertaking a comprehensive development the application shall include a comprehensive development plan that covers the entire development area and is of sufficient detail to enable the matters of discretion listed to be fully considered</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the adequate provision of pedestrian links, open spaces, outdoor dining opportunities;</p> <p>b. the adequate provision of storage and loading/ servicing areas;</p> <p>c. the provision of open space within the site, for outdoor dining or other purposes;</p>

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
		<p>d. the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites.</p>
<p>13.5.15</p>	<p><u>Outlook Space (per unit)</u></p> <p><u>The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow:</u></p> <p>13.5.14.1 A principal living room/space must have an <u>outlook space with a minimum dimension of 6m in depth and 4m in width; and</u></p> <p>13.5.14.2 All other habitable rooms must have an <u>outlook space with a minimum dimension of 1m in depth and 1m width.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on amenity values for future occupants of buildings on the site;</u></p> <p>b. <u>Alternatives to achieve the same or better amenity outcomes.</u></p>
<p>13.5.16</p>	<p><u>Minimum Ground Floor Height</u></p> <p><u>A minimum floor to ceiling height of 4m shall apply at the ground floor level of all buildings.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>The ability to maintain flexibility for a range of commercial uses on the ground floor.</u></p>

13.6 Rules - Non-Notification of Applications

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

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

13.6.2.1 Buildings.

13.6.2.2 Building coverage in relation to comprehensive developments.

13.6.2.3 Waste and recycling storage space

13.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

13.6.3.1 Setbacks and sunlight access – sites adjoining a Residential zone.

15 Local Shopping Centre Zone

Local Shopping Centres: Albert Town, Arrowtown, Cardrona Valley Road, Fernhill, Frankton, Hāwea, Kelvin Heights and Sunshine Bay

Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.

15.1 Zone Purpose

The Local Shopping Centre Zone enables small scale commercial and business activities in discrete pockets of land that are accessible to residential areas and people in transit.

The Zone seeks to reduce the necessity for people to travel longer distances to town centres to purchase convenience goods and access services. Due to the nature of the Zone's locations in predominantly residential environments, standards limit the potential adverse effects on residential amenity and discourage the establishment of inappropriate activities. Visitor accommodation and residential activities are provided for in the Zone, adding to the vibrancy and viability of the Zone, whilst contributing to the diversity of housing options enabled by the District Plan.

15.2 Objectives and Policies

15.2.1 Objective – Local Shopping Centres provide a focal point for a range of activities that meet the day to day needs of the community at a limited scale that supplements the function of town centres.

Policies

- 15.2.1.1 Provide for a diverse range of activities that meet the needs of the local community, enable local employment opportunities and assist with enabling the economic viability of local shopping centres.
- 15.2.1.2 Ensure that local shopping centres remain at a small scale that does not undermine the role and function of town centres.
- 15.2.1.3 Enable residential and visitor accommodation activities, but limit their establishment to above ground floor level to ensure that the integrity of activities occurring at street level is maintained, and that the core commercial function of the local shopping centres is not eroded.
- 15.2.1.4 Avoid individual retail activities exceeding 300m² gross floor area and individual office activities exceeding 200m² gross floor area that would adversely affect the:
- a. retention and establishment of a mix of activities within the local shopping centre;
 - b. role and function of town centres and commercial zones that provide for large scale retailing; and
 - c. safe and efficient operation of the transport network.

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15.2.1.5 Restrict identified retail activities to ensure that the role and function of town centres as the District's principal centres of retailing activity is not threatened.

15.2.1.6 Limit the total gross floor area of retail and office activities within the Local Shopping Centre Zone located on Cardrona Valley Road and Lake Hāwea South to ensure that the commercial function of Wānaka Town Centre and Three Parks is not adversely affected.

15.2.2 Objective – Buildings respond to the existing character, quality and amenity values of their neighbourhood setting.

Policies

15.2.2.1 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with established amenity values.

15.2.2.2 Ensure that development generally comprises a scale that is commensurate with the receiving built environment.

15.2.2.3 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.

15.2.2.4 Place specific controls on the bulk and location of buildings on sites adjoining Residential-zoned properties to ensure that an appropriate standard of residential amenity is maintained.

15.2.2.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to complement the overall streetscape and do not interfere with kerbside movements of high-sided vehicles, while providing appropriate cover for pedestrians.

15.2.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with established amenity values.

15.2.3 Objective – Adverse environmental effects received both within and beyond the zone are minimised.

Policies

15.2.3.1 Provide appropriate noise limits to control adverse noise effects generated by activities occurring within the Local Shopping Centre Zone and received by nearby properties.

15.2.3.2 Require acoustic insulation for critical listening environments (including residential activities and visitor accommodation) to:

- a. limit the impact of noise generated within the Zone on occupants; and,
- b. where relevant, limit the potential for reverse sensitivity effects on Queenstown Airport from Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.

15.2.3.3 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, and provide a safe and well-lit environment for pedestrians.

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15.2.3.4 Avoid the establishment of activities that are not consistent with established amenity values, cause inappropriate environmental effects, or are more appropriately located in other zones.

15.2.3.5 For development of the site(s) at 1 Hansen Road, between Hansen Road and the Frankton Cemetery (as shown on the District Plan web mapping application), in addition to other Zone-wide requirements:

- a. ensure that development is undertaken in an integrated manner, having particular regard to ensuring the safe and efficient operation of the transport network;
- b. implement specific controls to limit effects on the historic values of the neighbouring cemetery.

15.3 Other Provisions and Rules

15.3.1 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	District Plan web mapping application	

15.3.2 Interpreting and Applying the Rules

15.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables.

15.3.2.2 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.

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

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15.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

15.3.2.5 The following abbreviations are used within this Chapter.

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

15.4 Rules - Activities

	Activities located in the Local Shopping Centre Zone	Activity status
15.4.1	Activities which are not listed in this table and comply with all standards	P
15.4.2	Verandas Control is reserved to: a. design; b. materials; c. external appearance; d. the impact on, and relationship to, adjoining verandas; and e. the enabling of unobstructed kerbside movements of high-sided vehicles	C
15.4.3	<p>15.4.3.1 Buildings</p> <p>Discretion is restricted to:</p> <ul 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 <u>outlook space and private or communal open space, or a combination thereof;</u> f. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space; and</u> g. where a site is subject to natural hazards and the proposal results in an increase in gross floor area;and; h. natural hazards where the proposal results in an increase in gross floor area: <ul 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. h. At Lake Hāwea South, staging of development. <p>15.4.3.2 Development of 1 Hansen Road only</p> <p>The following additional requirements apply to the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery (as shown on the District Plan web mapping application):</p>	RD

	Activities located in the Local Shopping Centre Zone	Activity status
	<p>a. Applications for buildings shall be accompanied by a Spatial Layout Plan for the entire part of this site, which is zoned Local Shopping Centre, showing:</p> <ul style="list-style-type: none"> i. the location, width and design of roads, laneways, footpaths and accessways, which shall include consideration of pedestrian/cycling connectivity and safety as well as the potential for vehicular access to and from the Local Shopping Centre Zone land to the west of the Frankton Cemetery; ii. proposed building locations and parking areas; iii. concept landscape design treatment; iv. detailed landscaping plan addressing the interface between development and the Frankton Cemetery for the purpose of managing effects on the amenity and historic values in and around the cemetery; and v. three waters infrastructure. <p>Note: where relevant, applications may rely upon an approved Spatial Layout Plan submitted as part of a prior application for this site. Discretion is restricted to consideration of the following in addition to the matters above:</p> <ul style="list-style-type: none"> a. historic heritage and the amenity values of the Frankton Cemetery; b. the safe and efficient operation of the transport network; c. pedestrian/cycling connectivity and safety; d. amenity values; and e. three waters infrastructure. 	
15.4.4	<p>Visitor Accommodation Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the location, provision, and screening of access and parking, traffic generation, and Travel Demand Management; b. landscaping; c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; d. the location and screening of bus and car parking from public places; and e. where the site adjoins a residential zone: <ul style="list-style-type: none"> i. noise generation and methods of mitigation; and ii. hours of operation of ancillary activities. 	RD

	Activities located in the Local Shopping Centre Zone	Activity status
15.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ol style="list-style-type: none"> a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. the scale of the activity; b. car parking and traffic generation; c. effects on amenity (including that of adjoining residential zones and public reserves); d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise issues; and f. hours of operation. 	RD
15.4.6	<p>Development of 16, 18, 18B and 20 McBride Street only</p> <p>Activities Sensitive to Aircraft Noise, other than Residential Units, Residential Flats, Residential Visitor Accommodation, Homestays or as provided for by Rule 15.4.4.</p>	NC
15.4.7	Appliance Stores, Electronic and Electrical goods Stores, Fashion Stores, Furniture and Floor Covering Stores	NC
15.4.8	Industrial Activities not otherwise provided for in this Table	NC
15.4.9	Factory Farming	PR
15.4.10	Forestry Activities, except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
15.4.11	Mining Activities	PR
15.4.12	Airport	PR
15.4.13	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
15.4.14	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
15.4.15	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

PART 3

LOCAL SHOPPING CENTRE ZONE 15

	Activities located in the Local Shopping Centre Zone	Activity status
15.4.16	Cemeteries and Crematoria	PR

15.5 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 the maximum building coverage shall be 50%</p>	<p>RD*</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on the quality of the overall streetscape; and b. the ability to meet outdoor storage requirements; <p>RD*</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on the quality of the overall streetscape; and b. the ability to meet outdoor storage requirements; 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.
15.5.2	<p>Setbacks and Sunlight Access — sites adjoining any Residential zone, Settlement Zone or public open space</p> <p><u>15.5.2.1 Buildings on sites adjoining a Residential zone shall not project beyond a recession line constructed at the following angles inclined towards the site:</u></p> <ul style="list-style-type: none"> a. <u>from any point 4m above the boundary with the Medium Density Residential Zone at 60 degrees; and</u> b. <u>from any point 2.5m above the boundary with the Lower Density Residential Zone at 55 degrees.</u> <p>a. buildings shall not project beyond a recession line constructed at an angle of 35°</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the visual effects of the height, scale, location and appearance of the building, in terms of <ul style="list-style-type: none"> i. dominance; ii. loss of privacy on adjoining properties; and iii. any resultant shading effects.

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	<p>inclined towards the site from points 3m above any Residential Zone or Settlement Zone boundary;=</p> <p><u>15.5.2.2 Internal boundary setbacks:</u></p> <p><u>Where</u> the site adjoins any Residential zone, Settlement Zone or <u>land zoned public Open Space</u> the setback shall be not less than 3m.</p>	
15.5.3	<p>Acoustic insulation (excluding development within the Outer Control Boundary (OCB) Queenstown)</p> <ol style="list-style-type: none"> a mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36; all elements of the facade 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. 	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> 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; the extent of insulation proposed; and whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.
15.5.4	<p>Acoustic insulation: development within the Outer Control Boundary (OCB) Queenstown</p> <ol style="list-style-type: none"> a mechanical ventilation system shall be installed for all critical listening environments in accordance with Rule 36.6.2 in Chapter 36. all elements of the facade 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 	NC
15.5.5	<p>Development of 1 Hansen Road</p> <p>The following additional standards shall apply to development in the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery (as shown on the District Plan web mapping application):</p> <ol style="list-style-type: none"> the total gross floor area dedicated to retail uses shall not exceed 4000m²; 	D

PART 3

LOCAL SHOPPING CENTRE ZONE 15

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	<ul style="list-style-type: none"> b. the total gross floor area dedicated to office uses shall not exceed 3000m²; c. no retail or office activities (aside from those ancillary to permitted uses) shall take place until an upgrade of the intersection between Hansen Road and State Highway 6 has occurred; d. the total number of residential units (for the purposes of this rule, this shall include residential flats) shall not exceed 50 units; e. there shall be no vehicle access directly onto the State Highway; f. buildings shall be set back a minimum distance of 6m from the boundary with the State Highway; and g. buildings shall be set back a minimum distance of 4m from the boundary with Frankton Cemetery. 	
15.5.6	<p>Residential and Visitor Accommodation Activities</p> <p>All residential and visitor accommodation activities shall be restricted to first floor level or above</p>	NC
15.5.7	<p>Building Height</p> <ul style="list-style-type: none"> a. for the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, and Hāwea, Sunshine Bay and Cardrona Valley Road <u>Kelvin Heights</u> the maximum building height shall be 7<u>14</u>m; b. <u>for the Local Shopping Centre zone located at Lake Hāwea South the maximum building height shall be 12m; and</u> c. <u>for the Local Shopping Centre Zone located at Frankton, Albert Town, Arrowtown, Hāwea, Sunshine Bay and Cardrona Valley Road the maximum building height shall be 10m.</u> <p>for all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.</p>	NC
15.5.8	<p>Noise</p> <p>Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone:</p> <ul style="list-style-type: none"> a. Daytime (0800 to 2200hrs) 60 dBLAeq(15 min) b. Night-time (2200 to 0800hrs) 50 dB LAeq (15 min) c. Night-time (2200 to 0800hrs) 75 dB LAFmax 	NC

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	<p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>Exemptions:</p> <ul style="list-style-type: none"> a. the noise limits shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.; b. the noise limits shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan; c. the noise limits shall not apply to sound from aircraft operations at Queenstown Airport. <p>Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.</p>	
<p>15.5.9</p>	<p>Lighting and Glare</p> <p>15.5.9.1 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 so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</p> <p>15.5.9.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>15.5.9.3 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</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ul style="list-style-type: none"> a. amenity values of adjoining sites; b. the safety of the Transport Network; and c. the night sky.

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	more than 2m inside the boundary of the adjoining property.	
15.5.10	<p>Retail and Office activities</p> <ul style="list-style-type: none"> a. individual Retail activities shall not exceed 300m² gross floor area; b. individual Office activities shall not exceed 200m² gross floor area; and c. In the Local Shopping Centre Zone at Cardrona Valley Road, in addition to Rule 15.5.10.a two individual retail activities may exceed 300m² gross floor area, but shall not exceed 400m² gross floor area. d. In the Local Shopping Centre Zone at Lake Hāwea South, in addition to Rule 15.5.10.a one individual retail activity may exceed 300m² gross floor area but shall not exceed 600m² gross floor area. <p>Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall be included in the calculation of the gross floor area.</p>	NC
15.5.11	<p>Retail and Office Activities in the Local Shopping Centre Zone located at Cardrona Valley Road, Wānaka</p> <p>The total combined area of retail and office activities shall occupy no more than 3,000m² gross floor area.</p> <p>Note: For the purposes of this rule the gross floor area calculation applies to the total combined area of retail and office activities within the entire Local Shopping Centre Zone at Cardrona Valley Road.</p>	D
15.5.12	<p>Development of 16, 18, 18B and 20 McBride Street only (as identified on the District Plan web mapping application).</p> <ul style="list-style-type: none"> a. The total number of residential units, residential flats (which are counted separately for the purpose of this standard) and visitor accommodation units shall collectively not exceed 10 across all sites. 	NC
15.5.13	<p>Retail Activities in the Local Shopping Centre Zone at Lake Hāwea South.</p> <p>The total combined area of retail activities shall occupy no more than 4,000m² gross floor area.</p> <p>Note: For the purposes of this rule the gross floor area calculation applies to the total combined area of retail</p>	D

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	activities within the area zoned as Local Shopping Centre Zone, identified within the Lake Hāwea South Structure Plan in Chapter 27.	

15.6 Rules - Non-Notification of Applications

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

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

15.6.2.1 Buildings (Rule 15.4.3).

15.6.2.2 Building coverage, except for applications to exceed permitted building coverage between Hansen Road and Frankton Cemetery (Rule 15.5.1.2).

15.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

15.6.3.1 Setbacks and sunlight access – sites adjoining any Residential zone, Settlement Zone or public open space.

16 Business Mixed Use

16.1 Purpose

The intention of this zone is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. Higher density living opportunities close to employment and recreational activities are also enabled. Significantly greater building heights are enabled in the business mixed use Zone ~~in Queenstown~~, provided that high quality urban design outcomes are achieved

16.2 Objectives and Policies

16.2.1 **Objective – An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.**

Policies

- 16.2.1.1 Accommodate a variety of activities while managing the adverse effects that may occur and potential reverse sensitivity.
- 16.2.1.2 Enable a range and mix of compatible business, residential and other complementary activities to achieve an urban environment that is desirable to work and live in.
- 16.2.1.3 Avoid activities that have noxious, offensive, or undesirable qualities from locating within the business mixed use Zone to ensure that a high quality urban environment is maintained.
- 16.2.1.4 For sites adjoining Gorge Road in Queenstown and Sir Tim Wallis Drive in Three Parks Wānaka, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.
- 16.2.1.5 Provide appropriate noise limits to minimise adverse noise effects received within the business mixed use Zone and by nearby properties.
- 16.2.1.6 Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the building Code to limit the potential for reverse sensitivity effects.
- 16.2.1.7 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 and provide a safe and well-lit environment for pedestrians.
- 16.2.1.8 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects on public places and adjoining residential zones.
- 16.2.1.9 Minimise opportunities for criminal activity through incorporating Crime Prevention through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/pedestrian links/lanes, and landscaping.

16.2.2 **Objective – New development achieves high quality building and urban design outcomes that minimises impacts on infrastructure and roading networks and minimises adverse effects on adjoining residential areas and public spaces.**

Policies

- 16.2.2.1 Require development to provide or enhance connections to active transport networks (walking, trails and cycleways) where appropriate and encourage the provision of facilities that would help facilitate mode shift;
- 16.2.2.2 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.
- 16.2.2.3 Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.
- 16.2.2.4 Require development close to residential zones to provide suitable screening to mitigate adverse visual effects, loss of privacy, and minimise overlooking and shading effects to residential neighbours.
- 16.2.2.5 Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout, landscaping and design measures.
- 16.2.2.6 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.
- 16.2.2.7 Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.
- 16.2.2.8 Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.
- 16.2.2.9 Allow buildings between 16.52m and 20m heights in the Queenstown (Gorge Road) and Frankton North business mixed use Zone in situations when:
- a. the outcome is of high quality design;
 - b. the additional height would not result in shading that would adversely impact on adjoining Residential zoned land and/or public space; and
 - c. the increase in height would facilitate the provision of residential activity.
- 16.2.2.10 Apply consideration of the operational and functional requirements of non-residential activities as part of achieving high quality building and urban design outcomes.
- 16.2.2.11 Encourage the layout and design of new buildings and landscaping to integrate with Horne Creek where feasible.
- 16.2.2.12 Require consideration of the relevant design elements identified in the Business Mixed Use Design Guide 2023~~1~~.

- 16.2.3 **Objective – A high quality, well designed urban environment on the northern side of State Highway 6 at Frankton, that is integrated with a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.**
- 16.2.3.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.
- 16.2.3.2 Encourage a low impact stormwater design that utilises on-site treatment and storage/dispersal approaches.
- 16.2.3.3 Avoid the impacts of stormwater discharges on the State Highway network.
- 16.2.3.4 Ensure safe transport connections by:
- a. avoiding any new access to State Highway 6;
 - b. limiting access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout, Hansen Road and Ferry Hill Drive;
 - c. providing the primary road connection between State Highway 6 and Quail Rise;
 - d. providing access to the primary road connection from all sites within Frankton North:
 - e. providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demands for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade; and
 - f. ensuring that road frontages are not dominated by vehicular access and parking; and
 - g. integrating with the pedestrian and cycle path and the road network and public transport routes on the southern side of State Highway 6, including pedestrian and cycle access across State Highway 6.
- Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy.
- Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roading Powers Act 1989.
- 16.2.3.5 Within Area A as shown on the District Plan web mapping application, require, sound insulation and mechanical ventilation of any critical listening environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Road Noise to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.
- 16.2.4 **Objective –The development of land at Frankton Marina (Sugar Lane) provides for a range of activities, while restricting the scale of office and retail activities, to achieve a high quality environment that is compatible with its location adjacent to Frankton Marina, Lake Wakatipu and Frankton Road.**

PART 3**BUSINESS MIXED USE 16**

- 16.2.4.1 Restrict the scale of office and retail activities so that the function and viability of the Queenstown Town Centre and Frankton commercial area are not undermined.
- 16.2.4.2 Allow buildings between 12m and 16.5m heights when the additional height:
- Does not result in significant adverse shading effects on adjoining residential zoned land; and
 - Does not dominate the Frankton Road streetscape.
- 16.2.4.3 Ensure all new and altered buildings intended for Activities Sensitive to Road Noise are designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.
- 16.2.5 **Objective – The commercial function and viability of other commercial areas are not undermined by any new office and retail activities within Area A at Frankton North (shown on the District Plan web mapping application).**
- 16.2.5.1 Within Area A at Frankton North, as shown on the District Plan web mapping application, provide for office and retail activities where they are ancillary, or where they will not undermine the function and viability of Queenstown Town Centre, Frankton urban areas (including Remarkables Park mixed use centre, Frankton Flats A and B Zones, and the Local Shopping Centre at Frankton North

16.3 Other Provisions and Rules**16.3.1 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	District Plan web mapping application	

16.3.2 Interpreting and Applying the Rules

- 16.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables.

PART 3**BUSINESS MIXED USE 16**

- 16.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply unless otherwise specified.
- 16.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 16.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 16.3.2.5 The following abbreviations are used within this Chapter.

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

- 16.3.2.SA 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.

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
16.4.1	Activities which are not listed in this table and comply with all standards	P
16.4.2	Residential Visitor Accommodation and Homestays	P
16.4.3	<p>Visitor Accommodation</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the location, provision, and screening of access and parking and traffic generation; b. landscaping; c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; d. the location and screening of bus and car parking from public places; and e. where the site adjoins a residential zone: <ul style="list-style-type: none"> i. noise generation and methods of mitigation; and ii. hours of operation, in respect of ancillary activities. 	C

	Activities located in the Business Mixed Use Zone	Activity status
16.4.4	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. building materials; b. glazing treatment; c. symmetry; d. vertical and horizontal emphasis; e. location of storage; f. signage platforms; g. landscaping; h. where residential units are proposed as part of a development, provision made for <u>outlook space and open space</u> on site whether private or communal; i. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space;</u> j. <u>low impact stormwater design;</u> k. where applicable, integration of the development with Horne Creek, including site layout and landscaping; and l. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul 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. the extent to which such risk can be avoided or sufficiently mitigated. m. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5m of that road boundary, any adverse effects on that infrastructure. <p>Assessment matters relating to buildings:</p> <ul style="list-style-type: none"> a. the impact of the building on the streetscape including whether it contributes positively to the visual quality, vitality, safety and interest of streets and public places by 	RD

	Activities located in the Business Mixed Use Zone	Activity status
	<p>providing active and articulated street frontages and avoids large expanses of blank walls fronting public spaces;</p> <p>b. whether the design of the building blends well with and contributes to an integrated built form and is sympathetic to the surrounding natural environment.</p>	
16.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <p>This rule shall not apply to the sale and supply of alcohol:</p> <p>a. to any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>b. to any person who is present on the premises for the purpose of dining up until 12am.</p> <p>Discretion is restricted to consideration of the following:</p> <p>a. the scale of the activity;</p> <p>b. car parking and traffic generation;</p> <p>c. effects on amenity (including that of adjoining residential zones and public reserves);</p> <p>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances);</p> <p>e. noise issues; and</p> <p>f. hours of operation.</p>	RD
16.4.6	<p>Daycare Facilities</p> <p>Discretion is restricted to:</p> <p>a. the compatibility of the development with respect to existing land uses on the subject site and nearby properties;</p> <p>b. potential reverse sensitivity issues;</p> <p>c. traffic, parking and access limitations; and</p> <p>d. noise.</p>	RD
16.4.7	<p>Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers except as provided for by Rule 16.4.19</p> <p>Discretion is restricted to:</p>	RD

	Activities located in the Business Mixed Use Zone	Activity status
	<ul style="list-style-type: none"> a. the impact of buildings on the streetscape and neighbouring properties in terms of dominance impacts from large, utilitarian buildings; b. the provision, location and screening of access, parking and traffic generation; and c. landscaping; and d. at Frankton North, effects on adjoining residential areas and activities. 	
16.4.8	Community Activities at Sugar Lane	D
16.4.9	Office and retail activities at Frankton North within Area A as shown on the District Plan web mapping application, except for: <ul style="list-style-type: none"> a. retailing associated with trade suppliers (as provided for by rule 16.4.7); b. administrative offices that are ancillary to the principal use of the site; and c. retail activities that are ancillary to the principal use of the site and not greater than 50m² GFA. 	D
16.4.10	Industrial Activities not otherwise provided for in this Table	NC
16.4.11	Service Stations	NC
16.4.12	Panelbeating, spray painting, motor vehicle repair or dismantling.	NC
16.4.13	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking.	PR
16.4.14	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
16.4.15	Factory Farming	PR
16.4.16	Mining Activities	PR
16.4.17	Forestry Activities, except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
16.4.18	Airport	PR
16.4.19	Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control boundary	PR

	Activities located in the Business Mixed Use Zone	Activity status
16.4.20	Warehousing and Lock-up Facilities (including vehicle storage) in the zone at Frankton North	PR
16.4.21	Cemeteries and Crematoria	PR

16.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 16.4 and 16.5

	Standards for activities in the Business Mixed Use Zone	Non-compliance status
16.5A.1	For all restricted discretionary and discretionary activities under Rules 16.4 and 16.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Business Mixed Use Design Guide 2023 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.1	<p>Setbacks and sunlight access – sites adjoining a Residential zone or separated by a road from a Residential zone</p> <p>16.5.1.1 Buildings on sites adjoining, or separated by a road from, a Residential zone shall not project beyond a recession line constructed at the following angles inclined towards the site: from points 3m above the Residential zone boundary.</p> <ul style="list-style-type: none"> a. <u>from any point 8m above the boundary with the High-Density Residential Zone or Medium Density Residential at 60 degrees; and</u> b. <u>from any point 4m above the boundary with the Lower Density Suburban Residential Zone at 60 degrees.</u> <p>45° applied on the northern boundary; and</p> <p>35° applied on all other boundaries</p> <p>16.5.1.2 Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m.</p> <p>16.5.1.3 For 30-46 Gorge Road (as shown on the District Plan web mapping application):</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the visual effects of the height, scale, location and appearance of the building, in terms of visual dominance and loss of residential privacy on adjoining properties and any resultant shading effects; and b. For 30-46 Gorge Road (as shown on the District Plan web mapping application) integration of the development with Horne Creek, including site layout and landscaping.

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	<p>a. Standards 16.5.1.1 and 16.5.1.2 only apply to the boundary with 10A-10B Boundary Street; and</p> <p>b. Buildings shall be set back not less than 4.5m from the property boundary adjacent to Horne Creek.</p>	
16.5.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining Residential zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on visual amenity; b. the location relative to the public realm and adjoining residential properties; c. consistency with the character of the locality; and d. whether pedestrian and vehicle access is compromised.
16.5.3	<p>Residential and visitor accommodation activities</p> <p>All residential activities and visitor accommodation;</p> <p>16.5.3.1 on sites adjoining Gorge Road in Queenstown located within 10m of the boundary adjoining Gorge Road, or</p> <p>16.5.3.2 on sites adjoining Sir Tim Wallis Drive in Three Parks Wānaka located within 10m of the boundary adjoining Sir Tim Wallis Drive;</p> <p>shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects of residential and visitor accommodation activities at ground floor level on surrounding buildings and activities; b. the location of residential and visitor accommodation activities at ground floor level relative to the public realm; c. the maintenance of active and articulated street frontages.
16.5.4	<p>Building Coverage</p> <p>Maximum building coverage of 75%</p>	D

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.5	<p>Acoustic insulation</p> <p>For all residential development and visitor accommodation the following shall apply:</p> <p>16.5.5.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36; and</p> <p>16.5.5.2 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.</p>	D
16.5.6	<p>Fencing</p> <p>A solid fence of 1.8m shall be erected on the boundary of any residential zone, except for 30-46 Gorge Road (as shown on the District Plan web mapping application) where no fence is required along the property boundary adjacent to Horne Creek.</p>	D
16.5.7	<p>Commercial Activities within 30-46 Gorge Road (as shown on the District Plan web mapping application):</p> <p>a. shall not exceed 100m² GFA per site; and</p> <p>b. Shall only occur at ground floor or street level.</p>	D
16.5.8	<p>Discretionary building Height (Queenstown, Frankton Marina (Sugar Lane) and Frankton North Only)</p> <p><u>16.5.8.1 Queenstown and Frankton North – 16.5m.</u></p> <p><u>16.5.8.2 Frankton Marina (Sugar Lane) – 12m</u> Building height of 12m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the design and quality of the building, including the use of articulated facades, active street frontages and the treatment of corner sites;</p> <p>b. modulated roof forms, including screening of plant and services;</p> <p>c. material use and quality;</p> <p>d. the avoidance of large monolithic buildings;</p> <p>e. the impact on the street scene;</p>

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
		<ul style="list-style-type: none"> f. privacy and outlook for residential uses; g. sunlight access to adjoining Residential zoned land and/or public space; h. Crime Prevention Through Environmental Design (CPTED) considerations; i. where appropriate, the integration of Horne Creek into the development and landscaping; and j. facilitation of the provision of residential activities.
16.5.9	<p>Maximum building height</p> <p>16.5.9.1 Maximum building height shall be:</p> <ul style="list-style-type: none"> a. Queenstown - 20m b. Wānaka – <u>16.5</u>2m c. Frankton Marina – <u>16.5</u>m d. Frankton North – 20m <p>16.5.9.2 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.</p>	NC
16.5.10	<p>Noise</p> <p>16.5.10.1 Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone:</p> <ul style="list-style-type: none"> a. Daytime (0800 to 2200hrs) 60 dB LAeq(15 min) b. Night-time (2200 to 0800hrs) 50 dB LAeq(15 min) c. Night-time (2200 to 0800hrs) 75 dB LAFmax 	NC

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	<p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>Exemptions:</p> <p style="padding-left: 40px;">a. the noise limits in rule 16.5.10.1 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</p> <p>Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 standards for that zone.</p>	
16.5.11	<p>Lighting and Glare</p> <p>16.5.11.1 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 so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</p> <p>16.5.11.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>16.5.11.3 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.</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <p style="padding-left: 20px;">a. amenity values of adjoining sites;</p> <p style="padding-left: 20px;">b. the safety of the Transport Network; and</p> <p style="padding-left: 20px;">c. the night sky.</p>
16.5.12	<p>Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9):</p> <p style="padding-left: 20px;">a. Providing for a primary road that links State Highway 6 to Quail Rise;</p> <p style="padding-left: 20px;">b. Providing for internal connections from the primary road that ensure vehicle access to all sites;</p> <p style="padding-left: 20px;">c. Precluding any new vehicular access to the State Highway network; and</p> <p style="padding-left: 20px;">d. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within</p>	<p>NC</p>

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land.	
16.5.13	<p>Residential Visitor Accommodation where:</p> <p>16.5.13.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 120 nights per annum from the date of initial registration.</p> <p>16.5.13.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>16.5.13.3 The activity is registered with Council prior to commencement.</p> <p>16.5.13.4 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>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The location, nature and scale of activities; Vehicle access and parking; The management of noise, rubbish, recycling and outdoor activities; Guest management and complaints procedures; The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge.
16.5.14	<p>Homestay where:</p> <p>16.5.14.1 The total number of paying guests on a site does not exceed five per night.</p> <p>16.5.14.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>16.5.14.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>16.5.14.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.14.1 to 16.5.14.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The location, nature and scale of activities; The management of noise, rubbish, recycling and outdoor activities; The keeping of records of homestay use and availability of records for council inspection; Monitoring requirements, including imposition of an annual monitoring charge; and Vehicle access and parking.
16.5.15	At Frankton Marina (Sugar Lane) the following limits on office and retail activities apply:	D

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	<p>16.5.15.1 1000m² GFA for retail activities; and</p> <p>16.5.15.2 1000m² GFA for office activities; and</p> <p>16.5.15.3 300m² GFA for individual tenancies for retail activities.</p> <p>16.5.15.4 200m² GFA for individual tenancies for office activities.</p> <p>Exemption:</p> <p>a. The retail limits in 16.5.15.1 and 16.5.15.3 do not apply to marine retail activities.</p>	
16.5.16	<p>Sound Insulation and Mechanical Ventilation</p> <p>Within Area A as shown on the District Plan web mapping application any buildings containing an Activity Sensitive to Road Noise, within 80m of the State Highway, shall be designed to achieve an Indoor Design Sound Level of 40dB LAeq24h.</p> <p>Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level.</p>	NC

16.6 Rules - Non-Notification of Applications

- 16.6.1 **Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified.**
- 16.6.2 **The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:**
- 16.6.2.1 Buildings.
- 16.6.2.2 Building Heights between 16.52m and 20m in the Business Mixed Use Zone in Queenstown, except:
- for 30-46 Gorge Road (as shown on the District Plan web mapping application) where applications may be limited notified to the adjoining properties along the Horne Creek boundary; and
 - except for the Frankton Marina (Sugar Lane) Business Mixed Use Zone.
- 16.6.3 **The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:**

- 16.6.3.1 Setbacks and sunlight access – sites adjoining, ~~or separated by a road from~~, a Residential zone. In relation to the electricity distribution network and where Rule 16.4.4(mk) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

27 Subdivision and Development

Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1, 2 and 3&3b Decisions have closed.

