

Appendix C – Amendments sought to the provisions of the PDP

Key:

Black Text reflects PDP decisions text

Changes sought to the PDP decision text are shown in black underline text for additions and ~~struck through~~ text for deletions.

Chapter 8 - Medium Density Residential

8.1 Zone Purpose

The zone is situated in locations in Queenstown, Frankton, Arrowtown, ~~and~~ Wanaka 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.

8.4.9	Commercial Activities in Queenstown, Frankton or Wanaka: 100m² or less gross floor area	Non-compliance status: RD
8.5.1	Building Height (for flat and sloping sites) 8.5.1.1 Wanaka and Arrowtown <u>or Hāwea</u> : A maximum of 7 metres.	Non-compliance status: NC

Chapter 15 – Local Shopping Centre Zone

	<i>Standards for activities located in the Local Shopping Centre Zone</i>	<i>Non-compliance status</i>
15.5.10	<p><i>Retail and office activities</i></p> <p>a. Individual Retail activities shall not exceed 300m² gross floor area;</p> <p>b. Individual Office activities shall not exceed 200m² gross floor area; and</p> <p>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.</p> <p>d. <u>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 1000m² gross floor area.</u></p>	NC

	Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall be included in the calculation of the gross floor area.	
--	--	--

Chapter 18A - General Industrial Zone

18A.5.11	<p>Fencing</p> <p>a. Any site adjoining any of the following zones shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary;</p> <ul style="list-style-type: none"> • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone <p>b. In the General Industrial Zone in Wanaka <u>and Hāwea</u>, the following additional standards shall apply in regard to Building Restriction areas shown on any structure plan shown in Chapter 27 (Subdivision and Development):</p> <p>i. Fences on or within 4m of the open space areas shall be no higher than 1.2m</p> <p>ii. This standard shall not apply to fences which are at right angles to the boundary of the open scape area.</p> <p>c. No razor wire or barbed wire shall be used on any fencing.</p>	<p>Non- compliance status:</p> <p>RD</p>
----------	---	--

Chapter 27 – Subdivision and Development

27.3 Location-specific objectives and policies

Lake Hāwea South Structure Plan

Objective 27.3.X – High quality urban subdivision and development of the land on the northern side of Domain Road Hāwea, that is planned around, and integrated with infrastructure, the water race, key road connections and a strong and well defined urban edge to the southern extent of Lake Hāwea Township.

Policies

27.3.X.X Ensure subdivision and development at Lake Hāwea South is undertaken in accordance with the Lake Hāwea South Structure Plan (Schedule 27.13.X) to provide integration and coordination of access to properties and the wider road network.

27.3.X.X Ensure integrated and safe transport connections by providing for key road connections (as shown on the Lake Hāwea South Structure Plan (Schedule 27.3.x)) and limiting additional access from Domain Road and Cemetery Road.

27.3.X.X Ensure subdivision and development at Lake Hāwea South provides (as shown on the Lake Hāwea South Structure Plan (Schedule 27.3.x)) 15 m wide Building Restriction Areas to:

- a. create and maintain a legible and strong urban edge along the western Zone boundary defined by Domain Road, the southern extent of the Zone, and the eastern boundary of the Zone;
- b. visually integrate urban development with the surrounding rural environment located to the west, south and east of the Lake Hāwea South Structure Plan area;
- c. provides walking and cycling access; and
- d. mitigates the effects of urban development on the surrounding 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.

	<i>Zone and Location Specific Rules</i>	<i>Activity Status</i>
27.7.1	Subdivision consistent with a structure plan that is included in the District Plan <u>(except Structure Plan 27.13.x Lake Hāwea South</u>	C
27.7.x	<p><u>Lake Hāwea South</u></p> <p>27.7.x.x In addition to those matters listed under Rule 27.5.7 when assessing any subdivision consistent with the Lake Hāwea South Structure Plan contained in schedule 27.3.x, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. <u>the comprehensive landscape design and planting of the 15m wide linear building restriction areas and timing for construction of the pedestrian and cycle trails.</u> 	RD
27.7.X	<p><u>Hāwea</u></p> <p>27.7.x.x <u>Any subdivision that is inconsistent with the Lake Hāwea South Structure Plan contained in Section 27.13</u></p> <p><u>For the purpose of determining compliance with this rule the following deviations from the Lake Hāwea South Structure Plan are permitted:</u></p> <ul style="list-style-type: none"> a. <u>the primary road connections on Domain road may move however no fewer or more than the number of connections shown shall be provided.</u> b. <u>Other Key Road connections may move by up to 50m.</u> c. <u>the road connections shown on Cemetery Road except connections 1 & 2 may move by up to 20m however no fewer or more than the number of connections shown shall be provided.</u> d. <u>the primary roads may move by upto 50m.</u> 	D