27.1 Purpose

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District’s economy. The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation.

All subdivision requires resource consent unless specified as a permitted activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the appropriate management of natural hazards are underpinned by a shared objective to create healthy, attractive and safe places.

Good subdivision can help to create neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.

Good subdivision design will be encouraged by the use of the QLDC Subdivision Design Guidelines 2015. The QLDC Subdivision Design Guidelines includes subdivision and urban design principles and outcomes that give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals in urban areas. Proposals at odds with this document are not likely to be consistent with the policies of the Subdivision and Strategic Directions chapters, and therefore, may not achieve the purpose of the Act. Some aspects of the Subdivision Design Guidelines may be relevant to rural subdivisions.

The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.

The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should also be referred to by subdivision consent applicants.

The subdivision chapter is the primary method to ensure that the District’s neighbourhoods are quality environments that take into account the character of local places and communities.

27.2 Objectives and Policies – District Wide

27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

Policies

27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

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- 27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.
- 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.
- 27.2.1.4 Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:
- a. desirable urban design outcomes;
 - b. greater efficiency in the development and use of the land resource;
 - c. affordable or community housing;
 - d. greater diversity in housing typologies.
- 27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.
- 27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.
- 27.2.1.7 Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.
- 27.2.2 Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.**

Policies

- 27.2.2.1 Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.
- 27.2.2.2 Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.
- 27.2.2.3 Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.
- 27.2.2.4 Urban subdivision shall seek to provide for good and integrated connections and accessibility to:
- a. existing and planned areas of employment;
 - b. community facilities;
 - c. services;
 - d. trails;

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- e. public transport; and
- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

27.2.2.5 Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.

27.2.2.7 Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.

27.2.2.8 Manage subdivision near to electricity distribution lines to facilitate good amenity and urban design outcomes, while avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

27.2.2.8A Manage subdivision within the National Grid Subdivision Corridor to avoid reverse sensitivity effects on the National Grid and facilitate good amenity and design outcomes, to the extent reasonably possible, and to ensure that the operation, maintenance, upgrading and development of the National Grid is not compromised.

27.2.3 Objective - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.

Policies

27.2.3.1 Accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7.

27.2.3.2 While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:

- a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
- b. where possible, locate lots so that they over-look and front road and open spaces;
- c. avoid the creation of multiple rear sites, except where avoidance is not practicable;
- d. where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood and the anticipated future character intended for the respective zones;
- e. identify and create opportunities for connections to services and facilities in the neighbourhood.

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

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Policies

- 27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.
- 27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.
- 27.2.4.3 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.
- 27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.
- 27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.**

Policies

Transport, Access and Roads

- 27.2.5.1 Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.
- For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.
- 27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.
- 27.2.5.3 Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.
- 27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.
- 27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:
- a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;

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- b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;
- c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;
- d. the provision and vesting of corner splays or rounding at road intersections;
- e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;
- f. the provision of appropriate tree planting within roads in urban areas;
- g. any requirements for widening, formation or upgrading of existing roads;
- h. any provisions relating to access for future subdivision on adjoining land;
- i. the provision and location of public transport routes and bus shelters in urban areas.

Water supply, stormwater, wastewater

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.

27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:

- a. the availability, quantity, quality and security of the supply of water to the lots being created;
- b. water supplies for fire fighting purposes;
- c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
- d. any initiatives proposed to reduce water demand and water use.

Stormwater

27.2.5.11 Ensure appropriate stormwater design and management by having regard to:

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- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- b. the capacity of existing and proposed stormwater systems;
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- d. the location, scale and construction of stormwater infrastructure;
- e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.

27.2.5.12 Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.

Wastewater

27.2.5.13 Treat and dispose of sewage in a manner that:

- a. maintain public health;
- b. avoids adverse effects on the environment in the first instance; and
- c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.

27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:

- a. the method of sewage treatment and disposal;
- b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
- b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context

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of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;

- c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

27.2.6 Objective - Esplanades created where opportunities arise.

Policies

27.2.6.1 Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:

- a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
- b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
- c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
- d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;
- e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

27.2.6.2 Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.

27.2.7 Objective - Boundary adjustments, cross-lease and unit title subdivision are provided for.

Policies

27.2.7.1 Enable cross-lease and unit title subdivision of existing units in urban areas without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.

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27.2.7.2 Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- a. the location of the proposed boundaries;
- b. in rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
- c. boundary treatment;
- d. the location and terms of existing or proposed easements or other arrangements for access and services.

27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

Peninsula Bay

27.3.1 Objective - Ensure effective public access is provided throughout the Peninsula Bay land.

Policies

27.3.1.1 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.

27.3.1.2 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality, recreational resource, with excellent linkages, and opportunities for different community groups.

Kirimoko

27.3.2 Objective - A liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.

Policies

27.3.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.

27.3.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.

27.3.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies and that visually sensitive areas such as the spurs are left undeveloped.

27.3.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.

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- 27.3.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
- 27.3.2.6 Provide for road and walkway linkages to neighbouring developments.
- 27.3.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.
- 27.3.2.8 Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.
- 27.3.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
- 27.3.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

Large Lot Residential A Zone between Studholme Road and Meadowstone Drive.

27.3.3 Objective - Landscape and amenity values of the zone's low density character and transition with rural areas be recognised and protected.

Policies

- 27.3.3.1 Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wānaka settlement.
- 27.3.3.2 Subdivision and development within land located on the northern side of Studholme Road shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.

Bob's Cove Rural Residential Zone (excluding sub-zone)

27.3.4 Objective - The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.

Policies

- 27.3.4.1 In order to maintain the rural character of the zone, any required street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky.

Wyuna Station Rural Lifestyle Zone

27.3.5 Objective - Provision for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Settlement.

Policies

- 27.3.5.1 Prohibit or defer development of the zone until such a time that:

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- a. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the settlement and proposed zone. This may include the provision of land within the zone for such purpose; or
- b. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the settlement and proposed zone; or
- c. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

27.3.6 Objective - Subject to Objective 27.3.5, rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Settlement, Oban Street and the Glenorchy-Paradise Road.

Policies

27.3.6.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Settlement, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- a. prohibiting development over the sensitive areas of the zone via building restriction areas;
- b. appropriately locating buildings within the zone, including restrictions on future building bulk;
- c. using excavation of the eastern part of the terrace to form appropriate building platforms;
- d. using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- e. using native vegetation to assist visual screening of development;
- f. the maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

27.3.6.2 Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:

- a. methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;
- b. methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
- c. a programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

Jacks Point Zone

27.3.7 Objective - Subdivision occurs consistent with the Jacks Point Structure Plan.

Policies

- 27.3.7.1 Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.
- 27.3.7.2 Within the R(HD) Activity Areas, subdivision design shall provide for the following matters:
- a. the development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area;
 - b. mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu;
 - c. road and street designs;
 - d. the location and suitability of proposed open spaces;
 - e. commitments to remove wilding trees.
- 27.3.7.3 Within the R(HD-SH) Activity Areas, minimise the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.
- 27.3.7.4 Within the R(HD) Activity Area, in the consideration of the creation of sites sized less than 550m², particular regard shall be given to the following matters and whether they should be given effect to by imposing appropriate legal mechanism of controls over:
- a. building setbacks from boundaries;
 - b. location and heights of garages and other accessory buildings;
 - c. height limitations for parts of buildings, including recession plane requirements;
 - d. window locations;
 - e. building coverage;
 - f. roadside fence heights.
- 27.3.7.5 Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, implement measures to provide for the establishment and management of open space, including native vegetation.
- 27.3.7.6 Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).
- 27.3.7.7 In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:
- a. such sites are to be configured:
 - i. with good street frontage;
 - ii. to enable sunlight to existing and future residential units;

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- iii. to achieve an appropriate level of privacy between homes;
- b. parking, access and landscaping are to be configured in a manner which:
 - i. minimises the dominance of driveways at the street edge;
 - ii. provides for efficient use of the land;
 - iii. maximises pedestrian and vehicular safety; and.
 - iv. addresses nuisance effects such as from vehicle lights.
- c. subdivision design should ensure:
 - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- d. consideration is to be given as to whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.

27.3.7.8 Ensure that any subdivision of land containing Homesite Activity Areas HS38 - HS56, including the area of intervening OSL or OSG, maintains or enhances the indigenous biodiversity and ecological values, landscape character and visual amenity values of these Homesite Activity Areas and this part of the Tablelands Landscape Protection Area, through the preparation and implementation of a comprehensive Vegetation Management Strategy.

Waterfall Park

27.3.8 Objective – Subdivision that provides for a range of visitor, residential and recreational facilities, sympathetic to the natural setting and has regard to location specific opportunities and constraints identified within the Waterfall Park Structure Plan.

Policies

27.3.8.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Section 27.13.

Millbrook

27.3.9 Objective – Subdivision that provides for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.

Policies

27.3.9.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Section 27.13.

Coneburn Industrial

27.3.10 Objective - Subdivision that creates opportunities for industrial activities and Service activities to occur.

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Policies

- 27.3.10.1 Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.
- 27.3.10.2 Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan located in Section 27.13) to:
- a. visually screen development using the planting of native species;
 - b. retain existing native garden species unless they are wilding;
 - c. give effect to the Ecological Management Plan required by Rule 44.5.2 so its implementation occurs at the rate of development within the Zone.
- 27.3.10.3 Ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.
- 27.3.10.4 At the time of subdivision ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of the site.
- 27.3.10.5 Ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.
- 27.3.10.6 Ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed, and maintained if development cannot connect to Council services.
- 27.3.10.7 Require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

West Meadows Drive

- 27.3.11 Objective - The integration of road connections between West Meadows Drive and Meadowstone Drive.**

Policies

- 27.3.11.1 Enable subdivision at the western end of West Meadows Drive which has a roading layout that is consistent with the West Meadows Drive Structure Plan.
- 27.3.11.2 Enable variances to the West Meadows Drive Structure Plan on the basis that the roading layout results in the western end of West Meadows Drive being extended to connect with the roading network and results in West Meadows Drive becoming a through-road.

Frankton North

- 27.3.12 Objective - High quality urban subdivision and development of the land on the northern side of State Highway 6 at Frankton, that is planned around, and integrated with, a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.**

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Policies

- 27.3.12.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.
- 27.3.12.2 Ensure safe transport connections by:
- (i) avoiding any new access to State Highway 6;
 - (ii) limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout. Hansen Road and Ferry Hill Drive;
 - (iii) providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;
 - (iv) providing access to the primary road connection from all sites within Frankton North; and
 - (v) providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.
- 27.3.12.3 Ensure subdivision and development at Frankton North provides, or has access to, a safe walking and cycling environment, including by providing internal pedestrian and cycle access and a dedicated pedestrian and cycle path along the State Highway 6 corridor (as shown on the Frankton North Structure Plan (Schedule 27.13.9) that integrates with, and links to, the public transport network and the surrounding pedestrian and cycle network, including on the southern side of State Highway 6.
- 27.3.12.4 Encourage low impact stormwater design that utilises on-site treatment and storage I dispersal approaches.
- 27.3.12.5 Avoid the impacts of stormwater discharges on the State Highway network.

Criffel Station Rural Lifestyle Zone (upper terrace)

27.3.13 Objective - Subdivision achieves an integrated landscape strategy for the collective rural lifestyle developments enabled by the Zone.

- 27.3.13.1 Require a collective landscape strategy for development of the Criffel Station Rural Lifestyle Zone (upper terrace) which:
- a. Achieves consistency with the Structure Plan in 27.13.7 by maintaining the land within Building Restriction Area 1 in an open pastoral state, free of shelterbelts, woodlot planting or other amenity tree planting, and within Building Restriction Area 2 the enhancement of indigenous biodiversity values;
 - b. Ensures buildings are integrated into the landscape;
 - c. Avoids reinforcing individual lot boundaries in order to achieve a seamless transition between the domestic curtilage of the rural living allotments and the pastoral terrace of Building Restriction Area 1; and

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- d. Avoids any built form within Building Restriction Area 1 and Building Restriction Area 2.

- 27.3.13.2 Ensure subdivision of the Criffel Station Rural Lifestyle Zone (upper terrace) maintains and enhances the indigenous vegetation and ecosystems within the gully and escarpment area identified as Building Restriction Area 2 in Structure Plan 27.13.7 and suitably and comprehensively maintains these areas into the future. As a minimum, this shall include:
- a. Planting of indigenous vegetation within the gully area at a coverage of 30%;
 - b. Methods to exclude and suitably manage weeds and pests in order to foster growth of indigenous vegetation on an ongoing basis;
 - c. a programme or list of maintenance work to be carried out on a year to year basis in order to achieve the goals set out above.

Luggate Park

- 27.3.14 Objective - Subdivision provides for residential development while appropriately managing the transition from rural to urban zones.**

Policies

- 27.3.14.1 Minimise the visual effects of urban subdivision and development on the upper plateau when approaching Luggate settlement from the east as viewed along State Highway 6 through:
- a. mounding that integrates with the existing eastern facing slope; and
 - b. provision of groups of trees and shrubs that reinforce the natural appearance of the mound, and filter and screen views to buildings from State Highway 6.
- 27.3.14.2 Provision for amenity planting, stormwater management, walkway and cycleway along the southern boundary adjoining State Highway 6 along the lower plateau.

Large Lot Residential B Zone at Mt Iron West

- 27.3.15 Objective - Subdivision and residential development within the Large Lot Residential B Zone at Mt Iron West provides for a sensitive transition from urban to the Rural Zoned Mt Iron Outstanding Natural feature.**

- 27.3.15.1 Minimise the landscape effects of urban subdivision and development adjacent to Mt Iron through:
- a. avoiding buildings within the Building Restriction Area as identified on the District Plan web mapping application;
 - b. restricting the height of buildings to 6 metres and coverage of buildings within each allotment to 500m²;
 - c. restricting residential activity to not more than four allotments; and
 - d. retention of existing indigenous vegetation that contributes to Mt Iron's landscape values.

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- 27.3.15.2 Encourage opportunities to enhance indigenous biodiversity including through retention of existing indigenous vegetation or habitat of indigenous fauna that contributes to the maintenance of indigenous biodiversity.

Gibbston Valley Resort Zone

- 27.3.16 Objective – Subdivision that provides for visitor accommodation, viticulture, horticulture, commercial, tourism and limited residential activities developed in an integrated and planned manner with particular regard to the maintenance and enhancement of landscape, ecological values, soil values, productive land use and economic sustainability.**

Policies

- 27.3.16.1 Enable subdivision that provides for integrated and planned development in general accordance with the Gibbston Valley Resort Structure Plan located in Section 27.13.10.

Alpine Meadows

- 27.3.17 Objective – The integration of road, walkway and cycleway connections between Alpine Meadows and adjacent land.**

Policies

- 27.3.17.1 Provide for roading connections within the Alpine Meadows site and land to the north and east as shown in the Structure Plan in 27.13.11.
- 27.3.17.2 Provide for a walkway and cycleway along the frontage with Orchard Road to facilitate walking and cycling out of the Orchard Road carriageway, and to connect with walking and cycling access to the east.

Three Parks Wānaka (defined by the extent of the Three Parks Structure Plan – 27.13.12)

- 27.3.18 Objective –Subdivision of Three Parks Wānaka is consistent with the Three Parks Structure Plan and achieves integrated development.**

Policies

- 27.3.18.1 Ensure the provision of open spaces that are suitable for the whole community and that are located in safe and accessible areas.
- 27.3.18.2 Protect the character and amenity of the entrance to Wānaka through a Building Restriction Area along SH84.
- 27.3.18.3 Require integration of the Building Restriction Areas for developments within the High Density Residential Zone in Three Parks Wānaka and require high quality landscaping as part of development.
- 27.3.18.4 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

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- 27.3.18.5 Require the Three Parks Commercial Zone to include a public square that is greater than 900m².
- 27.3.18.6 Recognise that relocation of fixed or collector roads may significantly affect the integrity of the Three Parks Structure Plan and any relocation should be restricted to;
- a. no greater than 20m for any fixed road shown on the Three Parks Structure Plan; and
 - b. no more than 50m from any collector road location shown on the Three Parks Structure Plan.
- 27.3.18.7 Encourage subdivision design to ensure that sites front the road and restrict the creation of rear sites as follows;
- a. no rear sites within a Medium Density Residential Zone contained within the Three Parks Structure Plan; and
 - b. no greater than 10% rear sites within all other zones within the Three Parks Structure Plan.
- 27.3.18.8 Limit the impact of vehicle traffic entering and exiting Ballantyne Road by encouraging consolidation and sharing of vehicle crossings into the Three Parks Business Zone land to the northwest of Sir Tim Wallis Drive.

General Industrial and Service Zone

- 27.3.19 Objective - Subdivision within the General Industrial and Service Zone enables the establishment, operation and long term viability of Industrial and Service activities which cannot locate elsewhere in this District, including those Industrial and Service activities which require larger buildings and more space for the purpose of vehicle manoeuvring and loading.**

Policies

- 27.3.19.1 Enable subdivision and development within the General Industrial and Service Zone that provides for the establishment, operation and long term viability of Industrial and Service activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.
- 27.3.19.2 Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial and Service Zone where there is a demonstrated need for Industrial and Service activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.
- 27.3.19.3 Ensure any new subdivision provides adequate road access, loading and manoeuvring suitable for the activities anticipated to establish within the lots.
- 27.3.19.4 Ensure any new subdivision integrates well with current and future transport networks, including roads and public and active transport systems by managing the functional layout and arrangement of lots and their access.
- 27.3.19.5 Ensure subdivision only occurs where the necessary infrastructure exists to service the lots.

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- 27.3.19.6 Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial and Service Zone to provide for the long term establishment, operation and long term viability of Industrial and Service Activities.

Connell Terrace Structure Plan

- 27.3.19.7 Ensure subdivision is consistent with the Connell Terrace Structure Plan by requiring;
- a. landscaping and on-going maintenance of the Building Line Restriction Area shown on the Connell Terrace Structure Plan; and
 - b. a roading layout that is consistent with the Connell Terrace Structure Plan.

Ballantyne Road Structure Plan

- 27.3.19.8 Ensure subdivision is consistent with the Ballantyne Road Structure Plan by requiring;
- a. landscaping and on-going maintenance of the Building Line Restriction Area shown in the Ballantyne Road Structure Plan; and
 - b. a roading layout that is consistent with the Ballantyne Road Structure Plan.

Kawarau Heights

- 27.3.20 Objective - A high quality residential development that conforms to a structure plan, provides for a range of housing densities and which integrates with the surrounding landscape, urban areas and transport network.**

Policies

- 27.3.20.1 Require subdivision and development to be in accordance with the structure plan located within Section 27.13.15.
- 27.3.20.2 Provide for subdivision and development that:
- a. is consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020, particularly where a range of densities would result in a diversity of housing;
 - b. safely integrates with the surrounding urban environment and transport network through both active and non-active transport modes.
- 27.3.20.3 Ensure that the values of the adjacent Rural Zone Outstanding Natural Landscape are protected by locating development in accordance with the Structure Plan in Section 27.13.15, including by avoiding buildings within the building restriction areas.
- 27.3.20.4 Maintain the landscape character and integrity of the escarpments within and directly adjacent to Kawarau Heights, by:
- a. avoiding buildings on the escarpments, and setting buildings back from the edges of those escarpments and terrace edges as identified by building restriction areas;
 - b. ensuring any earthworks and mounding are sensitively designed and undertaken to integrate with existing topography;

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- c. ensuring that any planting on the escarpments and escarpment edges effectively filters and screens views of urban development, in particular as viewed from the adjacent Shotover Country and Lakes Hayes Estate urban areas, and the Kawarau River floodplains.

27.3.20.5 Recognise the limitations of the existing roading network by restricting subdivision and development to 55 residential allotments until the State Highway 6 and Howards Drive intersection is upgraded to a roundabout or another intersection design.

Hills Resort Zone

27.3.21 Objective – Subdivision that provides for visitor accommodation, residential and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.

Policies

27.3.21.1 Enable subdivision which provides for development that is located in accordance with the Hills Resort Zone Structure Plan within Section 27.13.

27.3.21.2 Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.

27.3.21.3 Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

27.3.21.4 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

Hogans Gully Resort Zone

27.3.22 Objective – Subdivision consistent with the Hogans Gully Resort Zone Structure Plan that provides for golf related commercial recreation and commercial activities, visitor accommodation and residential activities, and requires appropriate ecological management and indigenous revegetation.

Policies

27.3.22.1 Enable subdivision that provides for development located in accordance with the Hogans Gully Resort Zone Structure Plan within Section 27.13.

27.3.22.2 Require the adoption and implementation of ecological management and indigenous revegetation as part of the subdivision process.

27.3.22.3 Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.

27.3.22.4 Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive

system that is designed to provide sufficient capacity for anticipated development within the Zone.

- 27.3.22.5 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone.

Orchard Road and Riverbank Road Wanaka Lower Density Suburban Residential Zone

- 27.3.23 Objective – Subdivision of the Lower Density Suburban Residential Zone on the north west side of Riverbank Road has integrated internal roading connections and pedestrian and cycle access along and adjacent to Orchard Road and Riverbank Road.**

Policies

- 27.3.23.1 Ensure subdivision and development is undertaken in accordance with the Riverbank Road Structure Plan (Schedule 27.13.18) to provide integration and connection of internal roading connections between those properties identified on the Riverbank Road Structure Plan, and provision of access onto Orchard Road and Riverbank Road.
- 27.3.23.2 Ensure subdivision and development provides for a safe walking and cycle environment adjacent to and within Orchard Road and Riverbank Road.

Lake Hāwea South Structure Plan (Schedule 27.13.19)

All references to the Structure Plan are to the Lake Hāwea South Structure Plan

- 27.3.24 Objective – A high quality urban environment on the land on the southern side of Cemetery Road Hāwea, that is planned around, and integrated with infrastructure, a water race, key road connections, the existing township and a strong and well defined urban edge to the southern extent of Lake Hāwea Township**

- 27.3.24.1 Ensure subdivision and development is undertaken in accordance with the Structure Plan to provide integration and coordination of access to the separately owned properties within the Structure Plan area, the existing township and the wider road network.
- 27.3.24.2 Ensure integrated and safe transport connections by providing for key road connections as shown on the Structure Plan and limiting additional access from Domain Road and Cemetery Road.
- 27.3.24.3 Ensure subdivision and development provides:
- a. Building Restriction Areas along the boundaries of the Structure Plan area to:
 - i. create and maintain a legible and strong urban edge along the western boundary defined by Domain Road, the southern extent, and the eastern boundary of the Structure Plan and urban environment;
 - ii. visually integrate urban development with the surrounding rural environment located to the west, south and east of the Structure Plan area;
 - iii. provide walking and cycling access;
 - iv. mitigate the effects of urban development on the surrounding Rural Zone Rural Character Landscapes, primarily through planting and sympathetic

mounding within the Building Restriction Areas that results in a planted buffer that filters views of built development from the surrounding rural landscape; and

- v. vesting of these areas as reserves, except where located on roads.

b. Building Restriction Area over the water race to:

- i. provide for walking and cycling connections through the Structure Plan area and access to reserves; and
- ii. provide visual amenity and a greenbelt through the Structure Plan area which enhances biodiversity and provides non-road based connections.

c. Recreation Reserves to:

- i. provide a range of recreational opportunities, including a Community Park (Sportsground) with a minimum area of 2.0ha, a park for village centre activities, and two Local Parks;
- ii. have a primary function as a recreation reserve, with the potential to provide a dual stormwater use, only where the primary function of the reserves for recreation as provided for in (i) above is not compromised; while
- iii. enabling flexibility of the final location and shape of each reserve so each can be integrated within the detailed subdivision design that encompasses the identified reserve, except the market square which has a fixed location and dimensions.

Staging

27.3.24.4 Ensure subdivision and development of the Lower Density Suburban Residential Zone is undertaken in a north to southward direction to:

- a. provide for an urban form and development pattern that is coherent and avoids a sense of sprawl and ad hoc development as a result of areas of land left undeveloped amidst developed areas;
- b. integrate with the provision of infrastructure and formation of the walkway connections;
- c. provide for public access along the water race, and the market square reserve in the Local Shopping Centre Zone shown on the Structure Plan, to be formed as part of the first stage of subdivision to provide opportunity for community facilities;
- d. form the 2ha Community Park (Sportsground) reserve, and the entire perimeter Building Restriction Area within Area A, as part of any application resulting in 500 residential lots or greater within Area A, to provide for community facilities, open space and recreation.

27.3.24.5 Ensure subdivision and development of the Local Shopping Centre Zone is undertaken firstly along Longview Drive, then outwards towards and including the strip along Cemetery Road, to support an initial focus of development around Longview Drive.

27.3.24.6 Recognise the limitations of the existing roading network by restricting all subdivision and development on the southern side of Cemetery Road within the Structure Plan area to

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990 residential allotments until the Cemetery Road and Doman Road intersection is upgraded to a roundabout.

Wastewater

27.3.24.7 Ensure all new lots are provided with connections to Council owned and operated reticulated wastewater treatment and disposal systems.

27.4 Other Provisions and Rules

27.4.1 District Wide

The rules of the zone the proposed subdivision is located within are applicable. 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	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
District Plan web mapping application		

27.4.2 Earthworks associated with subdivision

27.4.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except Rule 25.2 maximum total volume, Rule 25.5.15 cut, Rule 25.5.16 fill and Rule 25.5.21 Cleanfill transported by roads) and shall be assessed against the matters of discretion and assessment matters in Chapter 25.

27.4.3 Natural Hazards

27.4.3.1 The Natural Hazards Chapter of the District Plan sets a policy framework to address land uses and natural hazards throughout the District. All subdivision is able to be assessed against a natural hazard through the provisions of section 106 of the RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

27.5 Rules - Subdivision

27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P Permitted C Controlled RD Restricted Discretionary

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D Discretionary NC Non-Complying PR Prohibited

Where an activity falls within more than one rule, unless stated otherwise, its status shall be determined by the most restrictive rule.

	Boundary Adjustments	Activity Status
27.5.2	<p>An adjustment to existing cross-lease or unit title due to:</p> <ul style="list-style-type: none"> a. an alteration to the size of the lot by alterations to the building outline; b. the conversion from cross-lease to unit title; or c. the addition or relocation of an accessory building; d. providing the activity complies with all other provisions of the District Plan or has obtained a land use consent. <p>Advice Note:</p> <p>In order to undertake such a subdivision a certificate of compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).</p>	P
27.5.3	<p>For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <ul style="list-style-type: none"> a. in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location; b. no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones; c. no additional separately saleable lots are created; d. the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and e. lots must be immediately adjoining each other. <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the location of the proposed boundaries; b. boundary treatment; c. easements for existing and proposed access and services. 	C
27.5.4	<p>For boundary adjustments that either:</p> <ul style="list-style-type: none"> a. involve any site that contains a heritage or any other protected item identified on the District Plan web mapping application; or 	RD

	Boundary Adjustments	Activity Status
	<p>b. are within the urban growth boundary of Arrowtown;</p> <p>where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <p>a. no additional separately saleable lots are created;</p> <p>b. the areas of the resultant lots comply with the minimum lot size requirement for the zone;</p> <p>c. lots must be immediately adjoining each other;</p> <p>Discretion is restricted to:</p> <p>a. the impact on the heritage values of the protected item;</p> <p>b. the maintenance of the historic character of the Arrowtown Residential Historic Management Zone;</p> <p>c. the location of the proposed boundaries;</p> <p>d. boundary treatment;</p> <p>e. easements for access and services.</p>	

	Unit Title or Leasehold Subdivision	Activity Status
27.5.5	<p>Where land use consent is approved for a multi unit commercial, residential, or visitor accommodation development, or Ski Area Sub-Zone Accommodation or retail activity ancillary to Ski Area Activities within the Ski Area Sub-Zone and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided:</p> <p>a. all buildings must be in accordance with an approved land use resource consent;</p> <p>b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;</p> <p>c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</p> <p>Control is reserved to:</p> <p>a. the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</p>	C

	Unit Title or Leasehold Subdivision	Activity Status
	<p>b. the effects of and on infrastructure provision.</p> <p>This rule does not apply a subdivision of land creating a separate fee simple title.</p> <p>The intent is that it applies to subdivision of a lot containing an approved land use consent, in order to create titles in accordance with that consent.</p>	

	Subdivision Activities - District Wide	Activity Status
27.5.6	Any subdivision that does not fall within any rule in this section 27.5.	D
27.5.7	<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; 10. Settlement Zone; 11. General Industrial and Service Zone. <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; 	RD

	Subdivision Activities - District Wide	Activity Status
	<ul style="list-style-type: none"> 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 27.7.1, unless otherwise stated.</p>	
27.5.8	<p>All subdivision activities, unless otherwise provided for, in the District’s Rural Residential and Rural Lifestyle Zones</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. in the Rural Lifestyle Zone, the location and size of building platforms in respect of: <ul style="list-style-type: none"> i. external appearance; ii. landscape character and visual amenity. b. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; c. internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions; d. property access and roading; e. esplanade provision; f. the adequacy of measures to address the risk of natural hazards; g. fire fighting water supply; h. water supply; i. stormwater disposal; j. sewage treatment and disposal; 	RD

	Subdivision Activities - District Wide	Activity Status
	<ul style="list-style-type: none"> k. energy supply and telecommunications including adverse effects on energy supply and telecommunication networks; l. open space and recreation; m. ecological and natural values; n. historic heritage; o. easements. 	
27.5.9	<p>All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location of building platforms and vehicle access; b. Subdivision design and lot layout including the location of boundaries, lot shape and dimensions (but excluding lot area); c. Location, scale and extent of landform modification, and retaining structures; d. Property access and roading; e. Esplanade provision; f. Natural hazards; g. Firefighting water supply and access; h. Water supply; i. Network utility services, energy supply and telecommunications; j. Open space and recreation provision; k. Opportunities for nature conservation values, and natural landscape enhancement; l. Easements; m. Vegetation, and proposed planting; n. Fencing and gates; o. Wastewater and stormwater management; p. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks; q. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment. 	RD

	Subdivision Activities - District Wide	Activity Status
	<p><u>Advice Note:</u></p> <p>Refer to the Wakatipu Basin Rural Amenity Zone location specific rules in 27.7.18 – 27.7.21.</p>	
27.5.10	<p>Subdivision of land in any zone within the National Grid Subdivision Corridor except where any allotment identifies a building platform to be located within the National Grid Yard.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. impacts on the operation, maintenance, upgrade and development of the National Grid; b. the ability of future development to comply with NZECP34:2001; c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line. d. the risk of electrical hazards affecting public or individual safety, and the risk of property damage. e. whether any proposed planting within the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the transmission lines. 	RD
27.5.11	<p>The subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment, where subdivision is a potential threat as set out in Schedule 39.6.</p> <p>For the purposes of this rule, the urban environment relates to those zones set out in Part 3: Urban Environment and the Open Space and Recreation Zones within the Urban Growth Boundary.</p> <p>Except that:</p> <ol style="list-style-type: none"> a. Subdivision in accordance with rule 27.5.5 is exempt from rule 27.5.11. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Effects on Manawhenua values. <p>Any application for resource consent under Rule 27.5.11 for restricted discretionary activities will not be publicly notified and for the purpose of limited notification, assessment of affected persons shall be limited to effects on Manawhenua.</p>	RD
27.5.12	<p>All subdivision activities in the Rural Visitor Zone (excluding the Maungawera Rural Visitor Zone), Rural and Gibbston Character Zones and Airport Zone - Wānaka, unless otherwise provided for.</p>	D

	Subdivision Activities - District Wide	Activity Status
27.5.13	The subdivision of land containing a heritage or any other protected item scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.5.4.	D
27.5.14	The subdivision of land identified on the District Plan web mapping application as a Heritage Overlay Area.	D
27.5.15	The subdivision of a site containing a known archaeological site.	D
27.5.16	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
27.5.17	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.	D
27.5.18	Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding: a. in the R(HD) activity area, where the creation of lots less than 380m ² shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).	D
27.5.19	Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.	D
27.5.20	Within the Wakatipu Basin Lifestyle Precinct, subdivision which does not comply with the minimum net site area specified in Part 27.6 provided that the minimum net site area is not less than 4,000m ² and the average area of all lots in the subdivision is not less than 0.8ha per lot.	D
27.5.21	Within the Wakatipu Basin Lifestyle Precinct, subdivision with a minimum net site area less than 4,000m ² or where the average area of lots in the subdivision is less than 0.8ha per lot.	NC
27.5.22	Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.18 and Coneburn Industrial Zone Activity Area 2a which is assessed pursuant to Rule 27.5.19, Wakatipu Basin Lifestyle Precinct Rules 27.5.20 and Cardrona Settlement Zone which is assessed pursuant to Rules 27.5.31 and 27.5.32.	NC
27.5.23	A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.17 where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.	NC
27.5.24	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.	NC

PART 5**SUBDIVISION & DEVELOPMENT 27**

	Subdivision Activities - District Wide	Activity Status
27.5.25	The subdivision of land resulting in the division of a building platform.	NC
27.5.26	The subdivision of a residential flat from a residential unit.	NC
27.5.27	Any subdivision of land in any zone within the National Grid Corridor, which does not comply with Rule 27.5.10.	NC
27.5.28	Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.33.	NC
27.5.29	The further subdivision of an allotment that has previously been used to calculate the average lot size net site area for subdivision in the Wakatipu Basin Lifestyle Precinct, except where the further subdivision and any prior subdivision together complies with Rule 27.6.1 or Rule 27.5.20.	NC
27.5.30	All subdivision activities in the Maungawera Rural Visitor Zone	NC
27.5.31	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, but which relate to development that complies with Standard 20.5.22.	D
27.5.32	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, other than subdivision which relates to development that complies with Standard 20.5.31.	NC

27.6 Rules - Standards for Minimum Lot Areas**27.6.1 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.**

(Note: in the Large Lot Residential A zone, the minimum or average lot size shall be determined by total area, not net site area)

Zone		Minimum Lot Area
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²
	Frankton North	No minimum
Airport		No minimum
Coneburn Industrial	Activity Area 1a	3000m ²
	Activity Area 2a	1000m ²
Residential	High Density	600 450m ²
	High Density at Frankton North	No minimum
	Medium Density	250m ²
	Lower Density Suburban	300 450m ²

PART 5

SUBDIVISION & DEVELOPMENT 27

Zone		Minimum Lot Area
		Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m ² At Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.28: 800m ²
	Arrowtown Residential Historic Management	800m ²
	Large Lot Residential A	1500m ² providing the average lot size is not less than 2000m ² (total area)
	Large Lot Residential B	4000m ²
Settlement	Luggate, Glenorchy, Kinloch, Kingston, Cardrona	800m ²
	Makarora	1,000m ²
Rural	Rural Gibbston Character	No minimum
	Wakatipu Basin Rural Amenity Zone	80ha
	Wakatipu Basin Lifestyle Precinct	6000m ² 1.0ha minimum average
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ² .
	Rural Residential Camp Hill	4000m ² with no more than 36 lots created for residential activity
Jacks Point	Residential Activity Areas – being the R(JP), R(HD), R(JP-SH), and R(HD-SH) areas.	380m ² In addition, subdivision shall comply with the average density requirements set out in Rule 41.5.1.1.
	All other activity areas.	No minimum
Millbrook		No minimum
Waterfall Park		No minimum
Open Space and Recreation Zones		No minimum
Gibbston Valley Resort Zone		No minimum

PART 5

SUBDIVISION & DEVELOPMENT 27

Zone		Minimum Lot Area
General Industrial and Service Zone		1000m ² Except: Subdivision of lots between 1000m ² and 500m ² shall be a discretionary activity. Subdivision of lots less than 500m ² shall be a non-complying activity.
Three Parks Commercial		No minimum
Three Parks Business		No minimum
High Density Residential – Three Parks Wānaka		No minimum
Rural Visitor Zone		No minimum
Hills Resort Zone		No minimum
Hogans Gully Resort Zone		Activity Areas VAR1 – VAR9: 600m ² All other Activity Areas: No Minimum

Advice Note:

Non-compliance with the minimum lot areas specified above means that a subdivision will fall under one of Rules 27.5.18-22 and Rules 27.5.31 and 27.5.32 depending on its location.

27.6.2 Lots created for access, utilities, roads and reserves shall have no minimum size.

27.7 Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
27.7.1	<p>Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans 27.13.7 Criffel Station, 27.13.9 Frankton North, 27.13.13 Connell Terrace, 27.13.14 Ballantyne Road and 27.13.19 Lake Hāwea South).</p> <p>Control is reserved to:</p> <ul 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, 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; 	C

	Zone and Location Specific Rules	Activity Status
	<ul style="list-style-type: none"> 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; and l. ecological and natural values; m. historic heritage; n. easements; o. any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter. 	
27.7.2	<p>Kirimoko</p> <p>27.7.2.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Kirimoko Structure Plan shown in part 27.13, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. roading layout; b. the provision and location of walkways and the green network; c. the protection of native species as identified on the structure plan as green network. 	C
	<p>27.7.2.2 Any subdivision that does not comply with the principal roading layout and reserve net-work depicted in the Kirimoko Structure Plan included in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).</p>	NC
	<p>27.7.2.3 Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.</p>	NC
	<p>27.7.2.4 Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural.</p>	NC

	Zone and Location Specific Rules	Activity Status
27.7.3	<p>Bob's Cove Rural Residential Sub-Zone</p> <p>27.7.3.1 Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> a. boundary planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> i. within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and ii. where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected. b. development areas and undomesticated areas within the Rural Residential sub-zone at Bob's Cove: <ul style="list-style-type: none"> i. within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council; ii. at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council; iii. the remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council; iv. the landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and v. this area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas 	NC

	Zone and Location Specific Rules	Activity Status
	<p>shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots;</p> <p>vi. any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.</p>	
27.7.4	<p>Ladies Mile</p> <p>27.7.4.1 Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Lower Density Suburban Residential or Rural Residential as shown on the District Plan web mapping application and that does not meet the following standards:</p> <p>a. the landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.</p> <p>b. no separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas ad-joining the land subject to the application for subdivision consent.</p>	NC
27.7.5	<p>Jacks Point</p> <p>27.7.5.1 Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Section 27.13. For the purposes of interpreting this rule, the following shall apply:</p> <p>a. a variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable;</p> <p>b. Public Access Routes and Secondary Roads, except as provided for in d. below, may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;</p> <p>c. subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the</p>	D

	Zone and Location Specific Rules	Activity Status
	<p>location of the connection shown on the Structure Plan shall be acceptable;</p> <p>d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process; and</p> <p>e. The following variances in the alignment of the secondary road access to Homesite HS58 shall be acceptable:</p> <ul style="list-style-type: none"> i. Section 1 (S1) shall be aligned along the existing farm track with no variance allowed; ii. Section 2 (S2) shall be aligned within 5m of the identified access; and iii. Section 3 (S3) shall be aligned within 20m of the identified access. 	
27.7.5.2	<p>Subdivision failing to comply with the 380m² minimum lot size for subdivision within the Hanley Downs part of the Jacks Point Zone.</p> <p>Discretion is restricted to:</p> <ul 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, 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; and l. ecological and natural values; m. historic heritage; 	RD

	Zone and Location Specific Rules	Activity Status
	<ul style="list-style-type: none"> n. easements; o. location and height of buildings, or parts of buildings, including windows; p. configuration of parking, access and landscaping. 	
	<p>27.7.5.3 Subdivision within the OSR-North Activity Area of the Jacks Point Zone that does not, prior to application for subdivision consent being made:</p> <ul style="list-style-type: none"> a. provide to the Council noise modelling data that identifies the 55dB Ldn noise contour measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics, based on any consented operations from the airstrip on Lot 8 DP443832; and b. register a consent notice on any title the subject of subdivision that includes land that is located between the 55 dB Ldn contour and the airstrip preventing any ASAN from locating on that land. 	NC
	<p>27.7.5.4 Subdivision of land comprising any of Homesite Activity Areas HS₃₈ – HS₅₆</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. Those matters listed under Rule 27.7.1; b. The content of the Vegetation Management Strategy; c. Indigenous biodiversity values; d. Ecological values; e. Landscape character and visual amenity values; f. The measures to ensure implementation of the Vegetation Management Strategy (including potential enforceability provisions); and g. The appropriateness of a legal instrument (s) registered on the titles to secure implementation of the Vegetation Management Strategy. <p><u>Information requirements:</u></p> <p>The Vegetation Management Strategy submitted as part of this Rule shall be prepared by a suitably qualified and experienced person to provide a holistic approach to revegetation of the homesites and the surrounding area of the</p>	C

	Zone and Location Specific Rules	Activity Status
	<p>tablelands. The Vegetation Management Strategy shall include the following information:</p> <p>(a) A Vegetation Plan which includes:</p> <ul style="list-style-type: none"> (i) A schedule of plant species numbers, and spacing, using locally appropriate eco-sourced native species; (ii) The boundaries of the area subject to the Vegetation Management Strategy and the location of Homesites HS₃₈ to HS₅₆; (iii) Identification of existing indigenous vegetation communities, including grey shrubland and wetland species, and provides a coherent pattern of new planting, which integrates with the existing indigenous vegetation and reinforces the existing landform patterning; (iv) Any earthworks associated with the Vegetation Management Strategy; and (v) The location and alignment of access, roading, sites for future dwellings and any associated earthworks, and integration of these built elements into the landscape when viewed from neighbouring homesites, public walkways, the Lodge Activity Area, Lake Wakatipu and Jacks Point Zone residential activity areas. <p>(b) Measures relating to the implementation of the Vegetation Plan, including:</p> <ul style="list-style-type: none"> (i) Protection of indigenous vegetation from grazing stock, weeds and other pests; (ii) Irrigation methods, if required; and (iii) Staging and timing of planting. <p>(c) A landscape assessment which:</p> <ul style="list-style-type: none"> (i) Includes the rationale for the boundaries for the proposed Vegetation Plan; (ii) Demonstrates that the Vegetation Plan will result a coherent pattern of new planting, which integrates with the existing indigenous vegetation; establishes indigenous vegetation links within and between Homesites; and reinforces the existing landform patterning; (iii) Demonstrates that the proposed planting will result in an improvement in indigenous biodiversity values across these Homesites and the surrounding Tablelands Landscape Protection Area; 	

	Zone and Location Specific Rules	Activity Status
	<p>(iv) Demonstrates that subdivision design elements, including vehicle access, have been integrated into the design of the proposed planting, taking into account views from:</p> <ul style="list-style-type: none"> • neighbouring homesites; • public walkways; • the Lodge Activity Area; • Lake Wakatipu; and • Jacks Point Zone residential activity areas. <p><u>Advice Note</u></p> <p>Noting that the purpose of the proposed planting is to assist the visual integration of development; and</p> <p>(v) Demonstrates that the Vegetation Plan will accommodate views from homesites to the surrounding mountains and lake.</p>	
	<p>Subdivision of any land containing Homesite Activity Areas HS₃₈ -HS₅₆</p> <p>27.7.5.5 Subdivision of any land containing Homesite Activity Areas HS₃₈ – HS₅₆, that does not:</p> <p>a. Include a Vegetation Management Strategy that satisfies the information requirements in Rule 27.7.5.4;</p> <p>or</p> <p>b. Include all of Homesite Activity Areas HS38 to HS56 and any land within the Activity Areas OSL or OSG that is located between these Homesites.</p> <p>27.7.5.6 Subdivision of Subdivision of any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆ that does not provide for the implementation of the Vegetation Management Strategy provided in accordance within Rule 27. 7.5.4 prior to the issue of s224c) certification.</p> <p>27.7.5.7 Subdivision of any land containing Homesite Activity Areas HS₃₈ - HS₅₆ that does not provide for the registration of a legal instrument on the relevant Record of Title which:</p> <p>For the lot containing the Homesite Activity Area:</p> <p>(i) requires implementation of the Vegetation Management Strategy in accordance with Rule 27.7.5.4, including any ongoing commitments associated with the implementation of the vegetation plan, as relevant to each lot containing a</p>	<p>NC</p>

	Zone and Location Specific Rules	Activity Status
	<p>homesite, including areas of existing vegetation prior to the occupation of the residential unit;</p> <p>(ii) requires implementation of the measures detailed within provision 27.7.5.4 b.; and</p> <p>For those lot/s containing any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆</p> <p>(iii) requires any ongoing commitments associated with the implementation of the measures detailed within provision 27.7.5.4 b.</p>	
27.7.6	<p>Millbrook Resort Zone</p> <p>27.7.6.1 Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan contained in Section 27.13.</p>	D
27.7.7	<p>Coneburn Industrial</p> <p>27.7.7.1 Subdivision not in general accordance with the Coneburn Industrial Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <p>a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres;</p> <p>b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;</p> <p>c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres.</p>	NC
	<p>27.7.7.2 Subdivision failing to comply with any of the following:</p> <p>a. consent must have been granted under Rule 44.4.10 for landscaping of the Open Space Area shown on the Structure Plan in accordance with an Ecological Management Plan prior to lodgement of the subdivision application;</p> <p>b. subdivision of more than 10%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 25% of the Open Space Area shown on the Structure Plan;</p> <p>c. subdivision of more than 25%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented</p>	NC

	Zone and Location Specific Rules	Activity Status
	<p>under Rule 44.4.10 has been completed on not less than 50% of the Open Space Area shown on the Structure Plan;</p> <p>d. subdivision of more than 50%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 100% of the Open Space Area shown on the Structure Plan.</p>	
	<p>27.7.7.3 Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone:</p> <p>a. prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate;</p> <p>b. any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted.</p>	NC
27.7.8	<p>West Meadows Drive</p> <p>27.7.8.1 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 which is consistent with the West Meadows Drive Structure Plan in Section 27.13.</p> <p>Control is reserved to:</p> <p>a. the matters of control listed under Rule 27.7.1; and</p> <p>b. roading layout.</p>	C
	<p>27.7.8.2 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 that is inconsistent with the West Meadows Drive Structure Plan in Section 27.13.</p>	D
27.7.9	Frankton North	RD

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	Zone and Location Specific Rules	Activity Status
	<p>27.7.9.1 Subdivision in accordance with the Structure Plan 27.13.9 Frankton North.</p> <p>27.7.9.2 All subdivision at Frankton North that complies with the following standards:</p> <ul style="list-style-type: none"> a. access to the wider roading network shall only be via one or more of: <ul style="list-style-type: none"> i. Hansen Road; ii. Ferry Hill Drive; and/or iii. Hawthorne Drive/State Highway 6 roundabout. b. no subdivision shall be designed so as to preclude compliance with clause 27.7.9.2a, including in respect of access to adjacent sites. c. provision for a pedestrian and cycle path along the boundary with State Highway 6. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters contained in Rule 27.5.7; b. safe and effective functioning of the State Highway network, including no new access to State Highway 6; c. provision and integration of internal connections throughout Frankton North with the primary road that links State Highway 6 to Quail Rise, and Hansen Road; d. integration with pedestrian and cycling networks, including those across State Highway 6. e. provision for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land. f. Road design accounts for long-term traffic demands without the need for subsequent retrofitting or upgrade. 	
27.7.10	Any subdivision activity at Frankton North that does not comply with Rule 27.7.9.	D
27.7.11	Criffel Station Rural Lifestyle (upper terrace)	RD
	27.7.11.1 Subdivision consistent with Structure Plan 27.13.7 for the Criffel Station Rural Lifestyle (upper terrace).	

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SUBDIVISION & DEVELOPMENT 27

	Zone and Location Specific Rules	Activity Status
	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The matters contained in Rule 27.5.8 with particular regard to the effects of lighting and mitigating the prominence of development from public places at night; b. Landscaping and land management (including fencing and any restrictions on ornamental gates) within the Building Restriction Areas of the Structure Plan consistent with Policies 27.3.13.1 and 27.3.13.2; and c. Weed and pest control within Building Restriction Area 2 of the Structure Plan in order to maintain and enhance indigenous vegetation and ecosystems consistent with Policy 27.3.13.2. 	
27.7.12	<p>Luggate Park</p> <p>27.7.12.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. Mounding and planting at the eastern edge of the Upper Plateau as identified on the Structure Plan in 27.13.8; b. Provision for restricting the height of buildings within the area identified on the Structure Plan in 27.13.8: c. Provision for the finished ground level of the area identified on the Structure Plan in 27.13.8 as subject to building height restriction of 5.5m being no greater than +279.00 MASL. 	C
	<p>27.7.12.2 Any building located on the Upper Plateau area as identified on the Structure Plan in 27.13.8 not in accordance with the Structure Plan in 27.13.8</p>	NC
	<p>27.7.12.3 Subdivision that is not consistent with the Structure Plan in 27.13.8.</p>	NC
27.7.13	<p>Gibbston Valley Resort Zone</p> <p>Any subdivision of the Gibbston Valley Resort Zone that is not in general accordance with the Gibbston Valley Resort Zone Structure Plan contained in Section 27.13.</p>	D
27.7.14	<p>Alpine Meadows</p> <p>27.7.14.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision, the following shall be additional matters of control:</p>	C

	Zone and Location Specific Rules	Activity Status
	<p>a. The location of roading connection points, including internal road and connection points to Orchard Road can move +/- 30m.</p> <p>b. The provision of a public walkway and cycleway along the Orchard Road frontage.</p> <p>27.7.14.2 Any subdivision that is not consistent with the Structure Plan in 27.13.11.</p>	NC
27.7.15	<p>Three Parks Wānaka</p> <p>27.7.15.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Three Parks Structure Plan shown in part 27.13.12, the following shall be additional matters of control:</p> <p>a. roading layout;</p> <p>b. the provision and location of walkways and the green network; and</p> <p>c. the integrated approach to landscaping of the building restriction areas.</p> <p>Note: for the western fixed road, two options are shown on the structure plan. Only either A or B is required to be constructed, not both.</p>	C
	<p>27.7.15.2 Any subdivision within the Three Parks High Density Residential zone.</p>	D
	<p>27.7.15.3 Any subdivision that does not comply with the Three Parks Structure Plan located in Section 27.13.12</p> <p>For the purposes of this rule:</p> <p>a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres;</p> <p>b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;</p> <p>c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and</p> <p>d. for the western fixed road, only either A or B is required to be constructed, not both.</p>	NC

	Zone and Location Specific Rules	Activity Status
	27.7.15.4 At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.	NC
27.7.16	<p>Connell Terrace Structure Plan</p> <p>27.7.16.1 Subdivision consistent Structure Plan 27.13.13 Connell Terrace.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters of control listed in Rule 27.7.1; b. roading layout; c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas. 	RD
	<p>27.7.16.2 Any subdivision that does not comply with the Connell Terrace Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and c. landscaping along the western boundary of the BRA shall be either; <ul style="list-style-type: none"> i. a 3-5m height and 15-20m width mounding with predominantly evergreen planting with a height of 5-6m; or ii. 30m strip of dense predominantly evergreen planting with a height of at least 8 metres. 	NC
27.7.17	<p>Ballantyne Road Structure Plan</p> <p>27.7.17.1 Subdivision consistent Structure Plan 27.13.14 Ballantyne Road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters of control listed in Rule 27.7.1 b. roading layout; 	RD

	Zone and Location Specific Rules	Activity Status
	<ul style="list-style-type: none"> c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas. 	
	<p>27.7.17.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres. 	NC
	<p>Kawarau Heights</p> <p>27.7.17.3 In addition to those matters of control listed under Rule 27.7.1, when assessing any subdivision, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. consistency with the Kawarau Heights Design Guidelines 2020; b. earthworks, mounding and planting within the southern extent of the Structure Plan area and the escarpments in proximity to the Rural Zone ONL. 	C
	<p>27.7.17.4 Any subdivision that is not in accordance with the Structure Plan contained in 27.13.15.</p>	NC
	<p>27.7.17.5 Prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, up to 55 residential allotments may be created; or</p> <p>27.7.17.6 If, prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, the Boat Shed cafe approved pursuant to resource consent SH160140 is operational, up to 19 residential allotments may be created.</p> <p>Note: The creation of allotments means the issue of s224(c) certification under the Resource Management Act 1991.</p>	NC
27.7.18	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from Roads</p> <p>27.7.18.1 The minimum setback of any building platform identified through subdivision from any road boundary (other than an unformed road) shall be:</p>	RD

	Zone and Location Specific Rules	Activity Status
	<p>a. 75m in the Lifestyle Precinct; and</p> <p>b. 20m in the Rural Amenity Zone.</p> <p>27.7.18.2 The minimum setback of any building platform identified through subdivision from any unformed road shall be 20m in the Rural Amenity Zone and Lifestyle Precinct.</p> <p>Discretion is restricted to:</p> <p>a. Building Platform location as it relates to views from the road or unformed road to ONFs and ONLs and other mapped features;</p> <p>b. Scale of future buildings;</p> <p>c. Landscaping/planting (existing and proposed).</p>	
27.7.19	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from Escarpment, Ridgeline and River Cliff Features</p> <p>27.7.19.1 Within the Lifestyle Precinct only, any building platform identified through subdivision, or vehicle access shall be located a minimum of 50m from the boundary of any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application.</p> <p>Discretion is restricted to:</p> <p>a. Building platform location as it relates to any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application;</p> <p>b. Scale of buildings;</p> <p>c. Landform modification and earthworks;</p> <p>d. Landscaping/planting (existing and proposed).</p>	RD
27.7.20	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from waterbodies</p> <p>27.7.20.1 The minimum setback of any building platform identified through subdivision from the bed of a wetland, river or lake shall be 30m.</p> <p>This rule shall not apply to waterbodies that have been built or are proposed as part of a subdivision or development for the primary purpose of treating and disposing of stormwater.</p> <p>Discretion is restricted to:</p> <p>a. Biodiversity and nature conservation values;</p> <p>b. Landscape and natural character;</p>	RD

	Zone and Location Specific Rules	Activity Status
	<p>c. Landform modification and earthworks;</p> <p>d. Natural hazards;</p> <p>e. Esplanade provision.</p>	
27.7.21	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Size of Building Platforms</p> <p>27.7.21.1 Any building platform identified shall be not less than 70m² in area and not greater than 1 000m² in area.</p>	NC
27.7.22	<p>Hills Resort Zone</p> <p>27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2 and HS1 - HS5:</p> <p>Control is reserved to:</p> <p>a. The matters listed under Rule 27.7.1</p> <p>b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management.</p> <p>c. The effectiveness of the LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including:</p> <ul style="list-style-type: none"> i. the extent to which any existing vegetation should be retained; ii. the size, volume and batter of any earthworks required; iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity; iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; v. irrigation methods; vi. the extent to which the earthworks are congruous with the landscape. <p>d. The approach to establishment of the LAMA. For these purposes “established” means that the works required, including all planting, irrigation installation, and any earthworks:</p> <ul style="list-style-type: none"> i. are implemented and physically completed; and 	C

	Zone and Location Specific Rules	Activity Status
	<ul style="list-style-type: none"> ii. have been audited by the Council no sooner than 6 months following physical completion; and iii. have been certified by the Council as being completed. <p>e. For the purpose of clause c above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas 4.1, 4.2 and 4.3), as shown on the indicative LAMA design/layout plans in Section 47.8.</p> <p>f. The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that:</p> <ul style="list-style-type: none"> i. Any LAMA will be established prior to construction of any buildings in any Activity Area; ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; ii. Ongoing monitoring requirements. <p>Information requirements</p> <p>Where LAMA is proposed as part of any application for subdivision, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <p>A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.</p> <p>If the LAMA proposed departs from the indicative LAMA plans in Section 47.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</p> <p>27.7.22.2 Any subdivision wholly within Activity Area G that will create a new site for any visitor accommodation, residential or commercial activity.</p>	
27.7.23	<p>Hills Resort Zone</p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3, or is not proposed through subdivision.</p>	NC
27.7.24	<p>Hills Resort Zone</p>	NC

	Zone and Location Specific Rules	Activity Status
	Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.15.1 (if applicable).	
27.7.25	<p>Hogans Gully Resort Zone</p> <p>27.7.25.1 Subdivision comprising all of any part of Activity Areas C, M, VA, VAR 1 – VAR 9, HS, PG, EG and LP</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. The matters listed under Rule 27.7.1. b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. c. The methods to ensure that the design and external appearance of all buildings within the lots created will be sympathetic to the landscape setting. d. The content of the Hogans Gully Ecological Management Plan and Revegetation Strategy (EMPRS). The purpose of the EMPRS is to ensure that Policies 48.2.1.12 and 48.2.1.13 are achieved, that viable indigenous habitats that can support a variety and indigenous fauna are established within the Zone, and that the planting areas contribute to blending built development into the local and wider landscape. e. Implementation of the EMPRS including (but not limited to) requirements for works to be completed prior to any certification under s224(c) of the Act and via any legal instruments on the title(s) of the land within Activity Areas VA and VAR 1 – VAR 9 to ensure ongoing compliance and monitoring with the EMPRS. f. The content of legal instruments on the title(s) of the land within Activity Areas VAR1 – VAR9 requiring the following ongoing responsibilities of owners: <ol style="list-style-type: none"> i. the lot owner shall ensure that the lot is kept free of noxious weeds and in a neat and tidy condition; ii. All vegetation required within the lot by Part 48.7 (Landscaping and Site Treatment Details) shall be maintained in perpetuity by the owner. <p><i>Information and outcomes requirements:</i></p> <p>Any application for subdivision shall include an EMPRS. The EMPRS shall be prepared by a suitably qualified ecologist and shall set out the detail of and programme for the specific works required in Items 1 – 110 below and the satisfaction of Item 11:</p>	C

	Zone and Location Specific Rules	Activity Status
	<ol style="list-style-type: none"> 1. The areas shall be rabbit fenced and where necessary stock fenced to permanently exclude grazing animals from these areas. 2. All woody weeds and wilding species including but not limited to willows, briar, hawthorn, broom and wilding conifers shall be removed and shall not be replanted. 3. Pest species shall be controlled. 4. No indigenous vegetation shall be removed except where necessary for restoration purposes or for the replacement of diseased or dying vegetation. 5. New indigenous vegetation shall be: <ul style="list-style-type: none"> • planted at a maximum of 1.2 m centres; • planted within a protective shelter; • planted with fertiliser, • of revegetation grade and eco-sourced. 6. Restoration of dryland communities should consist of a combination of indigenous species that represent the pre-human plant diversity within the Wakatipu Basin and provide for vegetation complexity (e.g. kowhai, Olearia's, Coprosmas, hebes and native broom). Species selected shall increase plant diversity and provide a food source for invertebrates, lizards and birds within these areas. 7. Restoration of wetlands and riparian areas shall occur using native species such as <i>Carex</i>, <i>Juncus</i>, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as <i>Coprosma propinqua</i>, <i>Olearia lineata</i>, and kowhai. 8. All indigenous vegetation within the dryland areas shall be supported by irrigation for at least 3 years following the installation of the plantings. 9. Twice yearly maintenance (Autumn and Spring) of ecological plantings shall occur for the first five years. 10. An annual audit shall be undertaken to assess the performance of the ecological plantings for the first 3 years of the project and subsequently on a biennial basis. An audit report shall be submitted to council documenting the findings of the audit. The audit report shall address pest and weed control programs undertaken throughout the year, any replacement planting required, the overall plant losses and percentage survival of the plantings and proposed amendments to the EMPRS. 11. Completion of the works in 1 – 10 above will be when all the plantings, irrigation and rabbit and stock proof fencing has been installed for a period 	

	Zone and Location Specific Rules	Activity Status																		
	<p>of 12 months and the first audit report finds the performance metrics and objectives of the EMPRS have been achieved.</p> <p><i>Staging</i></p> <p>The ecological works required in Items 1 – 10 above shall be undertaken in accordance with A, B, C and R of the Ecological Planting and Staging Plan at Chapter 48, Part 48.12.</p>																			
	<p>27.7.25.2 Subdivision comprising all of any part of Activity Areas VA, VAR 1 – VAR 9 where the application is not accompanied by the information required by Rule 27.7.XX.1 (if applicable).</p>	NC																		
	<p>27.7.25.3 Subdivision that:</p> <p>a. would exceed the following lot numbers per Activity Area in Activity Areas VAR 1 – VAR 9:</p> <table border="1" data-bbox="389 887 1120 1458"> <thead> <tr> <th>Activity Area</th> <th>Number of lots</th> </tr> </thead> <tbody> <tr> <td>VAR 1</td> <td>5</td> </tr> <tr> <td>VAR 2</td> <td>10</td> </tr> <tr> <td>VAR 3</td> <td>13</td> </tr> <tr> <td>VAR 4</td> <td>4</td> </tr> <tr> <td>VAR 5</td> <td>4</td> </tr> <tr> <td>VAR 6</td> <td>6</td> </tr> <tr> <td>VAR 7</td> <td>7</td> </tr> <tr> <td>HS</td> <td>1</td> </tr> </tbody> </table>	Activity Area	Number of lots	VAR 1	5	VAR 2	10	VAR 3	13	VAR 4	4	VAR 5	4	VAR 6	6	VAR 7	7	HS	1	NC
Activity Area	Number of lots																			
VAR 1	5																			
VAR 2	10																			
VAR 3	13																			
VAR 4	4																			
VAR 5	4																			
VAR 6	6																			
VAR 7	7																			
HS	1																			
27.7.26	<p>Subdivision that is not in accordance with the Hogans Gully Resort Zone Structure Plan at 27.13.17.</p>	NC																		
27.7.27	<p>Orchard Road and Riverbank Road</p> <p>Any subdivision, use or development that is inconsistent with the Riverbank Road Structure Plan contained in Section 27.13.18.</p>	D																		
	<p>Lake Hāwea South Structure Plan (Schedule 27.13.19)</p> <p>All references to a structure plan in the following rules are to the Lake Hāwea South Structure Plan</p>																			

	Zone and Location Specific Rules	Activity Status
27.7.28	<p>27.7.28.1</p> <p>In addition to those matters listed under Rule 27.5.7, when assessing any subdivision in accordance with the Lake Hāwea South Structure Plan contained in Schedule 27.13.19, the following shall be additional matters of discretion:</p> <ol style="list-style-type: none"> a. the comprehensive landscape design and planting of the building restriction areas to the extent applicable for each sage and as required by Rule 27.7.28.6 Building Restriction Areas below. b. design parameters are required to be secured through an appropriate legal mechanism for lots that adjoin open space areas including the location and visual permeability/transparency of fencing, materials and landscaping, and restricting fencing height to 2.0 metres. c. the extent that any subdivision and development of Area A identified on the Structure Plan ensures a logical progression of subdivision from north to southwards. d. The extent that subdivision and development of the Medium Density Residential Zone ensures a logical progression from the east adjacent to Longview Drive, to a westwards direction. e. Where a reserve as identified on the Structure Plan forms part of an area proposed for subdivision, the final position of the reserve and its dimensions, except the market square which has a fixed location and dimensions. 	RD
	<p>27.7.28.2 Structure Plan</p> <p>Any subdivision that is not in accordance with the Structure Plan contained in Section 27.13.19</p> <p>For the purposes of interpreting this rule, the following shall apply:</p> <ol style="list-style-type: none"> a. the Primary Road connections on Domain Road may move, however the same number of connections shall be provided. b. roading connections may move by up to 50m where they do not connect to an existing road. c. the location of the reserves may move and dimension amended provided the area of each reserve and frontage to roads and walkways remain, except the market square which has a fixed location and dimensions. 	NC
	<p>27.7.28.3 Roading Upgrades</p> <p>The subdivision of land (within the entire Structure Plan area) when taken cumulatively, results in more than 990 lots for residential or commercial activity unless:</p>	NC

	Zone and Location Specific Rules	Activity Status
	<p>a. the Domain/Cemetery Roundabout has been completed and is available for public use; or</p> <p>b. any resource consent which exceeds 990 lots as identified in Rule 27.7.28.3 includes a condition requiring that the Domain/Cemetery Roundabout must be completed prior to the issuing of a s224 certificate</p>	
	<p>27.7.28.4 Future Potential School</p> <p>The subdivision of the area identified as a Future School Site for residential activity or any other activity other than for education purposes, for a period of 7 years commencing on 29 May 2023.</p> <p>This rule shall not apply if the Ministry of Education has designated land for a new school elsewhere in Lake Hāwea (not including the existing school at Hāwea Flat), or the Ministry of Education confirms in writing to the Chief Executive of the Council that the Future School Site is of no interest as a school to the Ministry of Education.</p>	NC
	<p>27.7.28.5</p> <p>All subdivision and development within the Structure Plan area must be connected to Council owned and operated wastewater treatment and disposal systems.</p>	NC
	<p>27.7.28.6 Building Restriction Area</p> <p>a. The subdivision of any land for residential activity within Area A of the Lower Density Suburban Residential Zone as identified on the Structure Plan, and the Medium Density Residential Zone, shall include the development of the entire water race as it relates to the land on the eastern side of the unformed north to south road.</p> <p>b. The subdivision of land for residential activity on the western side of the unformed legal road shall include the development of the entire water race as it relates to the land on the western side of the unformed legal road, except for subdivision within Area B as identified on the Structure Plan.</p> <p>c. Any resource consent which exceeds an accumulative total of 500 lots for residential activity within Area A shall include the 2.0ha reserve and the entire Building Restriction Area within Area A bordering the western, southern and eastern perimeters of the Structure Plan area, and the development of the Building Restriction Area trail and planting must be completed prior to the issuing of a s224 certificate for the relevant subdivision which exceeds 500 lots for residential activity.</p> <p>Note: In rules a. to c. development means the formation of the walkway/trail for use by the public and installation of plantings, and any necessary maintenance measures such as irrigation and pest management measures (as necessary).</p>	NC

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27.7.29 In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m² in area and not greater than 1000m² in area.

- a. Rural Zone;
- b. Gibbston Character Zone;
- c. Rural Lifestyle Zone;

27.7.30 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	<u>High Density</u>	<u>20m x 20m</u>
	Medium Density	<u>10</u> 2m x 12m
	<u>Low Density</u>	<u>12m x 15m</u>
	Large Lot	30m x 30m
	All others	15m x 15m
Settlement	All Settlements	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

27.7.31 Subdivision applications not complying with either Rule 27.7.28 or Rule 27.7.29 shall be non-complying activities.

27.7.32 Subdivision associated with ~~infill development~~ residential development.

The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.7.29 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

27.7.33 Subdivision associated with residential development where proposed on sites are less than 300~~450~~m² in the Lower Density Suburban Residential Zone

27.7.33.1 In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 and minimum dimensions in Rule 27.7.29 shall not apply in cases where a combined land use and subdivision consent is sought. Subdivision may occur ahead of the implementation of the approved land use resource consent provided: ~~the residential units are not established, providing;~~

- ~~a. a certificate of compliance is issued for a residential unit(s); or~~
- ~~b. a resource consent has been granted for a residential unit(s).~~

- a. In addition to any other relevant matters pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:

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- I. that the construction of any residential unit shall be undertaken in accordance with the ~~applicable certificate of compliance or~~ approved land use resource consent (applies to the additional undeveloped lot to be created);

~~the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).~~

- II. there shall be not more than one residential unit per lot (applies to all lots).
- b. Where applicable, all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;
- c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.

27.7.33.2 Rule 27.7.32.1 shall not apply to the Lower Density Suburban Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary as shown on the District Plan web mapping application.

27.7.34 Standards related to servicing and infrastructure

Water

27.7.34.1 Subject to Rule 27.7.33.3, 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:

To a Council or community owned and operated reticulated water supply:

- a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;
- b. Rural Residential Zones at Wānaka, Lake Hāwea, Albert Town, Luggate and Lake Hayes;
- c. Millbrook Resort Zone and Waterfall Park Zone;
- d. Settlement Zone at Luggate, Glenorchy, Cardrona and Kingston.

27.7.34.2 Where any reticulation for any of the above water supplies crosses private land, it shall be accessible by way of easement to the nearest point of supply.

27.7.34.3 Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.

Telecommunications/Electricity

27.7.34.4 Electricity reticulation must be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

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27.7.34.5 Telecommunication services must be available to all allotments in new subdivisions in the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

27.7.34.6 Telecommunication reticulation must be provided to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

27.8 Rules - Esplanade Reserve Exemptions

27.8.1 Esplanade reserves or strips shall not be required where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve or in the case of activities authorised by Rule 27.5.2.

27.9 Assessment Matters for Resource Consents

27.9.1 Boundary Adjustments

In considering whether or not to impose conditions in respect to boundary adjustments under Rule 27.5.3 and in considering whether or not to grant consent or impose conditions in respect to boundary adjustments under 27.5.4, the Council shall have regard to the following assessment criteria:

27.9.1.1 Assessment Matters in relation to Rule 27.5.3 (Boundary Adjustments)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and if so, the proposed means for their protection;
- d. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

27.9.1.2 Assessment Matters in relation to Rule 27.5.4 (Boundary Adjustments involving Heritage Items and within Arrowtown's urban growth boundary)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:

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- i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
- ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature trees, on the site are of a sufficient amenity value that they should be retained and, if so, the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.
- e. where lots are being amalgamated within the Medium Density Residential Zone and Lower Density Suburban Residential Zone, the extent to which future development will affect the historic character of the Arrowsmith Residential Historic Management Zone;
- f. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.4.2, 27.2.4.4, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

27.9.2 Controlled Unit Title and Leasehold Subdivision Activities

In considering whether or not to impose conditions in respect to unit title or leasehold subdivision under Rule 27.5.5, the Council shall have regard to the following assessment criteria:

27.9.2.1 Assessment Matters in relation to Rule 27.5.5 (Unit Title or Leasehold Subdivision)

- a. whether all buildings comply with an approved resource consent;
- b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;
- c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;
- d. the effects of and on infrastructure provision;
- e. The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.

27.9.3 Restricted Discretionary Activity Subdivision Activities

In considering whether or not to grant consent or impose conditions under Rules 27.5.7 and 27.5.8, the Council shall have regard to the following assessment criteria:

27.9.3.1 Assessment Matters in relation to Rule 27.5.7 (Urban Subdivision Activities)

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- a. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provisions required for access for future subdivision on adjoining land;
- b. consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient ecological and natural value that they should be retained and the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- e. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- f. the extent to which the provision of land for open space and recreation is provided for having regard to recreational needs and environmental effects of open spaces and recreational facilities;
- g. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- h. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- i. whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001;
- j. whether appropriate easements are provided for existing and proposed access and services;
- k. the extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. The extent to which subdivision design (including the location of building platforms) manages effects on landscape values, landscape character and visual amenity values;
- b. the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;

- c. whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;
- d. the extent to which lots have been orientated to optimise solar gain for buildings and developments;
- e. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.
- f. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- g. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- h. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- i. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- j. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- k. whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001;
- l. whether appropriate easements are provided for existing and proposed access and services;
- m. where no reticulated water supply is available, whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is provided.
- n. the extent to which a natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.3.3 Assessment Matters in relation to Rule 27.5.9 (Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct Subdivision Activities)

Subdivision Design and Landscape

- a. The extent to which the location of future buildings, ancillary elements and landscaping responds to the identified elements set out in Schedule 24.8 - Landscape Character Units for the relevant landscape unit, and the following assessment matters:
 - i. the retention of existing vegetation and landform patterns;
 - ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
 - iii. earth mounding, and framework planting to integrate buildings and vehicle access;
 - iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;
 - v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement;
 - vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);
 - vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;
 - viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.
- b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.
- c. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.
- d. The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.
- e. Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the surrounding Outstanding Natural Landscape mountain context when viewed from the road.
- f. Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.
- g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.

- h. Whether the layout of reserves and accessways provides for adequate public access and use.
- i. Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained.

Access and Connectivity

- j. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic.
- k. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle access on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.
- l. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect, to reserves (existing or proposed), roads and existing rural walkways and cycle ways.
- m. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- n. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.

Infrastructure and Services

- o. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
- p. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
- q. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- r. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- s. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
- t. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading.
- u. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints.

- v. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems.
- w. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
- x. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.
- xa. Whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001.

Nature Conservation and Cultural values

- y. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control.
- z. Assessing the extent to which the subdivision design and layout preserves or enhances areas of archaeological, cultural or spiritual significance.
- aa. Considering the benefits of the removal of identified wilding exotic trees.
- bb. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.

Hazards

- cc. The extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

Lake Hayes Catchment

In addition to the matters above, where the site is located within the Lake Hayes Catchment identified in Schedule 24.9, the following are applicable.

- dd. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.

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- ee. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.
- ff. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.
- gg. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.
- hh. The extent to which the proposal contributes to water quality improvement, including by:
 - i. stabilising the margins of waterways, riparian planting and ongoing management;
 - ii. Reducing inputs of phosphorus and nitrogen into the catchment;
 - iii. Implementing a nutrient management plan;
 - iv. Restoring, maintaining, and constructing new, wetlands for stormwater management;
 - v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.
- ii. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.
- jj. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.

27.9.4 Restricted Discretionary Activity - Subdivision Activities within National Grid Corridor

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rules 27.5.10, the Council shall have regard to the following assessment criteria:

- 27.9.4.1 Assessment Matters in relation to Rule 27.5.10. (National Grid Subdivision Corridor)
- a. whether the allotments are intended to be used for residential or commercial activity;
 - b. the need to identify a building platform to ensure future buildings are located outside the National Grid Yard;
 - c. the ability of future development to comply with NZECP34:2001;
 - d. potential effects of the location and planting of vegetation on the National Grid;
 - e. whether the operation, maintenance and upgrade of the National Grid is restricted;

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- f. the extent to which Policy 27.2.2.8A is achieved.

27.9.5 Controlled Subdivision Activities – Structure Plan

In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan under Rules 27.7.1 and 27.7.2.1, the Council shall have regard to the following assessment criteria:

27.9.5.1 Assessment Matters in relation to Rule 27.7.1

- a. consistency with the relevant location specific objectives and policies in part 27.3;
- b. the extent and effect of any minor inconsistency or variation from the relevant structure plan.

27.9.5.2 Assessment Matters in relation to Rule 27.7.2.1 (Kirimoko)

- a. the assessment criteria identified under Rule 27.7.1;
- b. the appropriateness of any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform;
- c. the appropriateness of the design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways);
- d. whether provision is made for creation and planting of road reserves
- e. whether walkways and the green network are provided and located as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- f. whether native species are protected as identified on the Structure Plan as green network;
- g. The extent to which Policies 27.3.2.1 to 27.3.2.10 are achieved.

27.9.6 Restricted Discretionary Activity-Subdivision Activities within the Jacks Point Zone

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rule 27.7.5.2, the Council shall have regard to the following assessment criteria:

27.9.6.1 Assessment Matters in relation to Rule 27.7.5.2 (Jacks Point)

- a. the assessment criteria identified under Rule 27.7.1 as it applies to the Jacks Point Zone;
- b. the visibility of future development from State Highway 6 and Lake Wakatipu;
- c. the appropriateness of the number, location and design of access points;
- d. the extent to which nature conservation values are maintained or enhanced;
- e. the adequacy of provision for creation of open space and infrastructure;
- f. the extent to which Policy 27.3.7.1 is achieved;
- g. the extent to which sites are configured:

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- i. with good street frontage;
- ii. to enable sunlight to existing and future residential units;
- iii. to achieve an appropriate level of privacy between homes.
- h. the extent to which parking, access and landscaping are configured in a manner which:
 - i. minimises the dominance of driveways at the street edge;
 - ii. provides for efficient use of the land;
 - iii. maximises pedestrian and vehicular safety;
 - iv. addresses nuisance effects such as from vehicle lights.
- i. the extent to which subdivision design satisfies:
 - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
 - j. whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.
 - k. the extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.7 Controlled Activity-Subdivision Activities on West Meadows Drive

In considering whether or not to impose conditions in respect to subdivision activities under Rule 27.7.8.1, the Council shall have regard to the following assessment criteria:

27.9.7.1 Assessment Matters in relation to Rule 27.7.8.1

- a. the assessment criteria identified under Rule 27.7.1 as they apply to the West Meadows Drive area.
- b. the extent to which the roading layout integrates with the operation of West Meadows Drive as a through-road.

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:

- a. where the Council is required to undertake statutory consultation with iwi;
- b. where the application falls within the ambit of Rule 27.5.4;
- c. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application;
- d. where discretion or control relates to property access and roading and the site adjoins or has access directly onto a State Highway, an activity may be limited

notified, in respect of those matters of discretion or control, if the written approval of the New Zealand Transport Agency has not been obtained to the application.

- d.(i). notwithstanding d. above, where an application falls within the ambit of Rule 27.7.9, an activity may be limited notified if the written approval of the New Zealand Transport Agency has not been obtained to the application.
- e. Where applications fail to comply with location specific Wakatipu Basin Rural Amenity Zone Rules 27.7.18.1 - Setback from Roads and 27.7.19.3 - Setback from Escarpment. Ridgeline, or River Cliff features.

27.11 Advice Notes

27.11.1 State Highways

27.11.1.1 Attention is drawn to the need to obtain a Section 93 notice from the New Zealand Transport Agency for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for sections of state highways that are LAR as at August 2015. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

27.11.2 Esplanades

27.11.2.1 The opportunities for the creation of esplanades are outlined in objective and policies 27.2.6. Unless otherwise stated, section 230 of the Act applies to the standards and process for creation of esplanade reserves and strips.

27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

27.11.3.1 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

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 District Plan web mapping application.

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.

27.12 Financial Contributions

The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions via this process.

The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions will be levied under the Local Government Act 2002.

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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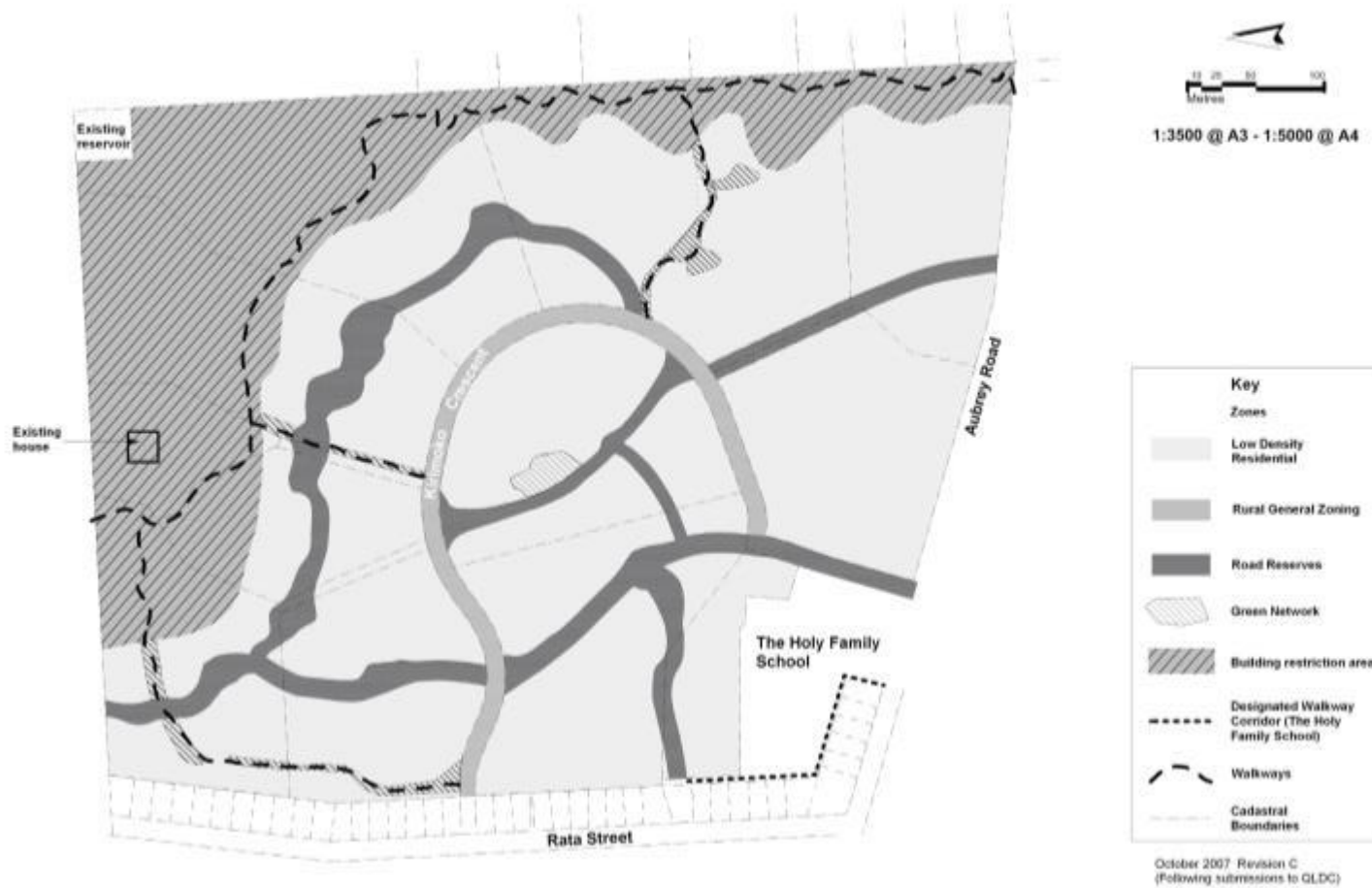
STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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27.13 Structure Plans

27.13.1 Kirimoko Structure Plan

Kirimoko Block - Wanaka - Structure Plan



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

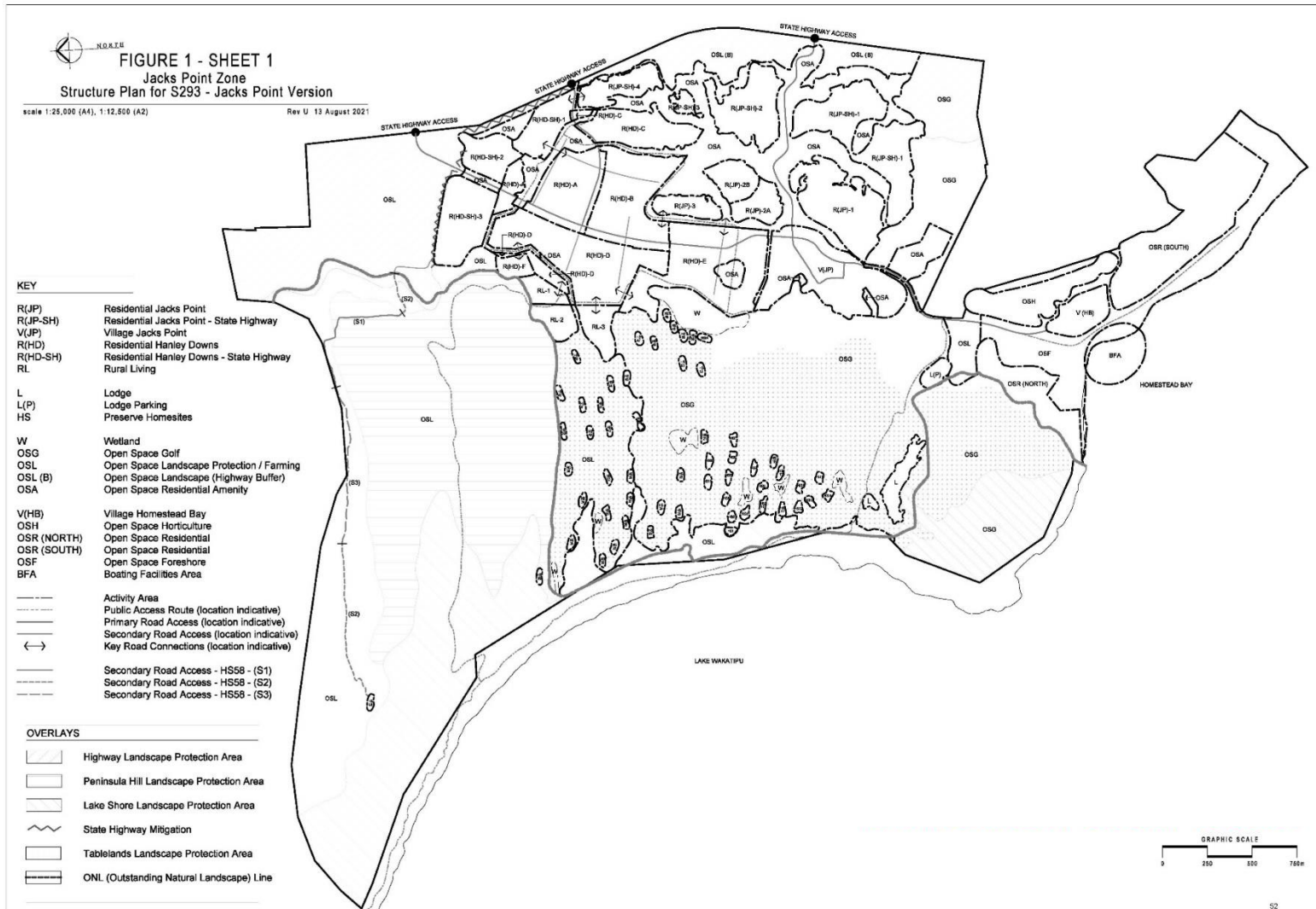
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27.13.2 Jacks Point Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

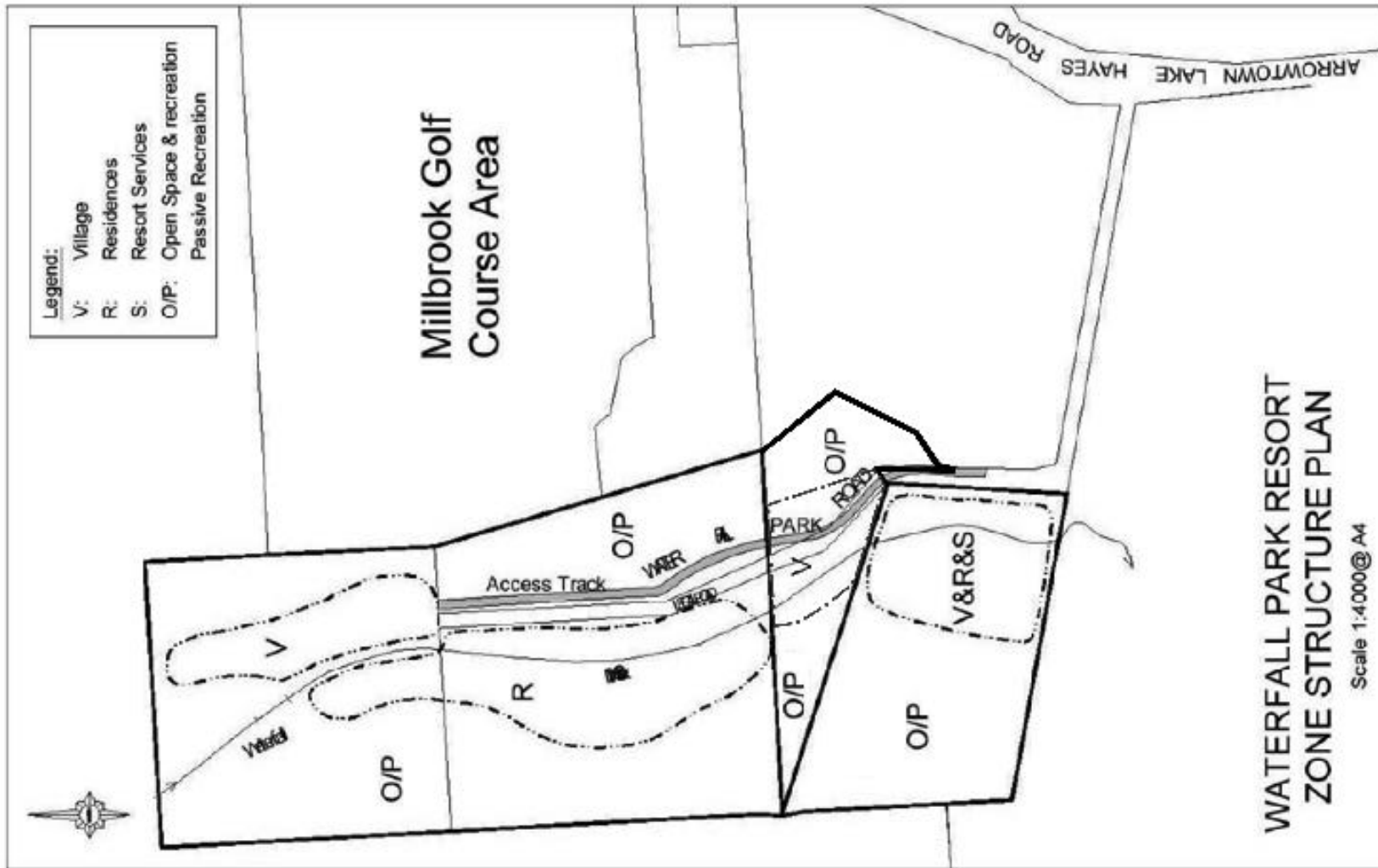
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27.13.3 Waterfall Park Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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27.13.4 **Millbrook Structure Plan**

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

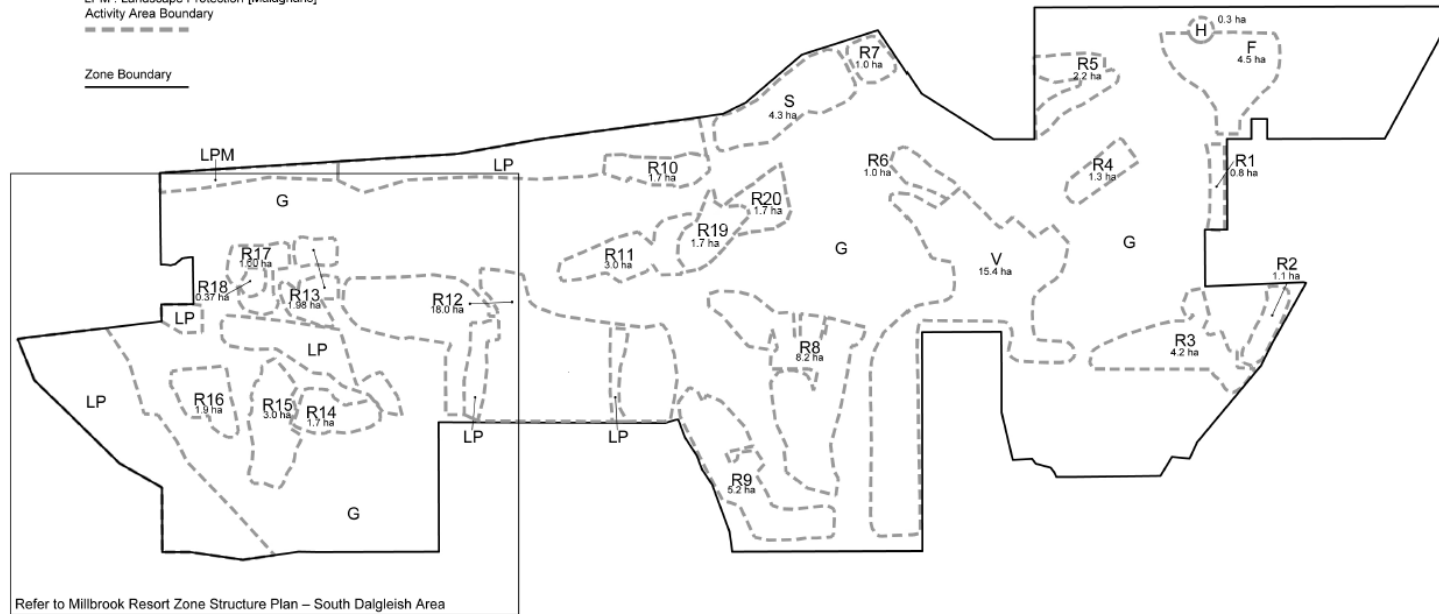
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Structure Plan Legend

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection
- LPM : Landscape Protection [Malaghans]
- Activity Area Boundary

Zone Boundary

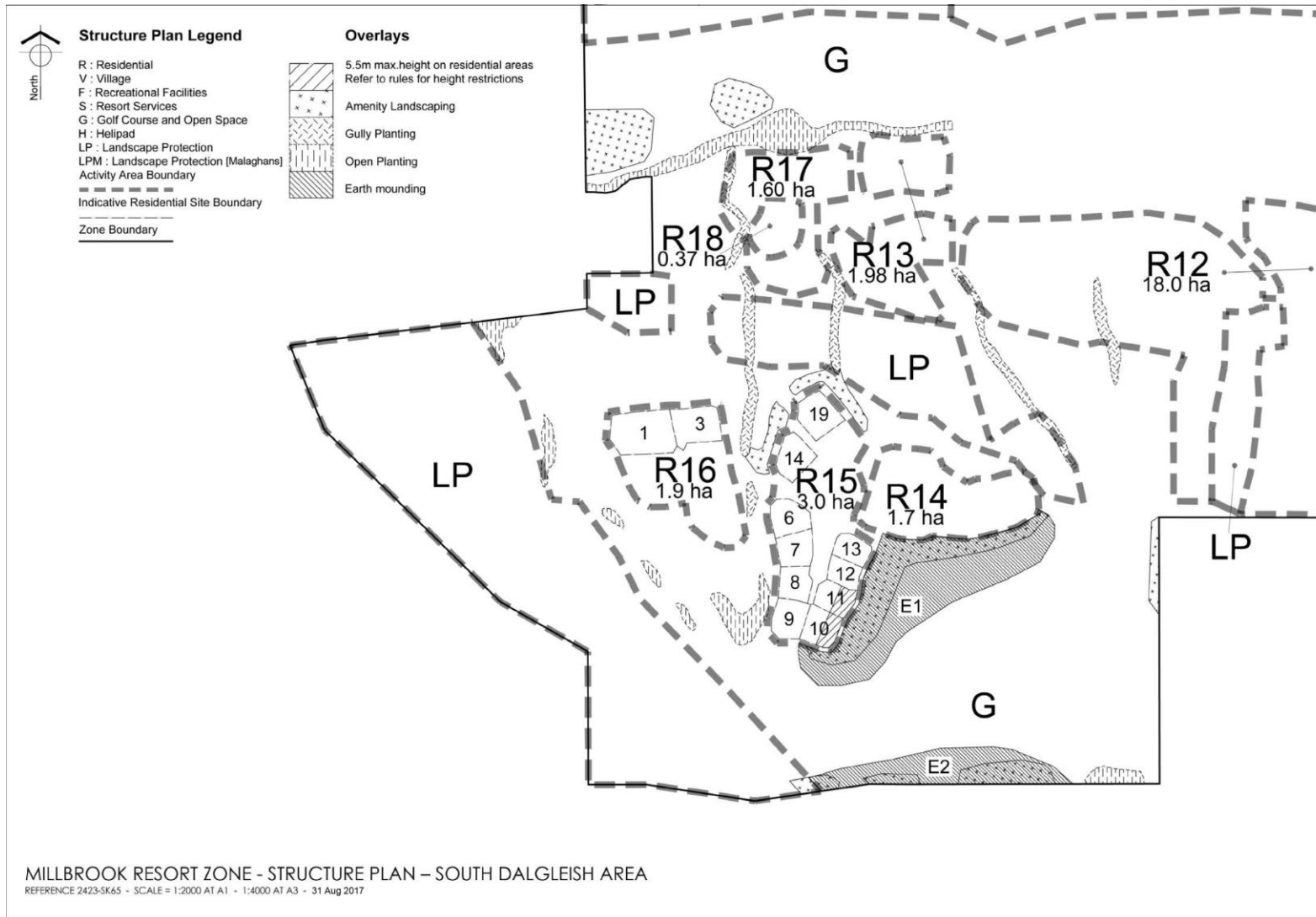


MILLBROOK RESORT ZONE - STRUCTURE PLAN
REFERENCE 2423-SK40 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - December 2018

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 **SUBDIVISION & DEVELOPMENT 27**

27.13.5 **Coneburn Industrial Structure Plan**

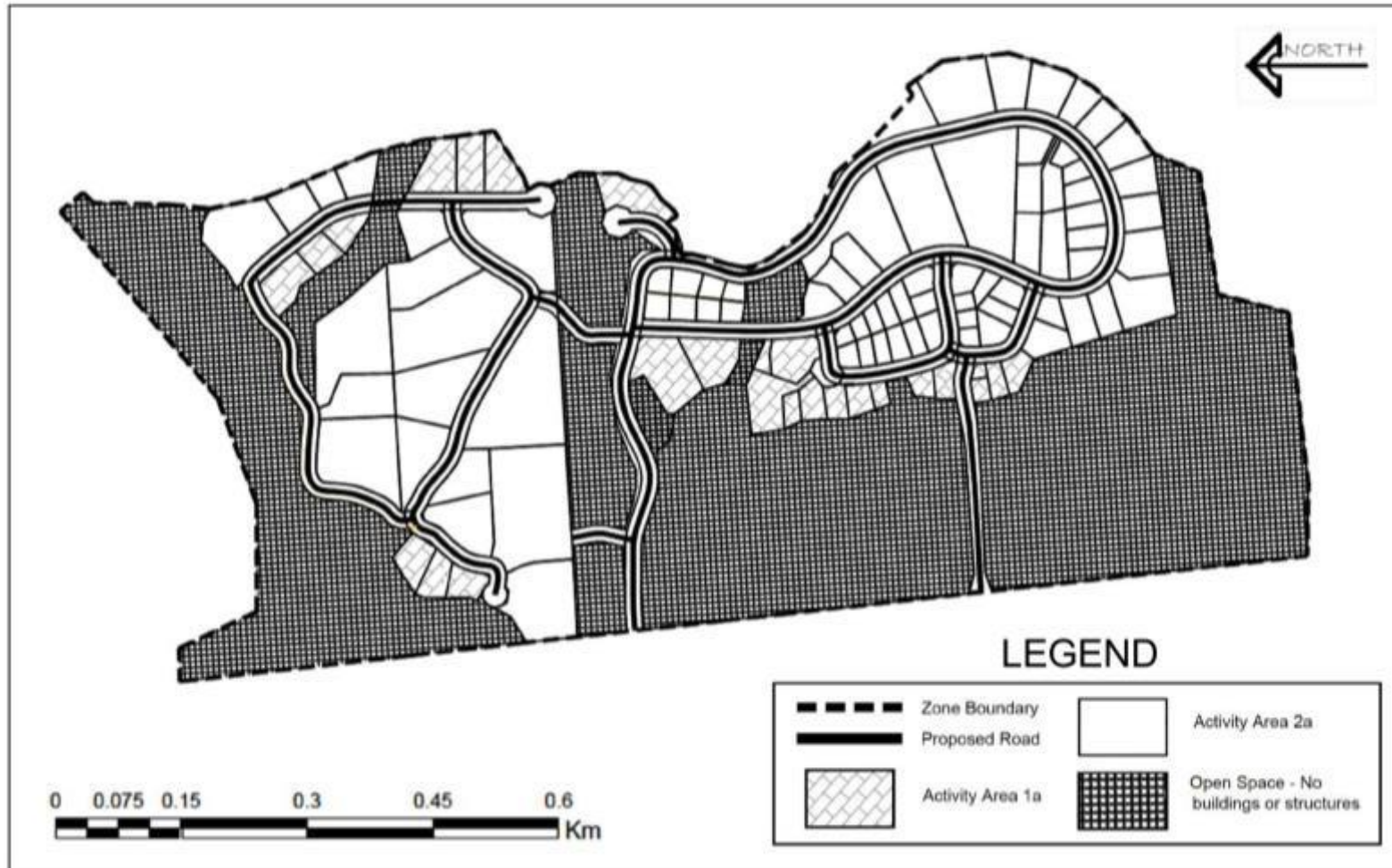
STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

Coneburn Structure Plan

Layout of Activity Areas, Roads and Open Space



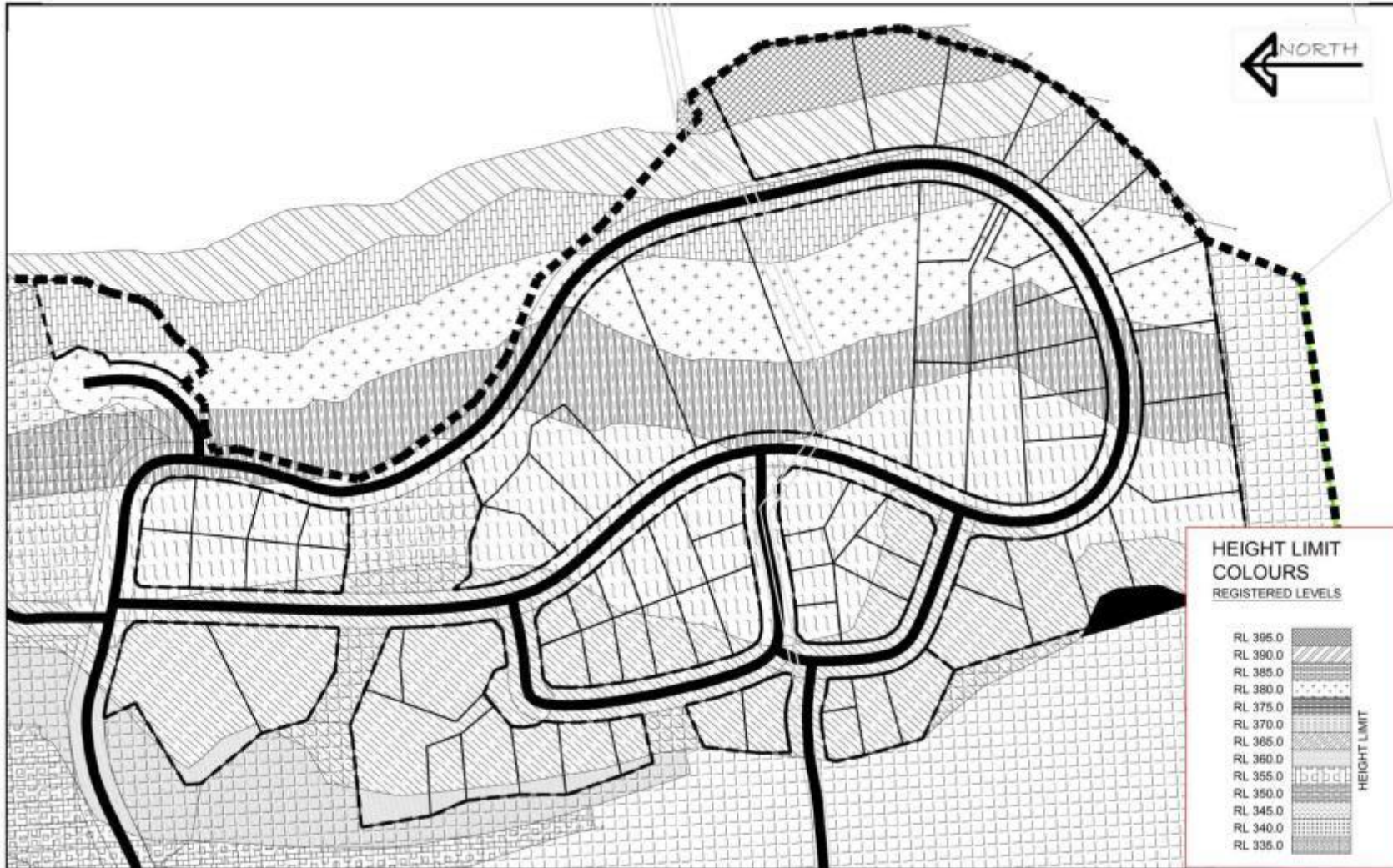
STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

Coneburn Structure Plan

Building Height Limits: Part 1



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

Coneburn Structure Plan

Building Height Limits: Part 2

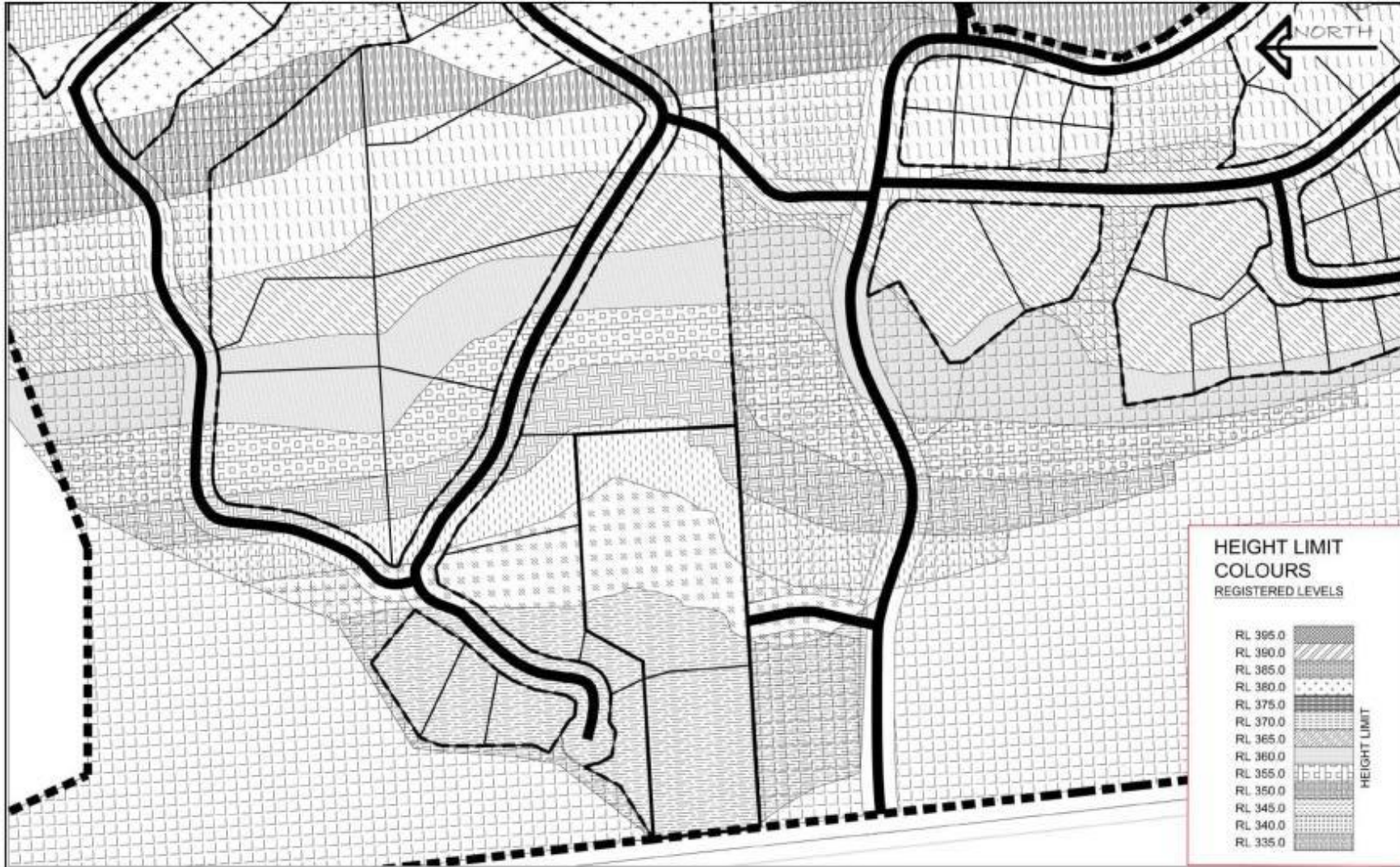


STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

Coneburn Structure Plan
Building Height Limits: Part 3

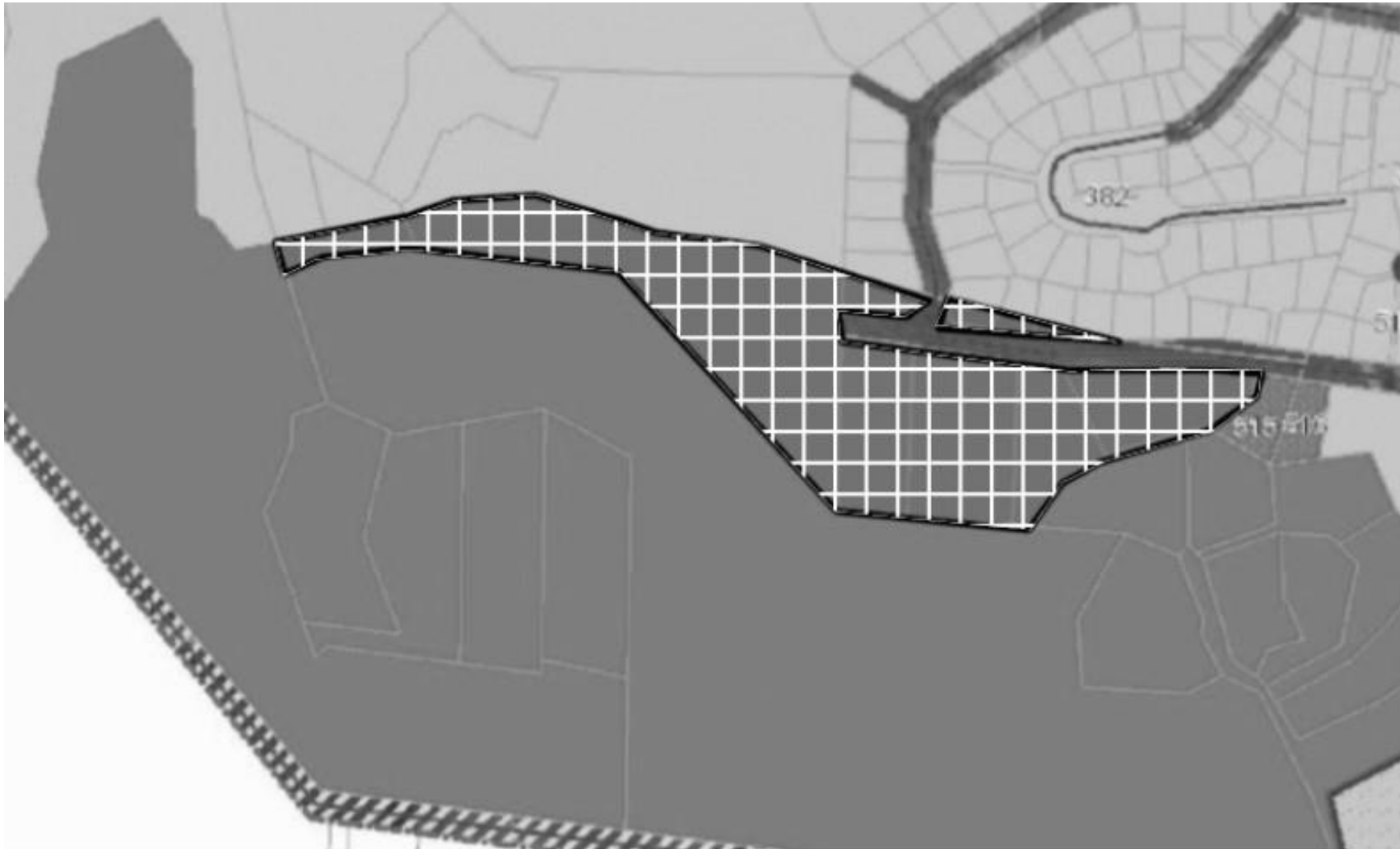


STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.6 West Meadows Drive Structure Plan

Area of Lower Density Suburban Residential zoned land the subject of the West meadows Structure Plan



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

West Meadows Drive Structure Plan



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

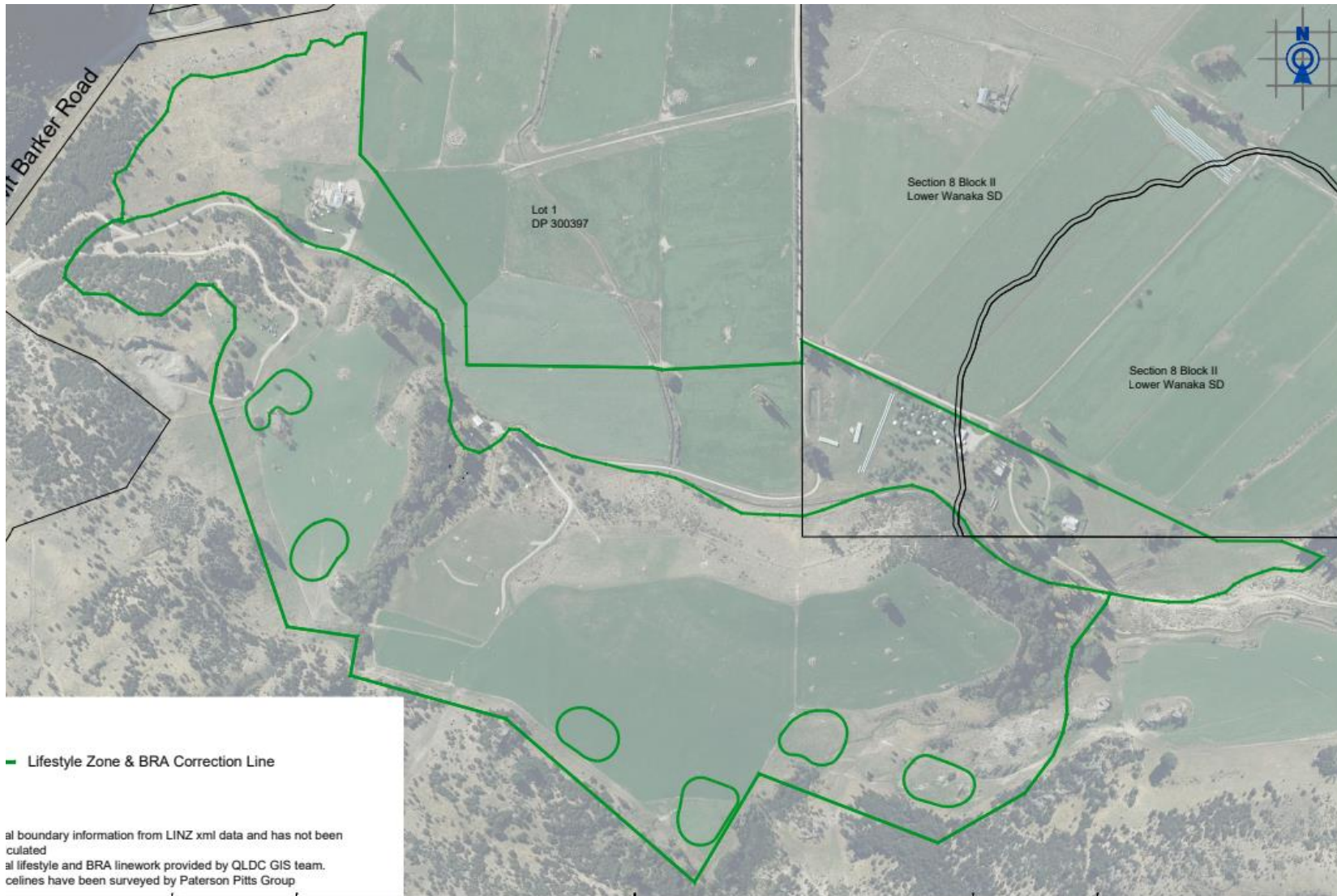
PART 5 **SUBDIVISION & DEVELOPMENT 27**

27.13.7 **Criffel Station Rural Lifestyle Zone (Upper Terrace)**

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

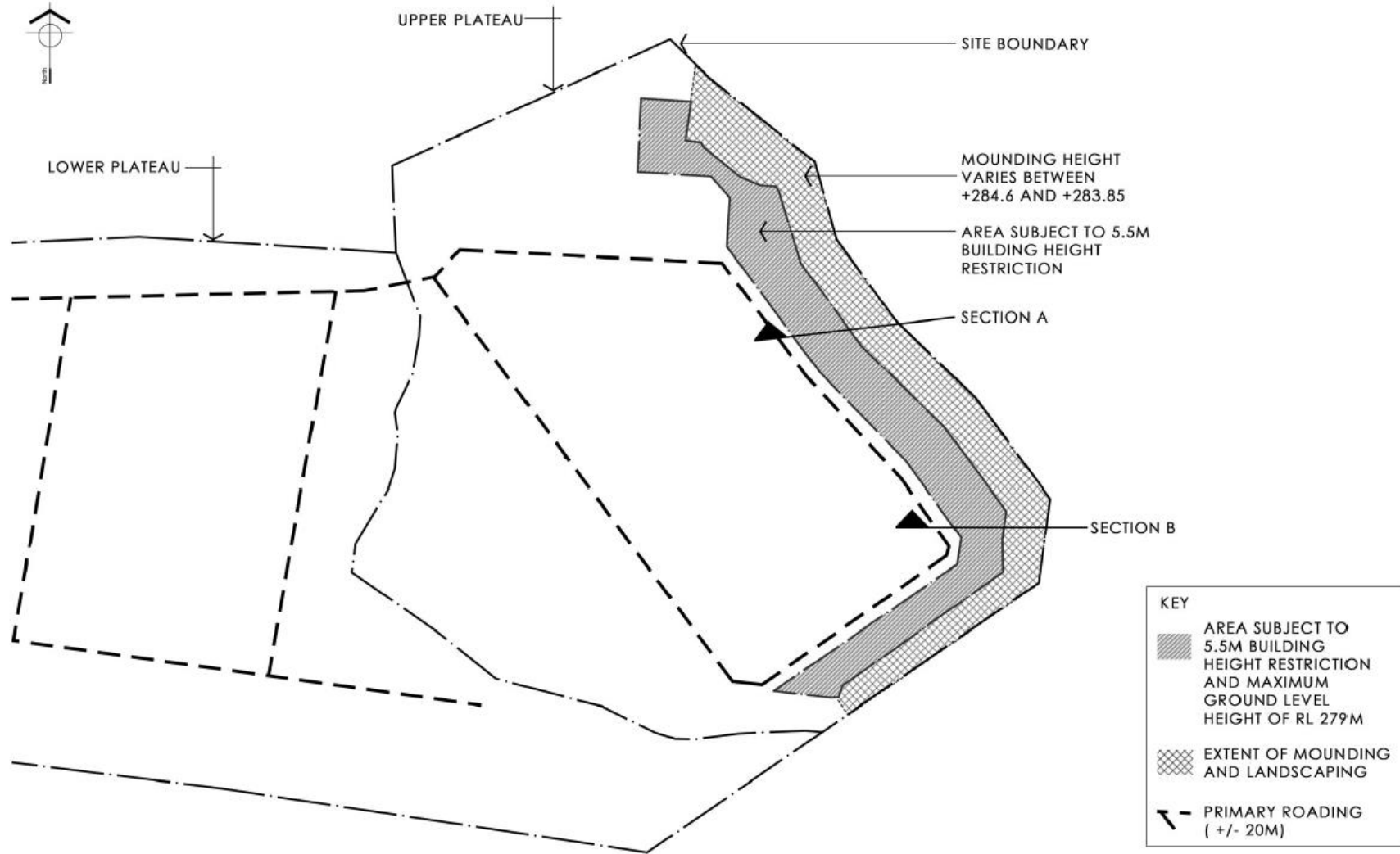
SUBDIVISION & DEVELOPMENT 27



27.13.8 Luggate Park – Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

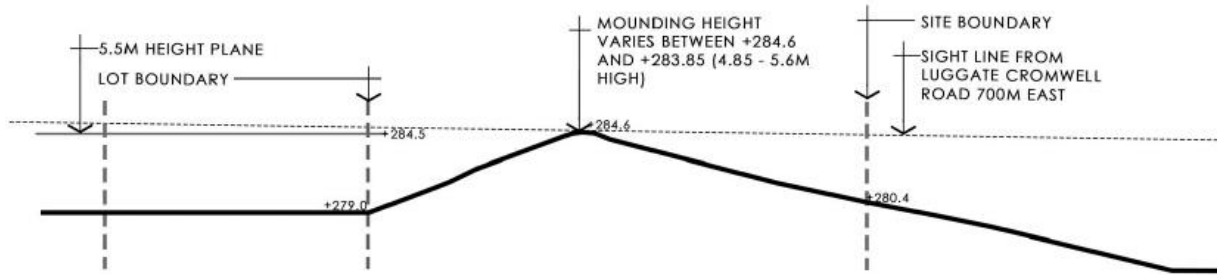


Luggate Park - Structure Plan Sections A & B

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

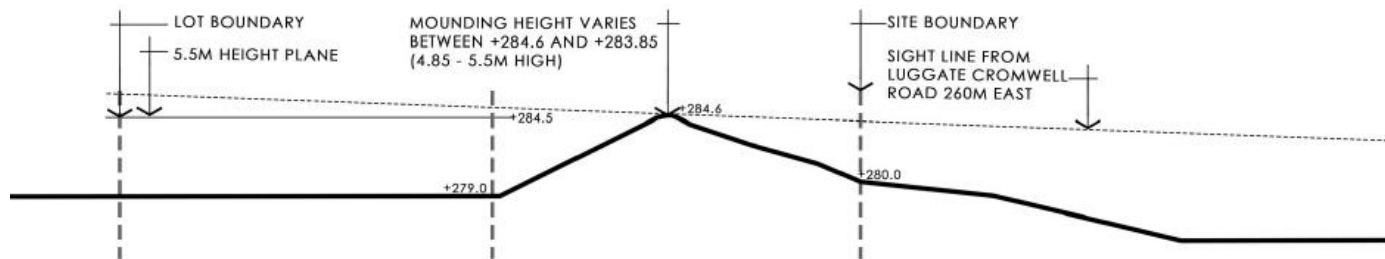
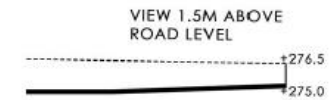
PART 5

SUBDIVISION & DEVELOPMENT 27



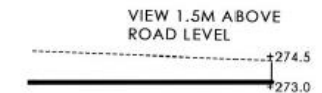
CROSS SECTION A SCALE = 1:300 AT A3

PURPOSE OF MOUND: TO SCREEN 4.75 - 5.5M OF BUILT FORM, ABOVE THE RL 279, FROM LUGGATE CROMWELL ROAD (SH6)



CROSS SECTION B SCALE = 1:300 AT A3

PURPOSE OF MOUND: TO SCREEN 4.75 - 5.5M OF BUILT FORM, ABOVE THE RL 279, FROM LUGGATE CROMWELL ROAD (SH6)

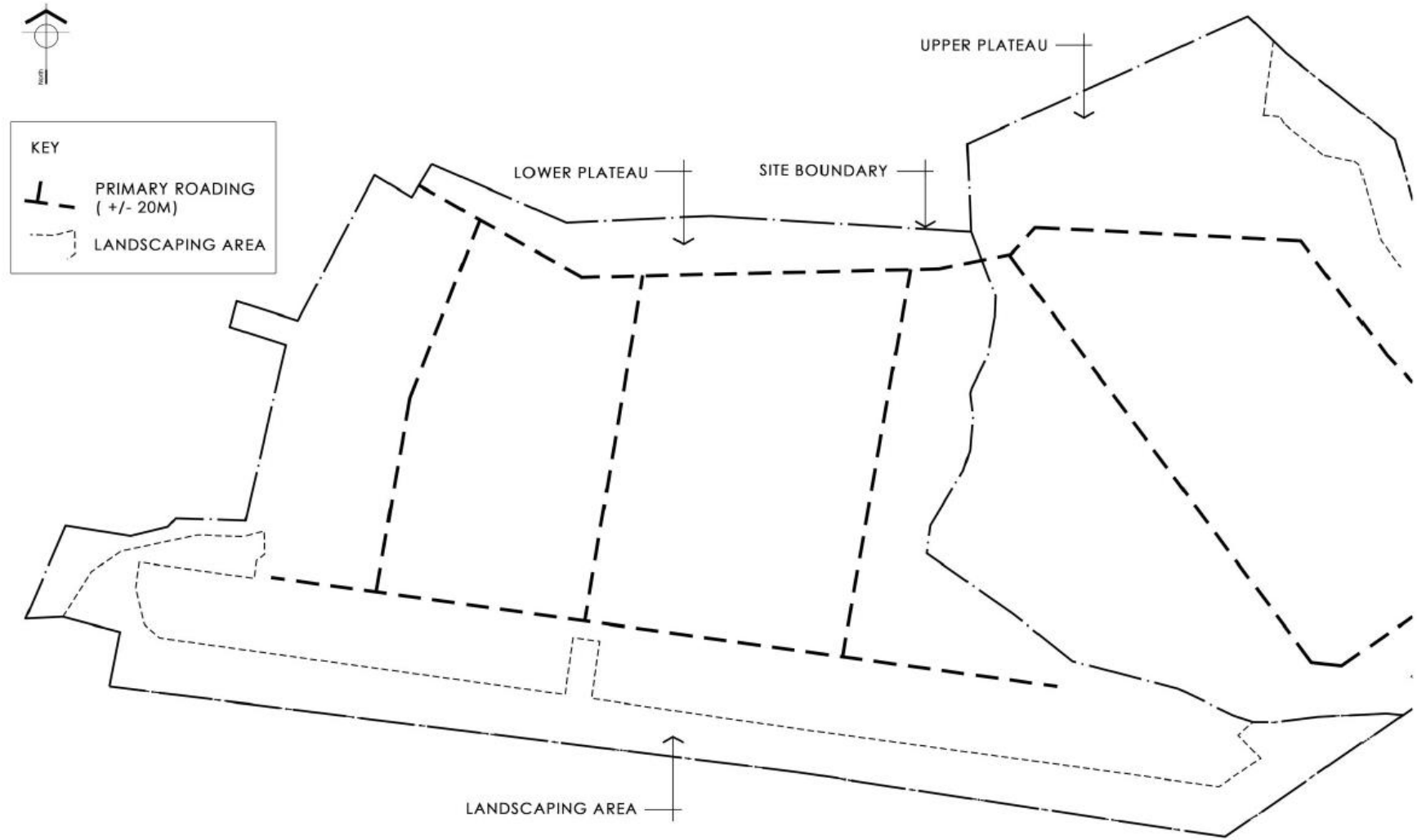


Luggate Park - Structure Plan Landscaping Area

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

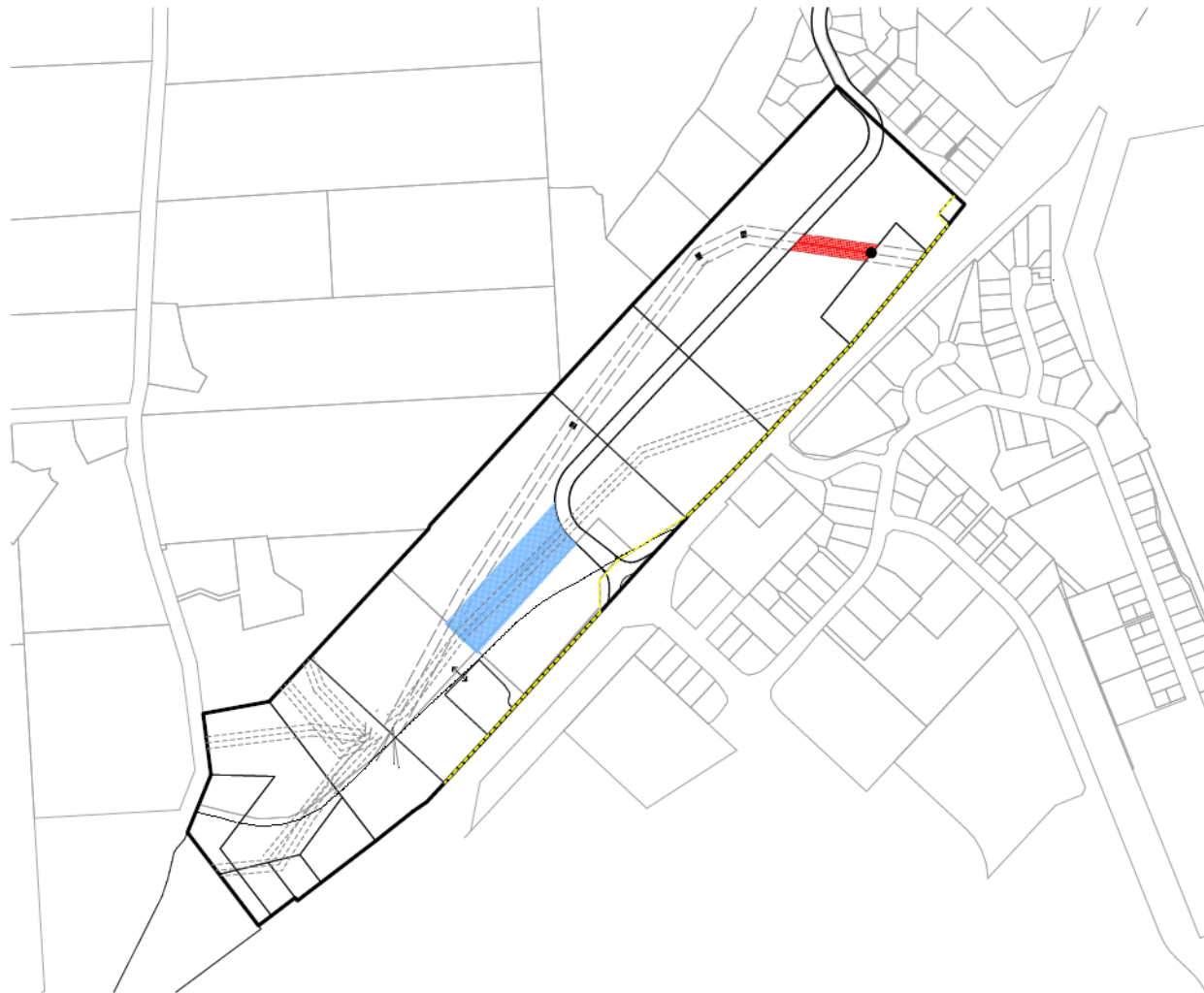


27.13.9 Frankton North – Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27



LEGEND

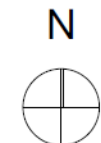
STRUCTURE PLAN ELEMENTS

- PRIMARY ROAD CONNECTION BETWEEN SH6 & FERRY HILL DRIVE (LOCATION INDICATIVE +/- 50 METRES)
- ↔ INTERNAL CONNECTION (LOCATION INDICATIVE)
- FRANKTON NORTH
- - - - PEDESTRIAN AND CYCLE PATH (LOCATION INDICATIVE AND MAY BE LOCATED WITHIN THE STATE HIGHWAY 6 ROAD RESERVE)
- INTERNAL ROAD 1 (LOCATION INDICATIVE +/- 15 METRES WITHIN THE HATCHED CORRIDOR)
- INTERNAL ROAD 2 (LOCATION INDICATIVE +/- 30 METRES WITHIN THE HATCHED CORRIDOR)
- FIXED LOCATION FOR ACCESS BETWEEN PROPERTIES

INFORMATION LAYERS

- - - - AURORA DISTRIBUTION 8M SETBACK (REFER NZ ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES - NZECP 34:2001)
- TRANSMISSION CORRIDOR 12M SETBACK (REFER TO CHAPTER 30 ENERGY AND UTILITIES AND CHAPTER 37 DESIGNATIONS, DESIGNATION 1)
- QUEENSTOWN AIRPORT OUTER CONTROL BOUNDARY (LDN5) (REFER TO PLANNING MAP 31 A)

NOTE: The Queenstown Airport Approach and Land Use Controls designation also applies to this land and may impose further height constraints on this land. Refer to Chapter 37 Designation D3.



Scale: 1: 5000

FRANKTON NORTH STRUCTURE PLAN - 25.08.2020

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

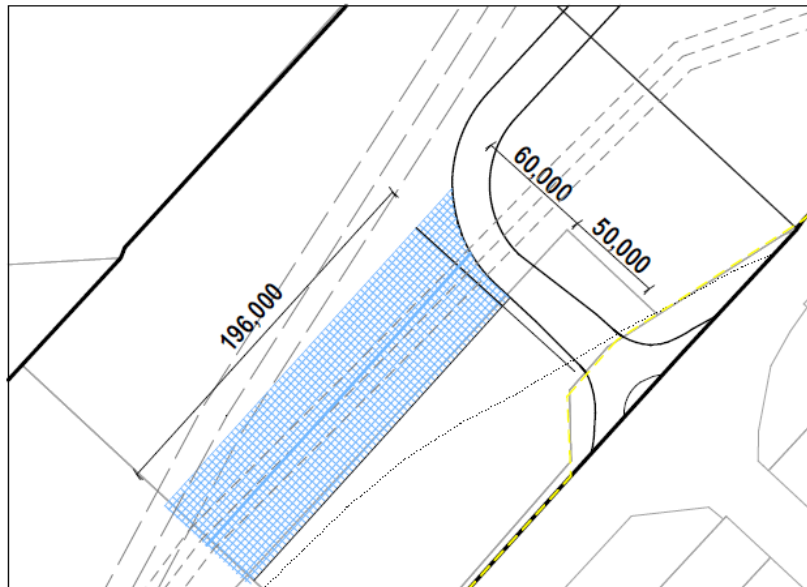
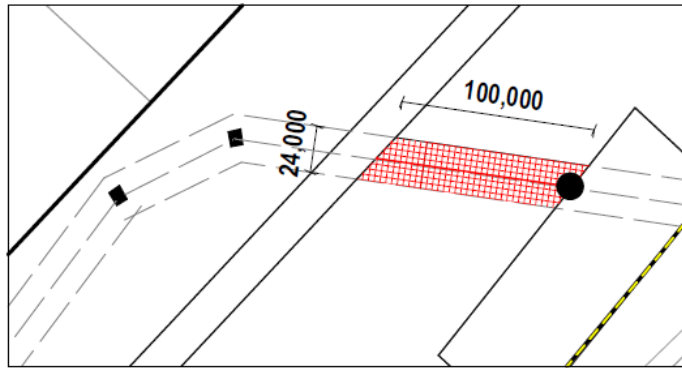
PART 5 SUBDIVISION & DEVELOPMENT 27

Frankton North – Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27



LEGEND

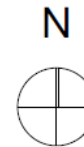
STRUCTURE PLAN ELEMENTS

- PRIMARY ROAD CONNECTION BETWEEN 9H6 & FERRY HILL DRIVE (LOCATION INDICATIVE +/- 50 METRES)
- ↔ INTERNAL CONNECTION (LOCATION INDICATIVE)
- FRANKTON NORTH
- - - PEDESTRIAN AND CYCLE PATH (LOCATION INDICATIVE AND MAY BE LOCATED WITHIN THE STATE HIGHWAY 6 ROAD RESERVE)
- INTERNAL ROAD 1 (LOCATION INDICATIVE +/- 10 METRES WITHIN THE HATCHED CORRIDOR)
- INTERNAL ROAD 2 (LOCATION INDICATIVE +/- 30 METRES WITHIN THE HATCHED CORRIDOR)
- FIXED LOCATION FOR ACCESS BETWEEN PROPERTIES

INFORMATION LAYERS

- - - - - AURORA DISTRIBUTION 8M SETBACK (REFER NZ ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES - NZECP 342001)
- - - - - TRANSMISSION CORRIDOR 12M SETBACK (REFER TO CHAPTER 30 ENERGY AND UTILITIES AND CHAPTER 37 DESIGNATIONS, DESIGNATION 1)
- QUEENSTOWN AIRPORT OUTER CONTROL BOUNDARY (LON55) (REFER TO PLANNING MAP 31 A)

NOTE: The Queenstown Airport Approach and Land Use Controls designation also applies to this land and may impose further height constraints on this land. Refer to Chapter 37 Designation D3.



Scale: 1: 2000

DIMENSION SNAPSHOT - 25.08.2020

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

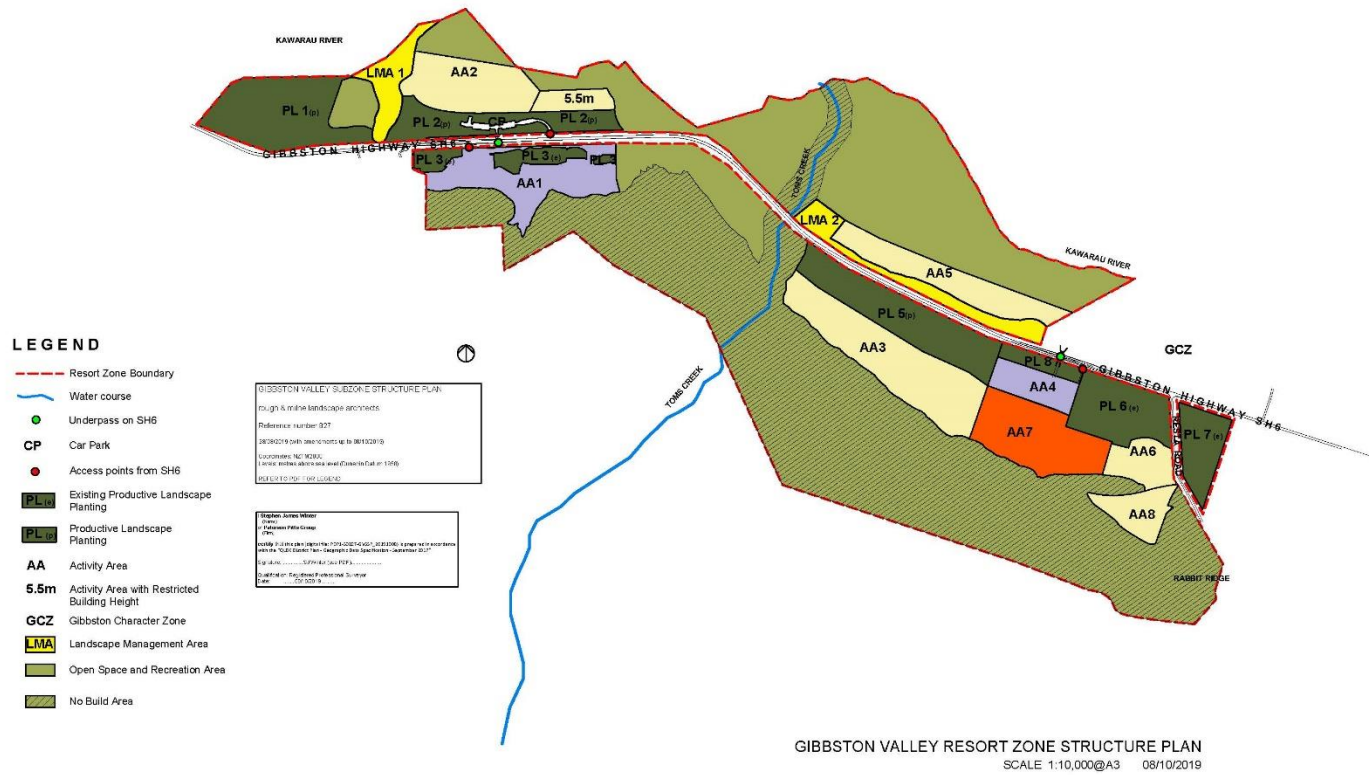
PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.10 Gibbston Valley Resort Zone – Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

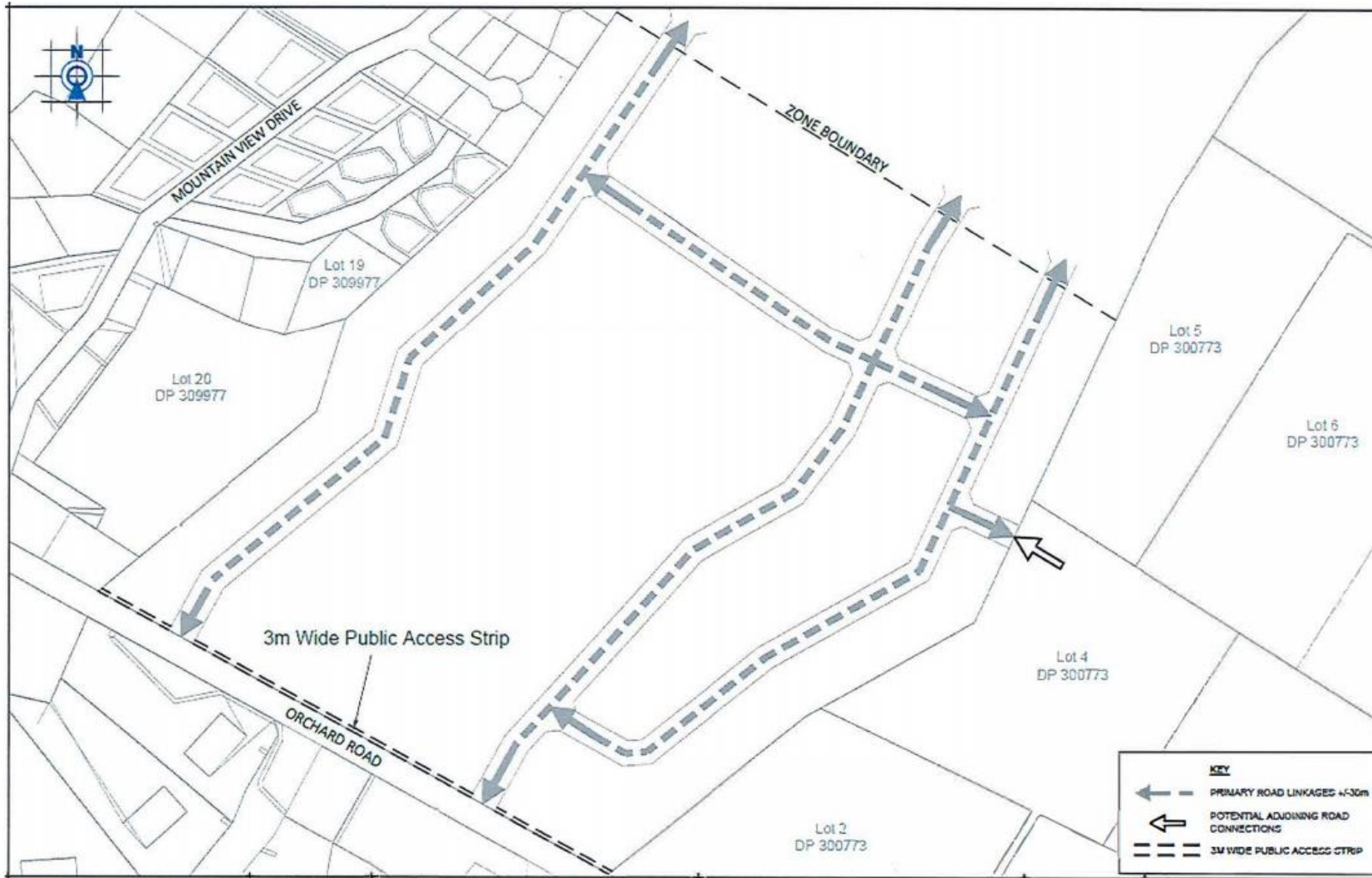


27.14.11 Alpine Meadows Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

SUBDIVISION & DEVELOPMENT 27

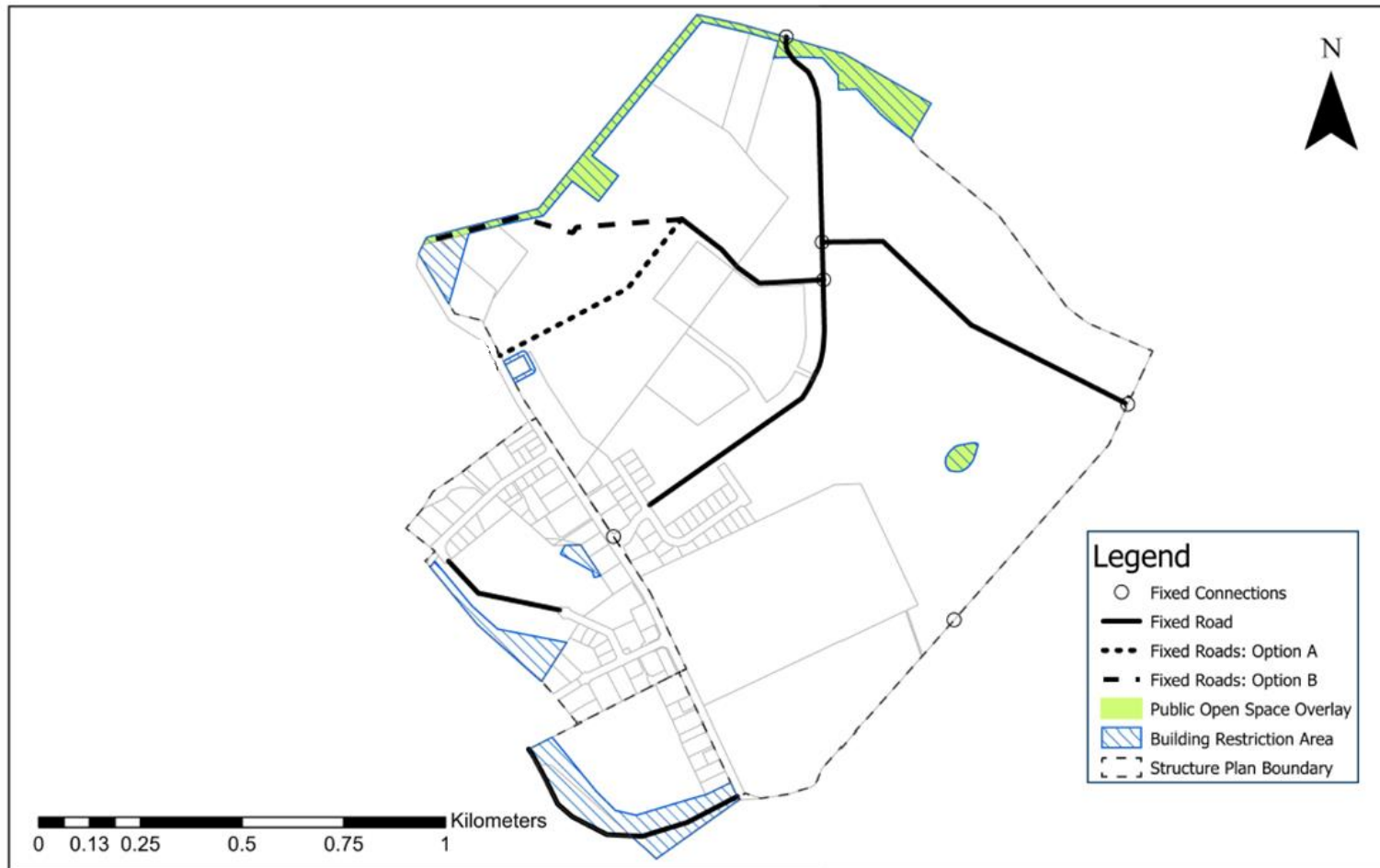


STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.12 Three Parks Structure Plan

Three Parks Structure Plan
Layout of Roads, Connections and Building Restriction Areas



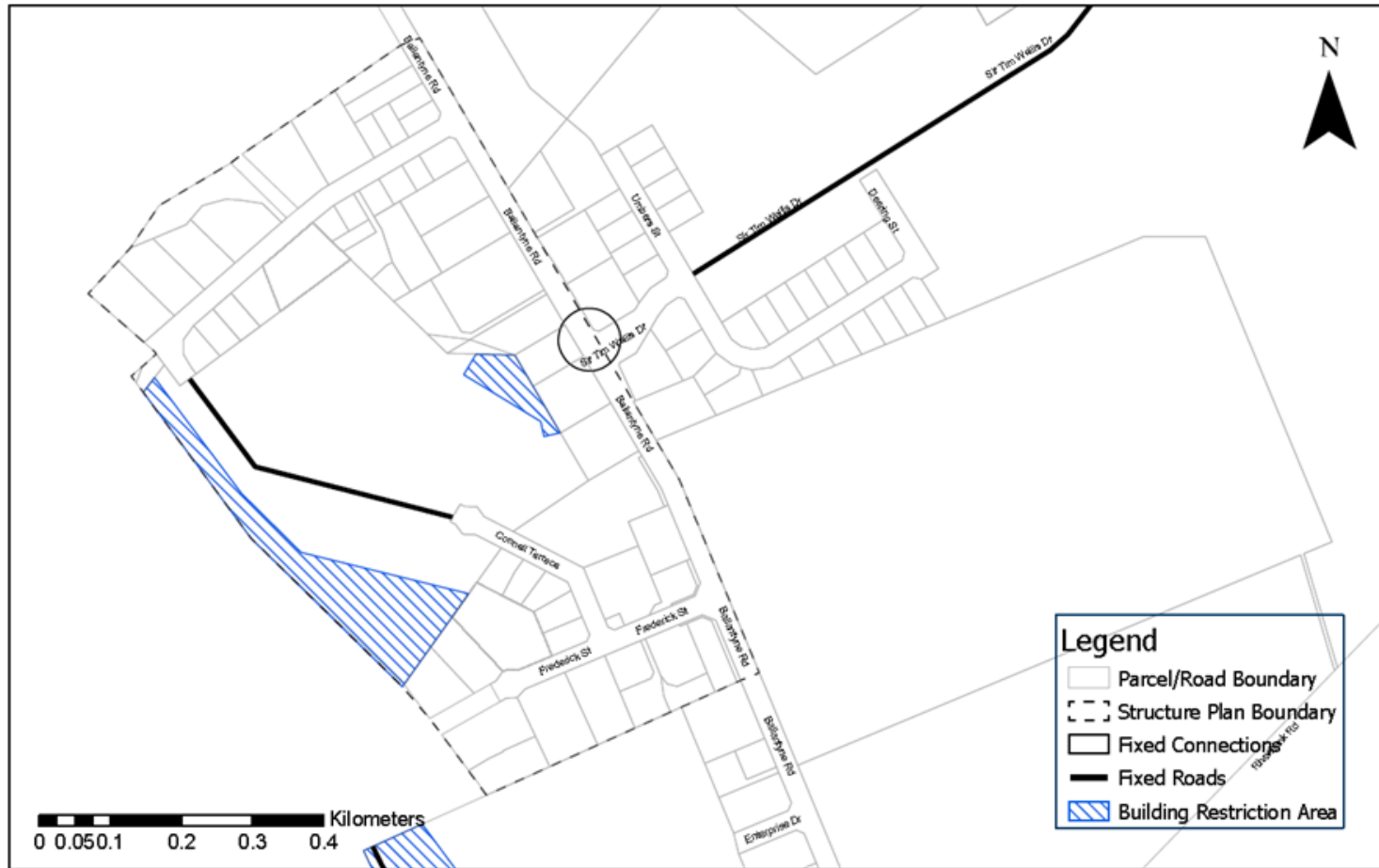
STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.13 Connell Terrace Structure Plan

Connell Terrace Structure Plan

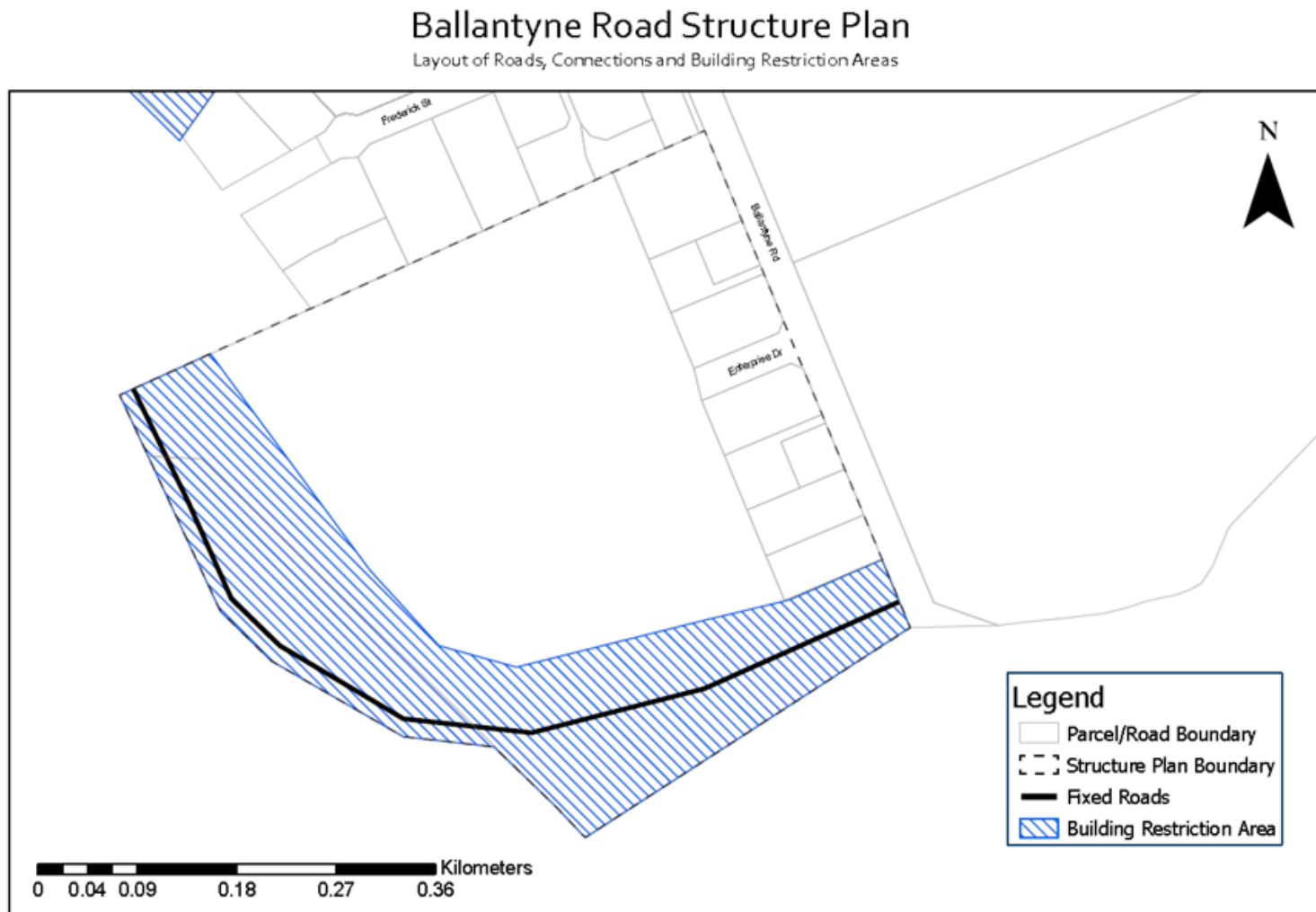
Layout of Roads, Connections and Building Restriction Areas



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.14 Ballantyne Road Structure Plan



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

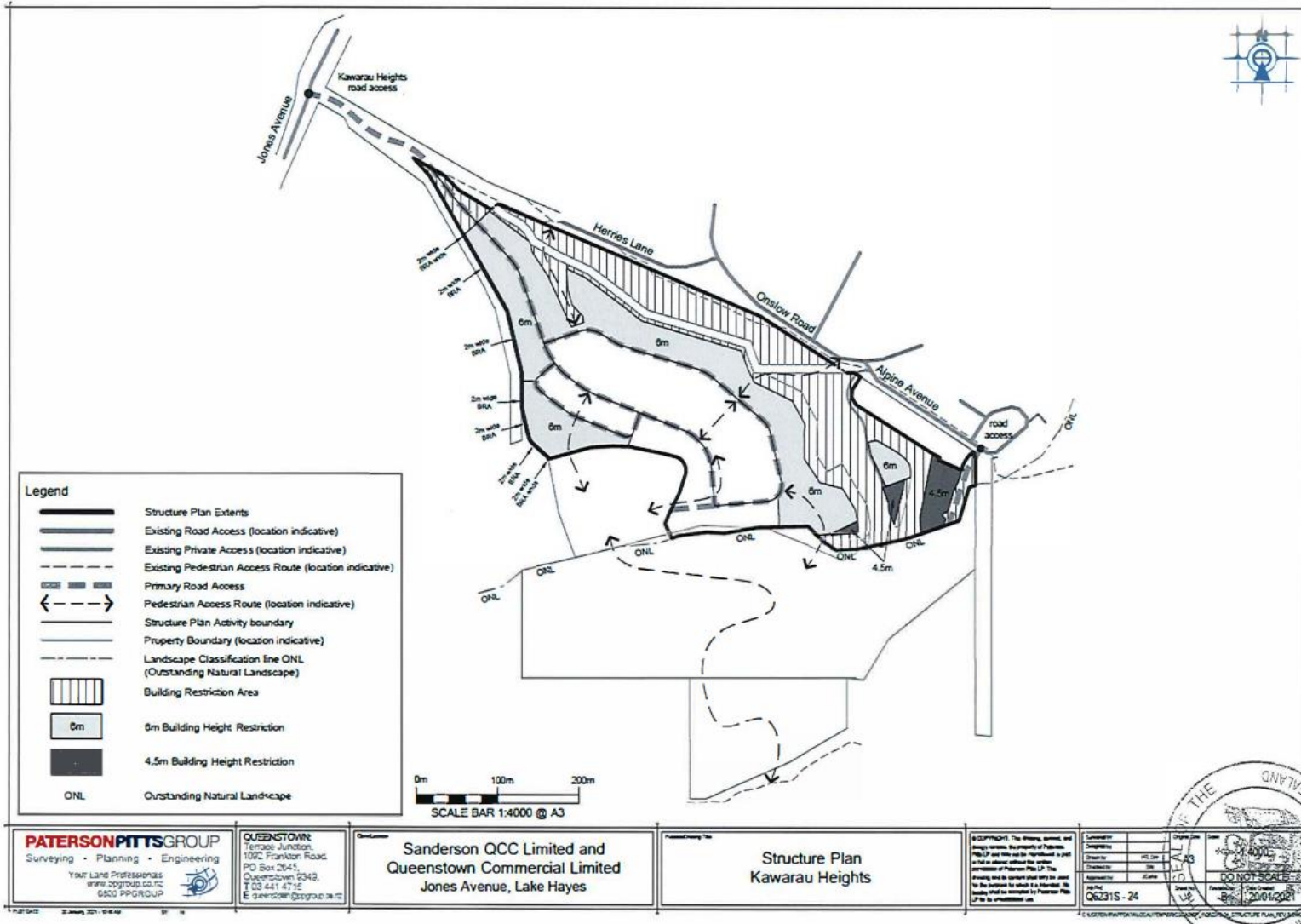
PART 5

SUBDIVISION & DEVELOPMENT 27

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.15 Kawarau Heights



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.16 Hills Resort Zone Structure Plan

KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Home site (3,000m²)
- S Resort Services & Staff Accommodation
- DR Driving Range

Note: all activity areas include G: Golf course, open space and farming

- Activity Area
- Road Access (location indicative)
- Main Access Point
- Walking / Bike Trail (location indicative)

OVERLAYS

- Landscape Amenity Management Area (LAMA)
- Existing Vegetation to be retained for Landscape Amenity Management

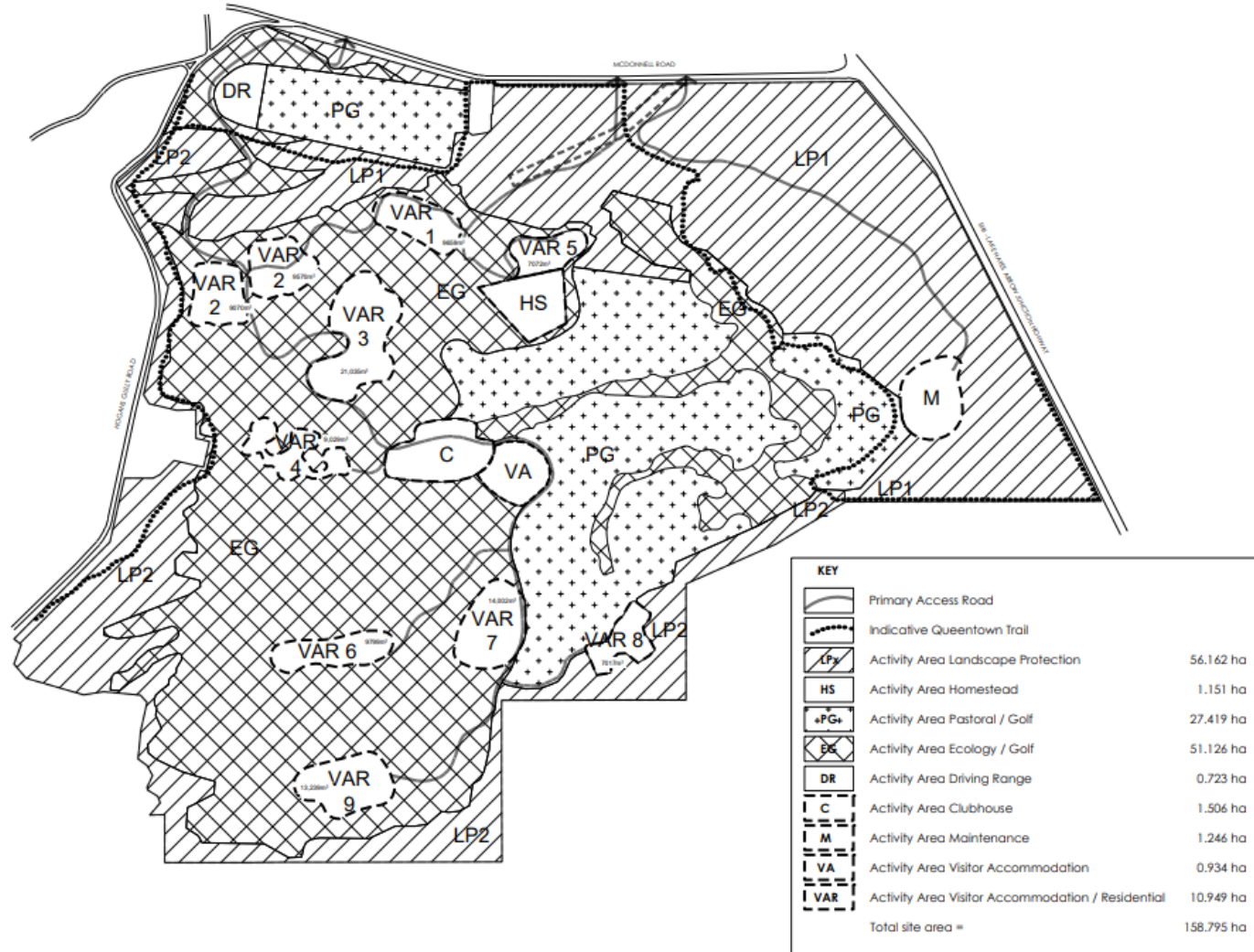


The Hills Resort Zone
Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.17 Hogans Gully Resort Zone Structure Plan



STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5

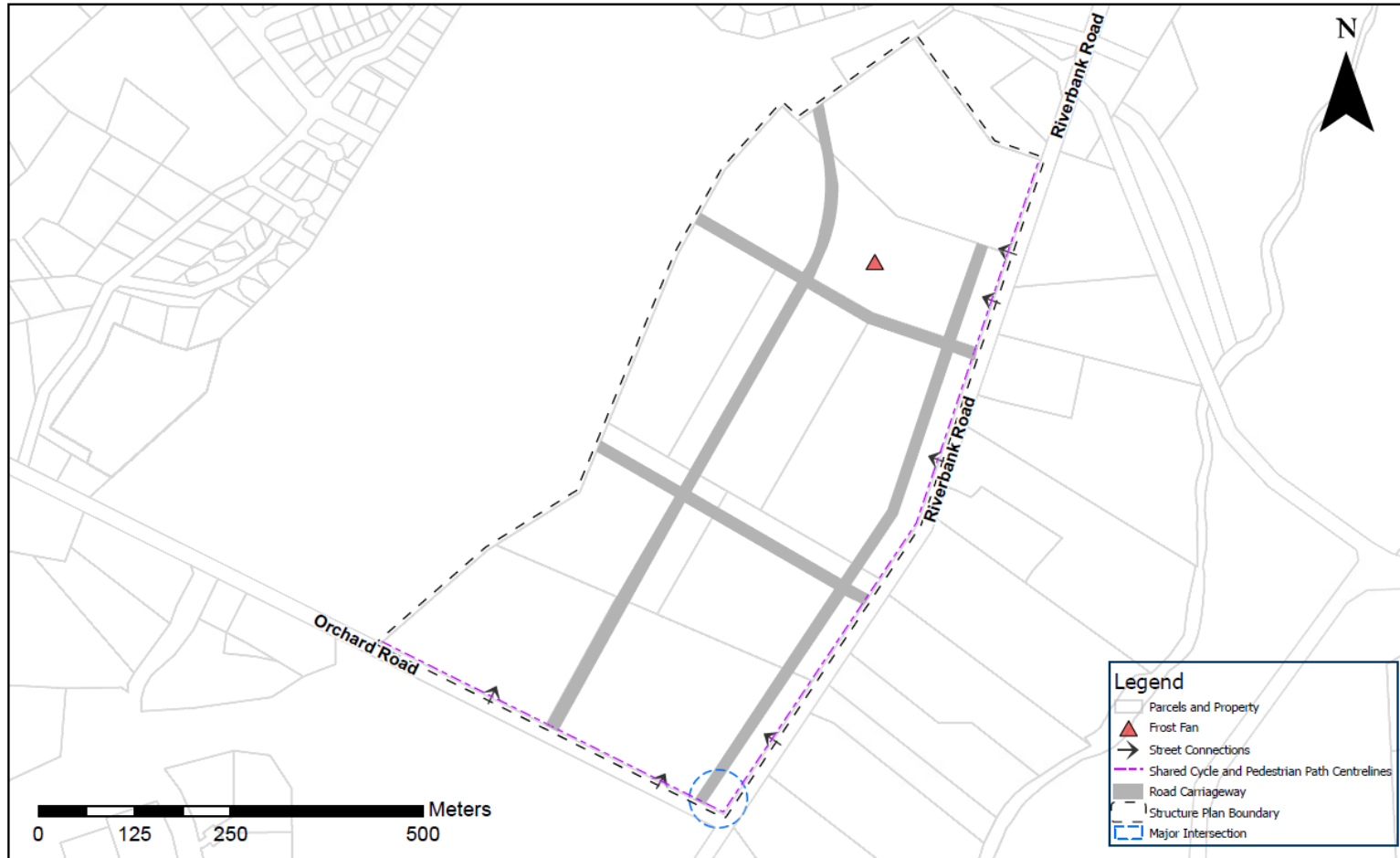
SUBDIVISION & DEVELOPMENT 27

27.13.18 Riverbank Road Structure Plan

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

Layout of Roads, Connections, Pedestrian Paths, Cycle Paths and, Frost fan location.
Road Carriageway location +/- 30m, Major Intersection location +/- 40m.
The positions of the Street Connections are indicative



Map created: 17/03/2021

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.18 Lake Hāwea South Structure Plan



Design guide changes proposed:

Added text underlined, deleted text ~~struck through~~ and picture changes *described in Italic Text*.

1. Residential Design Guide

- **Page 1: Update date and version**
- **Page 2: Delete page 2**
- **Page 4: Update date and version**
- **Page 5:**
 - Text changes:
 - STEP 4 SEEK ADVICE / CONSULT COUNCIL
 - The earlier you talk to council, the more time you can save and reduce the risk of abortive work being undertaken. The design guide is based on creating positive design outcomes, which may in some cases infringe rules but do not result in adverse effects.
 - ~~There is also the opportunity to present your proposal before the Urban Design Panel. While a non-statutory review group, the panel consists of skilled and experienced practitioners who can offer and often add value to your proposal.~~
 - Consulting does not avoid the RMA process but it can lead to a much smoother path and greater certainty of the outcome.
- **Page 6 – HDR:**
 - Text changes:
 - Developments are likely to be multistorey terrace or apartment style dwellings with no restrictions on density. These buildings should be designed to a high standard and reflect the character intended for the zone, but also have regard of the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.
 - Developments in a high-density residential zone are likely to be up to five 3-storeys and ~~possibly four in some locations~~ depending on their design. Small commercial offices or retail may be included. Dwelling typologies are likely to be either terrace or ~~low-rise~~ apartment buildings.
 - Pictures changes:
 - *Update the apartment blocks picture to show a higher “mid-rise” apartment building of up to five storeys and update the text references accordingly.*

- **Page 7 – HDR:**

- Text changes:

- **02 - Building height and ~~roof~~built form** - Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views. Higher ceiling stud on the ground floor can allow future flexibility of use. Greater building height is supported when designed to achieve an exemplary standard of quality and environmental sustainability, superior design outcomes in terms of amenity values, and a greater diversity in unit sizes. Building height setback at upper floors are required along all boundaries to help manage visual dominance, residential amenity and privacy effects.
 - **03 - Sunlight and recession planes** Recession planes are required on boundaries with neighbouring sites but not along road frontages or where the site adjoins a Town Centre Zone, Business Mixed use zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites. ~~Internal recession planes are not required.~~
 - **06 Outlook space and Outdoor living space** Provide outlook space to principal living rooms and habitable rooms and ~~Consider~~ providing each unit with access to an outdoor living space, whether at ground or a balcony, ideally directly from internal living areas.
 - **10 –**.....or west facing living areas. ~~Extra height requires exemplary environmental sustainability.~~

- Picture changes:

- *Update drawing to reflect new permitted heights (16.5m) and maximum heights (12m in Wanaka and 20m in Frankton North), typologies (including mid-rise/5 storey apartments) and listed design elements refences on it. Also consider adding new: Building setback at upper floors rule, outlook space rule and stricter southern boundary recession plane.*

- **Page 8 – MDR:**

- Text changes:

- Medium Density Residential Zones are located within the urban growth boundaries as identified on the District Plan, generally near key town centres, local shopping areas or along public transport routes. ~~or areas of population growth.~~
 - The zone will enable a greater supply of diverse housing options and does not prescribe minimum density controls. ~~Lot sizes within this zone are typically between 250m² and 450m².~~ The range of main housing

typologies anticipated are terraces, semi-detached (duplex) and detached houses, to low rise-apartments. These buildings should be designed to a high quality and reflect the character intended for the zone, but also have regard of the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.

- Developments in a medium-density residential zone are likely to be up to three 1-2 storeys and possibly three in some locations subject to depending on their design. Small commercial offices or retail may be included, particularly in the Wanaka Town Centre town centre overlay where they integrate with and support the role of the Town Centre. Dwellings are likely to be either terrace, duplex, ~~or~~ detached buildings or low-rise apartments.

- Pictures changes:

- *Update the pictures to show the anticipated buildings listed above. In general, higher density up to low-rise apartment buildings (Could use some of the picture currently under HDR on page 6 and move some of these to the new LDSR on page 10).*

- **Page 9 – MDR:**

- Text changes:

- **02 - Building height and roof form** Look for opportunities where additional height can be provided where it would achieve superior design outcomes in terms of amenity values, and a greater diversity in unit sizes, without adversely affecting neighbouring properties or views.
- **03 – Sunlight and recession planes** Recession planes are required on boundaries with neighbouring sites, but of a flat site, but are only applicable to accessory buildings on sloping sites. Recession planes do not apply along road frontages or reserves within town centres where the site adjoins a Town Centre Zone, Business Mixed Use zone, Local Shopping Centre Zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites.
- **06 Outlook space and Outdoor living space** Provide outlook space to principal living rooms and habitable rooms. Consider providing eEach unit should also have ~~with~~ access to an outdoor living space, whether at ground level or a balcony, ideally directly from internal living areas any may be provided as a communal space. at the same level as the principal living area.

- Picture changes:

- *Update drawing to reflect new heights/3 stories (11m + 1m for pitched roof forms only), typologies (including low-rise apartments) and listed*

design elements references on it. Also consider adding new: Recession plane and outlook space rule. The drawing or a variation of it on page 7 (current HDR) might be suitable.

- **Page 10 – LDSR:**

- Text changes:

- The Lower Density Suburban Residential Zone is the largest most common residential zone in the District providing for residential development within the urban growth boundaries.
- Lot sizes within this zone are typically between 450 and 1000m² with ~~the main building type being standalone housing~~ both traditional and modern suburban densities and housing forms enabled. Houses should be designed to a high quality and be compatible with ~~reflect~~ the character of the surrounding area and zone in terms of form, materials, colour, setbacks and landscaping.
- There is provision to allow sites down to an average of 300m² in area and larger comprehensively designed developments as for the construction of non-subdividable residential flats
- Well-designed lower density developments and a mix of compatible suburban densities can contribute positively to urban settlements if the Design Principles are followed. With larger sites, there is greater flexibility for design and site layout without adversely compromising urban design principles. However, the Design Principles and Elements outlined above and following are still relevant, and contribute to creating a higher amenity, more connected community.
- Developments in a lower density suburban residential zone are likely to be 1-2 storeys. Larger sites enable comprehensively designed attached dwellings, but most dwellings are likely to be detached buildings with attached garages or carports. Some sites will include accessory buildings and subject to controls, may include a second residential flat up to 70m² in size.

- Pictures changes:

- *Consider update the pictures to show some attached typologies (could use some of the picture currently under MDR on page 8 but keep some of these to show the mix densities allowed).*

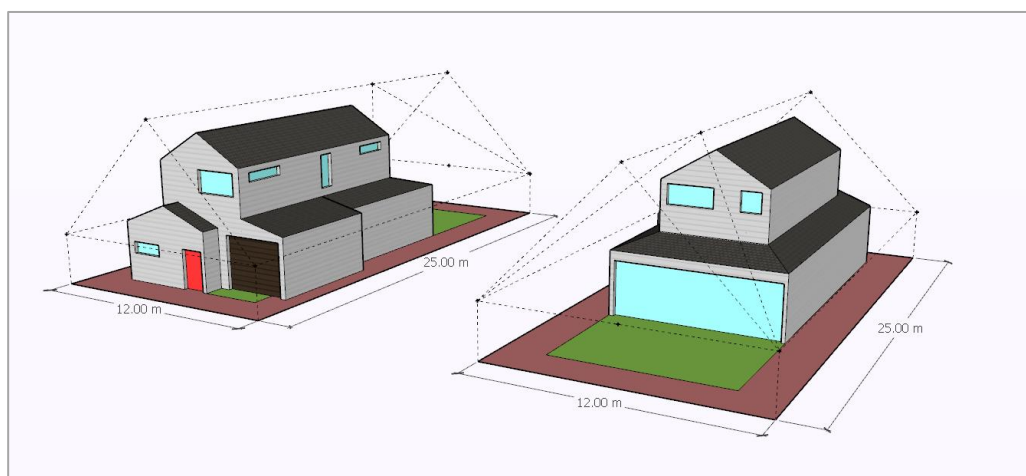
- **Page 11 – LDSR:**

- Text changes:

- **03 – Sunlight and recession planes** Recession planes are required on boundaries ~~of a flat site, but are only applicable to accessory buildings on sloping sites.~~ with neighbouring sites but not along road frontages or

where the site adjoins a Town Centre Zone, Business Mixed Use zone, Local Shopping Centre Zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites.

- Pictures changes:
 - *Note no recession plan on road boundary. A 300m² lot with the new recession planes is shown below. Also include a drawing similar to that currently shown on page 9 to show attached residential developments. Note recession planes are also shown on page 16 so does not necessarily need to be emphasised here.*



- **Page 12 – 01 - HOUSING DIVERSITY AND ADAPTABILITY**

- Picture changes:
 - *Update to include mid-rise and Low-rise apartments in the HDR and MDR zone.*

- **Page 13 – 02 – WELL-DEFINED ENTRANCES AND DETAILING TO IMPROVE LEGIBILITY**

- Text changes:
 - *Blank walls do not create visual interest or allow natural surveillance over public or shared spaces. Access to the front ~~floor~~ door is clearly defined and visible from the street.*

- **Page 14 - DESIGN ELEMENT CHECKLIST**

- Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICIES 9.2.2.1 (a) (b) (c), 9.2.5.1, 9.2.5.2, 8.2.3.2, 7.2.1.2, 7.2.1.3, 7.2.3.2, 7.2.4.2, 7.2.3.1 (c)~~

- **Page 15 - 03 -BUILDING DOMINANCE AND SUNLIGHT ACCESS**

- Text changes:

- TO ALLOW FOR FLEXIBILITY IN BUILDING HEIGHT AND MASSING WHERE POSITIVE DESIGNS AND VISUAL INTEREST CAN BE CREATED WITHOUT RESULTING IN ANY ADVERSE EFFECTS DUE TO VISUAL DOMINANCE.
- The height and massing of a building plays an important role in the overall appearance and function of a street or neighbourhood. Maintaining consistency between building heights or massing contributes to the character and overall feel of a street while variation in form, in particular roof form, can provide the variation necessary to create an interesting street scene.
- Each zone has standards for the maximum height a building can be, with the HDR Zone allowing for taller buildings than the MDR Zone and the MDR Zone in turn taller buildings than the LDR Zones. The HDR Zone also has height setback at upper level rules that applies. ~~Within those standards there may be different height allowances for buildings on flat sites and buildings on sloping sites due to the importance of maintaining views for residents on sloping sites.~~ If any additional height is desired that does not meet standards, the following key design aspects need to be considered to maintain the suburban-intended intensity and character of the zone:
 - Building design
 - Roof form
 - Building dominance
 - Sunlight access to neighbouring properties and public spaces (including roads)
 - Privacy for occupants and neighbours
 - Effects on public views

These design aspects should always be considered when designing a building.

- Picture changes:

- *Add a picture to show building heigh setback at upper floors rule.*

- **Page 16**

- Text changes:

- TO AVOID ADVERSE EFFECTS ~~OF SHADING~~ ON THE AMENITY OF ADJOINING PROPERTIES.
- Recession planes are a control to ensure neighbouring properties are not adversely affected ~~in terms of sunlight and/or privacy~~ by a development while

allowing for development and intensification to occur in residential areas. There may be a degree of change which occurs from existing conditions but ~~at a level where change is considered to be acceptable.~~ There are several methods which can be implemented to minimise adverse effects ~~on shading~~ including modulating the building form, setting buildings back from the boundary, or avoiding long, linear walls.

- ~~Where the existing ground profile under the building footprint exceeds 60, no recession planes apply to the site but the maximum building height is reduced to 7m above the existing ground profile.~~

Note: Either deleted these completely or update as follow:

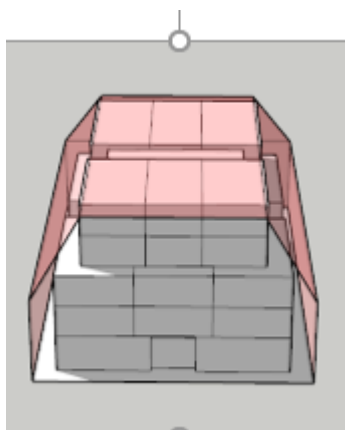
- ~~HIGH DENSITY (FLAT)~~ Recession planes for the High Density Residential Zone are up to ~~2.58~~ 2.58 m then ~~45~~ 60° on all boundaries other than the ~~northern~~ southern boundary where a ~~54~~ 55° recession plane applies ~~(flat sites only).~~
- ~~MEDIUM / LOW DENSITY (FLAT)~~ Recession planes for the ~~Low and Medium Density Residential Zones~~ are up to ~~2.54~~ 2.54 m then ~~43~~ 35° on the ~~western and eastern~~ southern boundaries, ~~55° on the northern boundary~~ and ~~35~~ 60° on the ~~southern~~ all other boundaries ~~(flat sites only).~~
- LOWER DENSITY Recession planes for the Lower Density Suburban Residential Zone are up to 2.5m then 45° on the western and eastern boundaries, 55° on the northern boundary and 35° on the southern boundary.
- ALL RESIDENTIAL ZONES (SLOPING SITES) There are no recession planes on sloping sites (except for accessory buildings). Sites are defined as sloping where the ground slope exceeds 60 across the extremities of any building elevation. Recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone, fronting the road, or a park or reserve.

- DESIGN CHECKLIST

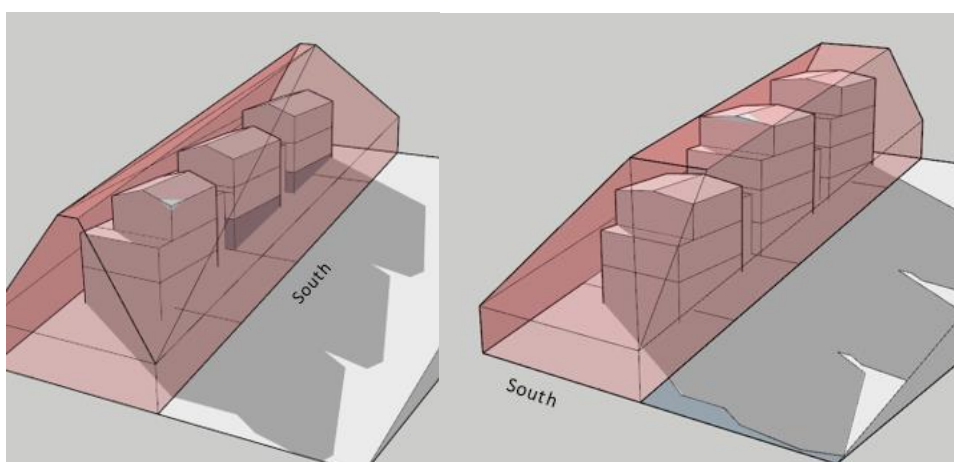
- ~~RELEVANT DISTRICT PLAN POLICES 9.2.2.1(a) (b) (c), 9.2.2.2.2, 9.2.2.1 (d), 9.2.6.2 8.2.3.1, 8.2.3.2, 8.2.6.1, 8.2.6.2, 8.2.6.3 7.2.1.2, 7.2.1.3, 7.2.3.3, 7.2.3.1(a) (b) (c), 7.2.4.1(a) (b)~~
- Picture changes:
 - Remove drawings and replace with similar drawings that reflects these new rules (no recession plane on road boundaries!):

THIS DOCUMENT LIST THE PROPOSED CHANGES TO THE DESIGN GUIDELINES WHICH ARE INCORPORATED BY REFERENCE IN THE PROPOSED DISTRICT PLAN WITH CHANGES SHOWN: STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS.

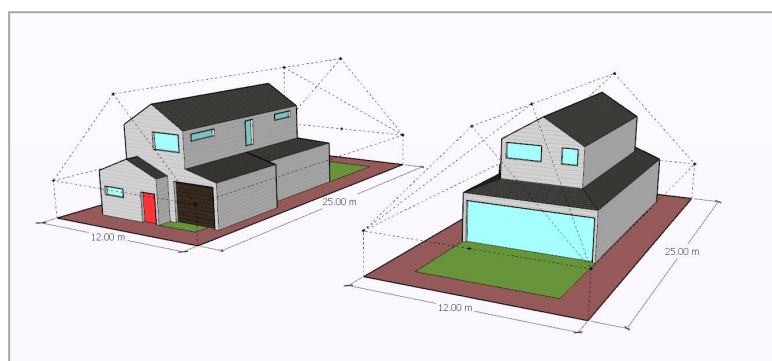
A SEPARATE PUBLIC FEEDBACK PROCESS APPLIES WHEN CHANGES ARE PROPOSED TO MATERIAL INCORPORATED BY REFERENCE, PURSUANT TO CL34 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT. MORE INFO ON HOW TO GIVE FEEDBACK ON THE DESIGN GUIDES WILL FOLLOWING.



HDR



LDSR:



- **Page 18 – DESIGN ELEMENT CHECKLIST**

- Text changes:

RELEVANT DISTRICT PLAN POLICES 9.2.2.1 (b) (d), 9.2.6.1, 9.2.6.2 7.2.1.4, 7.2.3.3, 8.2.21

- **Page 19 - 05 – PROVIDING OUTDOOR LIVING SPACE FOR RESIDENTS’ AMENITY**
 - Text changes:
 - While the District Plan does not specify a minimum outdoor living space area requirement for all of the zones, the site coverage rules mean all residential ~~dwelling~~ units in the LDSR and MDR will have access to private or communal outdoor space. Ideally this should be directly accessible from the indoor living areas.
 - For ~~LSDR~~LDSR developments, infill developments should carefully consider how outdoor living space can best be placed. Where communal outdoor spaces are proposed, carefully consider is needed to ensure it is accessible and located and designed so that it desirable to use.
 - Picture changes:
 - *Add a photo of a communal outdoor space*
- **Page 20 – Design Element Checklist**
 - Text changes:
 - F Where on-site communal outdoor spaces are provided, they are ideally located in a accessible location and designed so that they are desirable to use.
- **Page 22 – Design element checklist**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES 9.2.1.2, 9.2.6.1, 9.2.6.2, 9.2.6.3, 9.2.6.5, 8.2.1.1, 8.2.1.2, 8.2.1.3, 8.2.2.3, 8.2.5.1, 8.2.5.3, 8.2.8.7 7.2.6.1, 7.2.6.3~~
- **Page 23 – 07 – How to integrate waste and service areas so as not to affect amenity**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES 9.2.3.2 8.2.3.2~~
- **Page 24 – 08 – Creating private and safe environments**
 - Text changes:
 - Windows are oriented to the street and public open spaces rather than toward adjacent properties to provide increased natural surveillance over the ~~street~~ public realm and to maintain privacy between dwellings.

- C - Privacy and safety can be achieved with a mix of permeable (see-through) and solid fencing. Fencing along boundaries with streets and public spaces such as reserves are recommended to be permeable and/or of low height to promote passive surveillance.
- Placing higher kitchen windows on the frontage so that occupants are often looking out over the street or reserve (not shown).

~~○ RELEVANT DISTRICT PLAN POLICES 9.2.3.2, 9.2.3.3, 9.2.3.1 8.2.3.1, 8.2.3.2, 8.2.2.2 7.2.1.3, 7.2.3.1(b)~~

- **Page 25 – 09 – Site coverage and low impact design solutions to reduce infrastructure demands**

- Text changes:

- TO PROVIDE SUFFICIENT SPACE FOR OUTDOOR LIVING, WASTE AND STORAGE AREAS, ~~AND ON-SITE VEHICLE MANOEUVRING WHILE LIMITING AND~~ STORMWATER MANAGEMENT RUNOFF PEAKS
- Maximum site coverage and landscape permeable area standards ~~limits~~ ensure sufficient space is provided for different functional requirements of a development. ~~Often there is a tendency for buildings to be limited to a single storey which can have a detrimental effect on the amenity or character of a development.~~ Higher site coverage is permitted in higher density developments to allow for larger buildings, but there is still an expectation that ~~other~~ amenities, ~~and~~ manoeuvring, landscaping and stormwater management can be provided on site.
- In terms of stormwater runoff, ~~it is possible for~~ are required to be incorporated on-site to minimise runoff and peak flows with a view to achieving stormwater neutrality or at least a reduction. All of the systems are cost effective if incorporated during the design phase (as opposed to being retrofitted) but require maintenance to ensure their effectiveness is retained. By implementing systems such as these they can reduce peak stormwater discharges reducing the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained. The need for effective stormwater management is becoming more significant with climate change.
- ~~HDR,MDR,LDSR Site Coverage Permeable Surface (minimum) 70% 20% 45% 25% 40% 30%~~

- **Page 26 – Design element Checklist**

- Text changes:

~~○ HDR,MDR,LDSR RELEVANT DISTRICT PLAN POLICES 9.2.6.4 8.2.2.4, 8.2.5.2, 8.2.8.17.2.6.2~~

- **Page 27 – 10 – Building materials and environmental sustainability**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES HDR MDR LDSR 9.2.2.2, 9.2.6.4 8.2.5.2 7.2.4.1c, 7.2.6.2~~
- **Page 28 – 11 – Landscape materials and planting**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES HDR MDR LDSR 9.2.2.1(d), 9.2.6.4 8.2.2.5, 2.8.3, 8.2.4.1. (c) 7.2.3.1 (a) (b) , 7.2.3.3, 7.2.4.1(c)~~

2. Business Mixed Use design guidelines

- **Page 1:** Update date and version
- **Page 2:** Delete page 2
- **Page 4** – update version reference.
- **Page 5 - HOW TO USE THE GUIDE**
 - Text changes:
 - – **Step 5** – For further clarification or advice, ~~and~~ seek guidance from Council through the pre-application process before applying for a resource consent. It may be helpful to prepare a design statement to support your development proposal ~~or seek advice through the Urban Design Panel process which a Council officer can assist with.~~
- **Page 6 -BMU**
 - Text changes:
 - Four to ~~five~~ six storey buildings are expected in the Queenstown BMU (note this is in the Queenstown Town Centre)
 - One of the most important design aspects is ensuring developments relate well to their context and the street. Queenstown and Frankton North BMU developments may be 4-6 storeys but have the potential to be six storeys and Wānaka and Frankton Marina BMU developments may be 3-5 storeys. Consideration of the effects of height and bulk, modulation of facades and variation in material use is important to ensure that developments do not dominate their neighbours especially if close to residential uses.

- **Page 7 – BMU**

- Text changes:

- One of the most important aspects is ensuring developments relate well to their context and the street. ~~Wanaka BMU developments may typically be 2 storeys but have the potential to be 3 storeys.~~ Modulation of facades, variation in material use and consideration of height and bulk form is important to ensure that developments do not dominate neighbouring properties especially if close to residential uses.

- ~~○ RELEVANT DISTRICT PLAN POLICES 16.2.1.1, 16.2.1.2, 16.2.1.9 16.2.2.1, 16.2.2.3~~

- **Page 9 – Design Elements**

- Text changes:

- **12 Landscape materials and planting**

- Encourage landscape planting to soften blank walls, hard surface areas and provide additional amenity. Use changes in materials to create high amenity, human scale spaces. Combine planting with low impact approaches to stormwater management.

- **Page 10- 01 – Create a positive street edge and a sense of place**

- Text changes:

- ~~○ PLAN POLICIES~~

- ~~▪ BMU 16.2.1.1, 16.2.1.2, 16.2.1.4, 16.2.2.1, 16.2.2.5~~

- **Page 11 – Design element checklist**

- Text changes:

- Designed for safe and secure entrances by avoiding the creation of blind spots and hiding spots. Establish a direct physical and visual connection to entrances between the street and the buildings' entrance.

- Picture changes:

- No changes needed

- **Page 12 – Building façade treatment**

- Text changes:

~~○ RELEVANT DISTRICT PLAN POLICIES BMU 16.2.1.9, 16.2.2.1, 16.2.2.5, 16.2.2.6~~

- **Page 14 – 03 – building height and roof form**

- Text changes:

- Differing heights are allowed within the BMU zone and have been based on shading, sunlight and overall relationship to the wider urban and landscape context desired within the zone. Buildings that appear similar in mass and scale help to maintain a coherent visual image and character to a site. Discretionary heights policy only applies to Gorge Road and Frankton Marina (Sugar Lane) in Queenstown.

~~▪ RELEVANT DISTRICT PLAN POLICIES BMZ 16.2.1.2, 16.2.2.1, 16.2.2.5, 16.2.2.7~~

- **Page 15 – 04 - Signage**

- Text changes:

~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.7, 16.2.2.1, 31.2.1.1, 31.2.1.2, 31.2.1.5, 31.2.1.7, 31.2.1.8, 31.2.1.9, 31.2.1.12, 31.2.2.2, 31.2.2.5, 31.2.3.1, 31.2.3.2, 31.2.3.3, 31.2.3.4, 31.2.3.5,~~

- **Page 16 – 05 – Open space provision and boundary interfaces**

- Text changes:

~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.2.3, 16.2.2.5, 16.2.2.9, 16.2.2.4~~

- **Page 18 – 06 – Accessibility**

- Text changes:

~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.2, 16.2.1.9, 16.2.2.4, 16.2.2.9~~

- **Page 20 – 07 – Parking Areas**

- Text changes:

~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.1, 16.2.1.2, 16.2.2.1, 16.2.2.3, 16.2.2.8 29.2.1, 29.2.2.1, 29.2.2.3, 29.2.2.4, 29.2.2.9, 29.2.4.9~~

- **Page 22 – 08 – Waste and Service Areas**

- Text changes:

~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.8, 16.2.2.3, 16.2.2.~~

- **Page 23 – 09 – Private and Safe Environments**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.1.9, 16.2.2.1~~

- **Page 24 – 10 – Building Materials and Lighting**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.1.7, 16.2.1.9, 16.2.2.1~~

- **Page 25 – 11 – Environmental Sustainability**

- Text changes:

- ...Buildings should be designed to minimize water consumption and stormwater run-off. ~~incorporating~~ Low Impact stormwater/Urban Design solutions are required to be incorporated on-site taking into account anticipated increases to runoff as a result of climate change. and adopting Water-sensitive design principles are adopted where possible. Landscapes should be low maintenance, designed to optimise water infiltration and support plant growth.

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.3.1~~

- **Page 26 – 12 – Landscape materials and planting**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.2.2, 16.2.2.3, 16.2.2.9~~

3. QUEENSTOWN TOWN CENTRE SPECIAL CHARACTER AREA - Design Guidelines

- **Page 1** – update date
- **Page 3** – update zoning map to the PDP zoning map

- **Page 3 – Purpose of the Guidelines**

- Text changes:

- The purpose of the Guidelines is to articulate the character attributes of the Special Character Area of the Queenstown Town Centre and provide guidance to the community, landowners, developers, professionals (such as architects and planners) and Council decision makers and its Urban Design Panel (if applicable) on how development should capture and be sympathetic to these character attributes. Whether it is a major urban design project or a small scale modification, all development, in the Special Character Area of the Town Centre is required to be consistent with the Guidelines.
 - The Guidelines also provide clear assistance in interpreting the Queenstown Town Centre objectives, policies and rules of the ~~Proposed~~ Queenstown Lakes District Plan that relate to the Special Character Area.
- **Page 5 – The Planning Context**
 - Text changes:
 - The Queenstown Town Centre Zone (~~Chapter 12 of the District Plan~~) provides the zone provisions for the town centre and contains numerous listed heritage buildings, historic precincts, and a Special Character Area. ~~Planning maps 35 and 36 show the boundaries of the Town Centre Zone and specific areas within that.~~
 - The Queenstown Town Centre Zone (Chapter 12 of the District Plan) provides the zone provisions for the town centre and contains numerous listed heritage buildings, historic precincts, and a Special Character Area. Planning maps 35 and 36 show the boundaries of the Town Centre Zone and specific areas within that.
 - The District Plan objectives and policies promote the protection of the town centre’s unique qualities; in particular:
 - The town centre is for both residents and visitors and is the District’s principle mixed use centre where retail, commercial, administrative, entertainment, cultural and tourism activity is enabled.
 - High quality urban design is anticipated which contributes to the character, heritage values and sense of place.
 - Night time activities are enabled whilst a reasonable level of residential amenity is maintained.
 - A compact town centre that is safe and easily accessible for residents and visitors.
 - The Queenstown Bay interface is managed and development of an exciting and vibrant waterfront is encouraged.
 - ~~The relationship of the town to the lake and to the wider landscape beyond~~
 - ~~The small and intimate scale of the built environment within the Special Character Area, and the diversity in building types and styles throughout the town centre;~~
 - ~~The historic heritage values, human scale, and sense of place that derives from the original settlement pattern, particularly within the Special Character Area, and the presence of numerous historic buildings;~~

~~○ The high level of pedestrian amenity, which to a large extent results from the town's compact size, the pedestrian links, the fine grain street network and the quality open space areas.~~

- All buildings in the Town Centre require resource consent with consistency with these design guidelines being a matter of discretion. ~~The District Plan provides Council with the discretion to consider and influence the design of developments in the Town Centre Zone in order to ensure high quality outcomes are achieved. Where improvements to a proposed design are deemed necessary, this is usually achieved through Council working collaboratively with the applicants and their experts to determine mutually agreeable design solutions.~~

~~Notably, when determining the appropriateness of a proposed development, the policies and rules of the District Plan require the Council to consider whether the proposal is consistent with these Guidelines. As these Guidelines are specifically referenced in the Proposed District Plan and have been through the appropriate RMA process, they have legal weight and are an integral part of assessing any resource consent for a building or development in the Special Character Area.~~

-It is noted that these Guidelines are just one of a suite of statutory and non statutory documents prepared by the Queenstown Lakes District Council in recent years which, together, help to guide development in the Town Centre. Other related documents, which may provide useful direction to those preparing, processing and deciding on resource consents include:

Queenstown Town Centre Strategy (2009)

Queenstown Town Centre Masterplan 2017

Queenstown Lakes Spatial Plan 2021

Queenstown Lakes District Plan – District Wide Chapters

Learning to Live with Flooding: A Flood Risk Management Strategy for the Communities of Lakes Wakatipu and Wanaka (QLDC, 2006).

Tomorrow's Queenstown (Queenstown Lakes District Council, 2002)

Queenstown Lakes Long Term Council Community Plan

QLDC Land Development and Subdivision Code of Practice

Tree Policy

Southern Lights Policy

Vision Beyond 2050

- **Page 23 – 3A - Human Scale – Diagrams**

- Text changes:

- Illustrations above show hypothetical examples of human scale – bulk and height, but is also relevant for higher buildings with the upper floors setback from the parapet.

- **Page 24 – Human Scale – Built examples**

- Text changes:

- Reducing the apparent height by means of recessing the top storey, particularly in those areas where ~~a recession plane is required~~ a height setbacks at upper floors is required, and expressing each level clearly in terms of human proportions, and...
- Picture changes:
 - *Include more examples of higher buildings in line with proposed Height precinct 2, 3 and 4*

4. Wanaka Town Centre Character Guideline

- **Page 2 – Who should use this guideline.**
 - Text changes:
 - This character guideline has been prepared to serve the entire Wanaka community. It will assist developers, design professionals, people with an interest in development in the town centre, and the Council. ~~This guideline is advisory and non-statutory.~~ This guideline is incorporated by reference into the Queenstown Lakes District Plan.
 - As with the town centre, this guideline is anticipated to evolve. ~~This is to be achieved by means of a five yearly review process.~~
- **Page 2 and 3 – How it relates to the District Plan**
 - Text changes:
 - Most developments within the town centre will need to obtain a resource consent under the District Plan. This guideline will help interpret the objectives, policies, rules and standard assessment matters of the District Plan in relation to the Wanaka Town Centre.
 - ~~The District Plan identifies ‘principal values’ that contribute to the character of the Wanaka Town Centre, and ‘issues in respect of its future management’ as:~~
 - The general proportions of public open spaces • The low scale of developments • The views to Lake Wanaka and the surrounding mountains from within the town centre, the relationship of commercial activities and surrounding residential, open space and recreational activities • The clear definition of the edge of the town centre • The variety of land use activities established within the town centre • The consolidation, maintenance and enhancement of the existing business area • The retention and enhancement of the visual image and lakeshore amenity • The sustainable use of the existing buildings and infrastructure • Retention of the existing scale, form and intensity of the built form • Ease of access and circulation for vehicles and pedestrians
 - However, the District Plan provides little guidance on the translation of those values into buildings, streets and other open spaces. This guideline therefore sets out to enable all those involved in the design process to better understand the

community's expectations for the evolving character of the town centre, and how a development can best contribute toward this.

- This guideline also recognises, and should be read in conjunction with, the Council's publications:
 - Queenstown Lakes Proposed District Plan – District Wide Chapters
 - Queenstown Lakes Spatial Plan 2021
 - Wanaka Town Centre Strategy 2009
 - Learning to Live with Flooding; A Flood risk management strategy for the communities of Lakes Wakatipu and Wanaka
 - ~~Infrastructure Code~~
 - QLDC Land Development and Subdivision Code of Practice
 - ~~Signs Control Bylaw~~
 - Tree Policy
 - Southern Lights Policy
 - Queenstown Lakes Long Term Plan
 - Vision Beyond 2050

- **Page 3:**

- Text changes:

- ~~**The role of the Urban Design Panel**~~
- ~~The Wanaka Urban Design Panel undertakes design reviews on behalf of Council for significant public and private development proposals in Wanaka, with particular emphasis on the town centre. The Urban Design Panel will consider how development proposals in the town centre have taken account of this guideline. The panel offers greatest potential benefit when proposals are at the concept stage, prior to lodgement for resource consent. As with the guideline, the panel's role is advisory and non-statutory, however support from the panel can be influential in the outcome of the resource consent process.~~

- **Page 8 – Building design**

- Text changes:

- Preserve important views from the site and public views that might be impacted on by the development

- **Page 9 – Site Coverage**

- Text changes:

- Site coverage ~~over the 80% permitted threshold in the District Plan is likely to be viewed favourably where the site and context and built form guidelines have been effectively applied.~~ should take into account the relationship with the adjoining buildings and streetscape, the need to maintain and/or enhance pedestrian flows and linkages, the location of outdoor dining or outdoor living areas and the provision of loading and servicing areas.

- **Page 12 – Active Edge**

- Text changes:

- Make use of features such as balconies, projections, upper floor setbacks and recesses to break up the mass of the building (2)

- **Page 14 – Building scale, volume and height**

- Text changes:

- The maximum building volume that reads as a single built form should not exceed 128m (excluding recessed upper floors) x 9m x 15m (height x width x depth), ~~or approximately 1,200m³ (2).~~

- Picture change:

- *Update picture 2 to show example of recessed upper stories.*

- **Page 15 – Building scale, volume and height**

- Text changes:

- Building heights should not generally exceed ~~8m~~ 10m at the street frontage for District Plan Height Precinct 1 and 12m at the street frontage for other areas of the Wanaka Town Centre, where they should read as a maximum of two to three storeys in height - roofs pitched above this height may be used if not visible from the street
- Any ~~third-level~~ additional height should be a secondary volume set back a minimum of 3m from the building frontage within Height Precinct 1 (3) and a minimum of 4m from the building frontage for all other areas of the Wanaka Town Centre. ~~and should not appear to be higher than 10m when viewed from the street (34)~~
- Larger developments should appear as two or more distinct adjoining buildings that work in harmony (~~3&4~~), using techniques such as:

- Picture changes:

- ***Diagram 3 to be amended to reflect new standards – need one for Height Precinct 1 and another for the remainder of the WTC. Bottom diagram 4 can be deleted.***

- **Page 18 – Passive solar design and building performance**

- Text changes:

- Design ground floors with a minimum ~~3.5m~~ 4m floor-to-ceiling height, ~~with 4m recommended in dedicated retail spaces to provide flexibility of use.~~
- **Page 19 – Signage and Lighting on the façade**
 - Text changes:
 - For requirements on the size and location of signs as well as other regulations on signage, refer to ~~Section 18~~ Chapter 31 of the District Plan as well as to the ~~Signs Bylaw of the Council~~
- **Page 26 – Additional Guidelines For Apartments & Visitor Accommodation**
 - Text changes:
 - ~~For Helwick and Ardmore Street,~~ Apartments and visitor accommodation should only occur above ground floor level with the exception of lobbies and stairwells.
 - ~~For other town centre streets,~~ apartment or visitor accommodation units at ground level should have a front setback of between 1.5m and 3.0m, and have their floor level at least 0.8 metres above footpath level to ensure both outlook and privacy
 - ~~Fences, hedges, or walls along front boundaries should not exceed 1.2m, however this can be measured from the front patio or deck level on the inside of the fence, hedge or wall~~
- **Page 35 – Desired Outcomes - Brownston Street**
 - Text changes:
 - Ease pedestrian crossing at key locations to enable strong walking links between the town centre and adjoining ~~high and low~~ medium density residential zones



5. Arrows town design guidelines (not town centre)

Part 1

- **Page 16 – District Plan map** – to be updated

Part 2

- **Page 91 – Old town and new town residential areas guidelines**
 - Text changes:
 - ~~Proposed~~ Medium Density Residential Zone (~~proposed~~ MDR Zone)

- Lower Density Suburban Residential Zone (LDRZ)
- Picture change:
 - *Change the zone references in this section also (remove “proposed” and change to LDSRZ):*
 -  Proposed MDR and LDR Zones
 -  General guidelines that apply to ARHMZ and Proposed MDR and LDR Zones where applicable
- Text changes:
 - This is particularly the case for the ~~proposed MDRZ~~ where this adjoins the ARHMZ.
 - Importantly, under the Proposed District Plan, ~~all development comprising two or more residential dwellings per site in the LDRZ and the proposed MDRZ require resource consent with the Councils discretion~~ in relation to the construction of residential units is restricted to being limited, amongst other matters, to the extent to which the development responds positively to Arrowtown’s character, utilising the Arrowtown Design Guidelines. As a consequence, the Arrowtown Design Guidelines are fundamental to promoting positive design outcomes for development requiring resource consent within these zones.
- **Page 92 – Conserve Heritage Character**
 - Text changes:
 - It is essential that developments within the ARHMZ respect and conserve this heritage character. However, it is also important to ensure that elements of this character are seen in new developments in both the ~~proposed MDR~~ and ~~LDR~~ LDSR zones, so that they also contribute towards the unique character of Arrowtown
- **Page 95**
 - Text changes:
 - Development in the ~~proposed MDR~~ and ~~LDR~~ LDSR zones that trigger the need for resource consent (or where this can be undertaken without the need for a resource consent), and other areas adjoining the ARHMZ should consider how they can incorporate these elements within their designs to ensure that they better reflect the character of Arrowtown. All development should seek to ensure that they have positive effects on the character of the ARHMZ and Arrowtown in general. It is essential that this is done when sites adjoin the ARHMZ to ensure that they do not have a negative impact on these elements.

- By selecting elements that contribute to the heritage character of the ARHMZ and incorporating them into the ~~proposed~~ MDR and ~~LDR~~ LDSR zones visual linkage and cohesion can be achieved between the New Town and Arrowtown's core. The Arrowtown identity can be extended throughout the Zones.
- **Page 96**
 - Text changes:
 - **Include some of the heritage character elements from the ARHMZ into the ~~LDR~~ LDSRZ & ~~proposed~~-MDR**
 - Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the ~~proposed~~ MDR and ~~LDR~~ LDSR zones
- **Page 97 – Settlement patter: street layout, lot size and pattern**
 - Text changes:
 - The original predominant 1/4-acre (1012m²) lot was rectangular. Subdivision of many of these lots has occurred. Within the ARHMZ the remaining 1/4-acre lots are important to the historic character of the area. However, it is recognised that in the ~~proposed~~ MDRZ there is likely to be the further subdivision of existing lots. This should be done in a way which respects the prevailing character of the area.
 - For instance, whilst not often seen as good urban design practice, in the Arrowtown environment in the ~~proposed~~ MDR and ~~LDR~~ LDSR zones where they adjoin or are adjacent to the ARHMZ it may be best to consider subdividing the front and rear of a lot from each other, rather than dividing a lot lengthways. That way a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm.
- **Page 98**
 - Text changes:
 - Subdivision within the ~~LDR~~-LDSR and ~~proposed~~ MDR Zones which adjoins the ARHMZ should respond to the historic grid street layout of ARHMZ
 - ~~In situations where subdivision is a discretionary activity (as provided for under the Proposed District Plan), such as the proposed MDRZ, the~~ The subdivision layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning, i.e. the location of buildings, vegetation and open space visible from the street should reflect the ARHMZ and conserve the other historic characteristics of the area. This outcome is essential where the ~~proposed~~ MDR and ~~LDR~~ LDSR zones adjoin or are adjacent to the ARHMZ.
 - In situations where lots are being amalgamated within the ~~proposed~~ MDRZ and ~~LDRZ~~ LDSRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

- GUIDELINES: REDEVELOPMENT, UPGRADE AND NEW SUBDIVISION WITHIN THE ~~LDR~~ LDSRZ & ~~PROPOSED~~ MDR ZONES
- Strengthen the links to the character of the ARHMZ and Old Town in any new development or area of re-development within the ~~LDR~~ LDSRZ & ~~proposed~~ MDR Zones.
- **Page 101**
 - Text changes:
 - Where the ~~proposed~~ MDRZ immediately adjoins the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.
 - The site layout in terms of buildings and spaces should appear from the street to reflect historic layouts, consistent with those found within the adjoining ARHMZ. Subdivision of lots within the ~~proposed~~ MDRZ should be subdivided so that the front and rear of a lot are subdivided from each other, rather than dividing a lot lengthways. Subdivision within the ~~proposed~~ MDRZ should seek to ensure that a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm. This is characterised in Figures MDRZ-Figure 1, MDRZ-Figure 2 and MDRZ-Figure 3 on page 102
 - Carefully consider the extent to which any infringement to the ~~density and~~ bulk and location requirements for the ~~proposed~~ MDRZ will compromise the historic character of the ARHMZ
- **Page 102**
 - Text changes:
 - (Figures 1, 2 and 3 have been designed utilising the Proposed District Plan bulk and location standards, and therefore accurately reflect the potential built form that could be generated within the ~~proposed~~-MDRZ)
 - Picture changes:
 - *update diagrams to take into account the new height limit for MDRZ – 11m + 1m for pitched roof*
- **Page 103**
 - Text changes:
 - Within the ~~LDR~~ LDSR zone, new development/redevelopment should aim for a more spacious appearance with reduced domination by buildings.
- **Page 107**

- Text changes:
 - 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ must reflect that of traditional cottages and sheds. Within the ~~proposed~~ MDR and ~~LDR~~ LDSR zones there is greater scope to move away from this, but careful attention must be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.
- **Page 117 – New Construction in the ~~LDR~~ LDSRZ & ~~Proposed~~ MDR Zones**
 - Text changes:
 - Within the ~~LDR~~ LDSR and ~~proposed~~ MDR zones, applying the bulk and location rules alone could lead to large and two to three storey buildings, which are more dominant than is characteristic of Arrowtown and which do not in any way resemble the small cottages of the ARHMZ. Combined with this there could be considerable variety in style resulting in little recognisable Arrowtown character.
 - The analysis of existing traditional buildings has identified the key traditional building types and the characteristics of these. Whilst it is not expected that buildings within the ~~LDR~~ LDSR and ~~proposed~~ MDR zones slavishly adhere to these building forms, to the detail set out below, it remains very important that new buildings within these zones are highly influenced by the traditional building types. The sheer size, however, of some houses sometimes becomes an unmanageable problem. The apparent bulk of buildings within these zones can be reduced by designing the building as a number of individual elements. In an additive approach, the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.
 - It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street. However it is recognised that this may not be possible within the ~~proposed~~ MDR zone where smaller sites are allowable.
 - The typical Old Town cottage is an arrangement of small, simple elements. This additive approach to a buildings composition fits better with the Arrowtown character than a single roof covering a large floor plan (as identified in MDRZ & LDSRZ-Figures 5 and 6).
- **Page 120**
 - Picture change:
 - *Add additional diagram of a three storey design in accordance with the proposed MDRZ heights*
- **Page 121**
 - Text changes:

- GUIDELINES: ~~PROPOSED~~ MDR AND ~~LDR~~LDSRZ ZONES, NEW CONSTRUCTION TO INTEGRATE WITH OLD ARROWTOWN'S IDENTITY
- 4.8.2.1 Design new construction so that it shares key features with the characteristic dwellings of Arrowtown's old residential area (for the MDRZ refer MDRZ & LDSRZ-Figures 1, 2 and 3 as well as MDRZ & LDSRZ-Figure 6).
- Within the LDSRZ limit the size (scale) of each element. A maximum volume of 250m³ is suggested although a lesser volume is preferable.
- Within the ~~proposed~~ MDRZ the maximum building coverage shall be no more than 45 percent
- Within the LDSRZ avoid building houses of floor areas in excess of 300m² .
- **Page 122 – Spaciousness and Simplicity**
 - Text changes:
 - It is important that development within the ~~proposed~~ MDR and LDSR zones create a similar sense of spaciousness and apparent low density
 - New developments within the ~~proposed~~ MDR and LDSR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.
- **Page 123 – The Streetscape**
 - Text changes:
 - Opportunities during upgrade and redevelopment within the ~~proposed~~ MDR and LDSR zones should be both sought and utilised to incorporate characteristics of ARHMZ. How this can be done is outlined in the following guidelines. Implementation of these recommendations for the street is of primary importance to Arrowtown's character. A landscape plan for the ~~proposed~~ MDRZ and LDSRZ street network aimed at integrating them with the ARHMZ would enable proactive, timely and appropriate works.
 - Within some parts of the ~~proposed~~ MDR and LDSR zones private plantings have spread onto the road reserve replacing the grass verge, however, the Arrowtown identity is of a simpler street with street trees and grass only. As a consequence, private planting on road reserve should be avoided.
- **Page 126**
 - Text changes:
 - Within the MDR and LDSR zones treatment of the street should reflect the proposed ARHMZ
- **Page 127 – Street Lights and Exterior Lighting**

- Text changes:
 - Within the ~~proposed~~ MDR and LDSR zones higher lighting can be used but only where shown to be essential.
- **Page 128**
 - Text changes:
 - GENERAL GUIDELINES THAT APPLY TO THE ARHMZ, LDSRZ AND ~~PROPOSED~~ MDRZ
 - The following Guidelines apply to the ARHMZ, LDSRZ and ~~proposed~~ MDRZ and each guideline should be applied depending upon the site specific characteristics.
- **Page 129 - VIEWS/VISTAS**
 - Text changes:
 - Identify all views and view corridors across ~~private and~~ public land and seek to retain these views (with key view corridors identified within the respective neighbourhood plans set out in Section 2)
- **Page 130 – Parking, driveways and garages**
 - Text changes:
 - Driveways and parking areas are very dominant in the LDSR zone. The surface used has accentuated this, as does the extent of parking areas visible from the street
 - Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the ~~proposed~~ MDR zone and in all cases in the LDSR zone.
- **Page 131 – Existing vegetation**
 - Text changes:
 - Trees, hedges and other vegetation are distinguishing features of the ARHMZ and also an important contributor to the character of the ~~proposed~~ MDR and LDSR zones. Vegetation that is identified to be of key significance is shown on the Neighbourhood Plans included as Section 2. It should not be assumed, however, that plantings that are not shown are without value. Many other plantings contribute to heritage values as the elements, which contribute to the character of the area
- **Page 132 – Guidelines: Existing Vegetation**
 - Text changes:

- Consider how all the existing vegetation (not only vegetation of stature) contributes to the overall historic character of the ARHMZ and the ~~proposed~~ MDR and LDSR zones. The rambling shrubs as well as the trees can be very important to heritage values.
- Within the ~~proposed~~ MDR and LDSR zones, as a second choice, plant species that are appropriate to your neighbourhood
- Using only tree species already found in the ARHMZ within that areas will help to conserve its character. Using these species within the ~~proposed~~ MDR and LDSR zones will help to create cohesion between them and the character of Arrowtown. Within these Zones, plant these species first and in greatest numbers.

- **Page 133**

- Text changes:

- There are also species that reflect the character of the era of the development of different subdivisions within the ~~proposed~~ MDR and LDSR zones. These can be planted as secondary species. To identify a secondary species look around your area and note a type of tree that is planted in many gardens and appears as a 'theme' within the neighbourhood
- Trees are the most important structural plant element in Arrowtown. The structure trees are the large trees in the private gardens, the avenue, streets and the public reserves which dominate ARHMZ and are of a height well above the buildings. It is important to develop and maintain this 'canopy' in the ~~proposed~~ MDR and LDSR zones. The comparatively large scale of many of the buildings, including the more common two storey height of buildings these zones makes this very important. One structure tree per section would make an enormous difference along with trees in the streets and reserves

- **Page 137 – Hedges, fences, walls and gates**

- Text changes:

- Hedges as 'fences' and 'walls' are soft and simple in appearance and decrease the dominance of buildings and other structures. Hedges give cohesion to the street and are very important to retaining the historic character. They are characteristic of Old Arrowtown and remarkably absent from the new residential areas. However, introducing hedges into developments is one of the simplest and most effective ways to reinforce Arrowtown's identity and are an important way to integrate the ~~proposed~~ MDR and LDSR zones with Old Arrowtown.
- There are many different styles and types of fences and walls in the ~~proposed~~ MDR and LDSR zones. The adoption of styles more akin to the proposed ARHMZ will help create cohesion throughout the town, although a wider range of styles and materials can be accommodated

- **Page 140 - RESERVES AND PARKWAYS**

- Text changes:

- The public reserves (including road reserves) have the potential to significantly assist with linking the ARHMZ and MDR and LDSR zones through a comprehensive approach to plantings and landscape treatment.
- A landscape development/management plan is required for the Public Reserve network to provide cohesion between the ARHMZ and ~~proposed~~ MDR and LDSR zones with public consultation as part of the process.
- **Page 141 – Openings**
 - Text changes:
 - The approach to the placement and proportions of windows and doors within the ARHMZ should be based on the traditions of the zone. This advice should also be considered for new buildings in the ~~proposed~~-MDR and LDSR zones
- **Page 142 – Construction and Materials**
 - Text changes:
 - Within the ARHMZ new buildings should be designed so that each primary element is independent structurally and in terms of construction. Buildings within the ~~proposed~~ MDR and LDSR zones should also have the appearance that this is the case, especially where these zones immediately adjoin or adjacent to the ARHMZ
- **Page 144 – Colour**
 - Text changes:
 - Within the ARHMZ paint colours should be selected from Resene or Aalto Heritage Colour Charts or colours closely compatible with these. Colours brighter in hue to those in the charts should be avoided. Similar paint colours should be applied to buildings within the ~~proposed~~ MDR and LDSR Zones and especially where these zones are adjacent to or adjoin the ARHMZ.
- **Page 147 – Approved lists**
 - Text changes:
 - The guidelines discuss planting and appropriate species for each Character Area i.e. the Town Centre, Arrowtown Residential Historic Management Zone ('ARHMZ'), and the New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones) and should be read in conjunction with these lists
- **Page 148 – The plant lists include**
 - Text changes:
 - 'NT' for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 162 – Rejuvenation**

- Text changes:

- A number of hedge species suitable to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones) are outlined below
- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Pages 166 and 169**

- Text changes:

- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 172 – Paving Material**

- Text changes:

- Simple, basic materials were used for paving surfaces in early Arrowtown and these are important contributors to the Arrowtown character. Below are some examples of surfaces appropriate to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones)
- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 181 & 182– New Town (LDSRZ and ~~Proposed~~-MDRZ) Development Checklist**

- Text changes:

- 1 All significant public views in and out of the site will not be compromised
- 3 If the ~~proposal is adjacent to the MDRZ or LDRZ;~~
 - The proposal will protect and enhance the historic character of Precinct C.
 - The proposal will ~~protect the sun and views of neighbours~~ provide for access to sunlight.