

# S35 Monitoring Report

2022

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## Executive Summary

The purpose of this monitoring report is to examine the effectiveness and efficiency of the existing provisions for urban zones in the Operative and Proposed Queenstown Lakes District Plans that relate to intensification. This report will inform the plan change implementing Policy 5 of the National Policy Statement on Urban Development.

This report sets out to identify:

- Whether the consents being granted for development reflect the outcomes anticipated for the zones.
- Whether the activity status of activities and standards are unduly restricting intensification in each of the zones.
- Whether the consents being granted identify a pattern of standards being breached within zones that allow for intensification and whether these standards are restricting developments taking place.
- Whether the District Plan rules reflect how people are using and developing the zones.

Quantitative and qualitative monitoring of resource consenting data across the urban zones of the ODP and PDP has been undertaken and the trends from that data have been correlated with feedback that has been received from Council planners and regular agents of resource consent applications within the District.

The monitoring has identified that there are a number of provisions within the Operative and Proposed District Plans that require review and consideration in light of the requirements set out by the government in the National Policy Statement on Urban Development. These primarily relate to alignment of the zone purpose, objectives and policies with the built form standards for the zones.

The data and feedback have also identified the need to review a number of the built form standards in the zones, particularly in relation to density, building heights, coverage and setbacks as well as subdivision requirements.

Overall, the report found that breaches of standards for earthworks, maximum building height, site density, building coverage, recession planes, and internal and road boundaries were common across the zones monitored. Breaches for earthworks are to be anticipated within the Queenstown Lakes District due to the topography of the landscape, and in most instances were recorded as restricted discretionary activities. Restrictions through such provisions are not anticipated to overly limit developments within the monitored zones however, the requirement of a resource consent for breaches to earthworks standards do incur additional costs on potential developments.

Breaches recorded for maximum building height were noted across the primarily residential zones such as the Lower Density Suburban Residential, Medium Density Residential and High Density Residential, as well as the Town Centre zones and mixed-use zones. Most of such breaches were less than one metre in excess of the permitted height standards in the zones. As this report only includes consents that have been granted this would indicate a flexibility to allow for potential resource consents to be granted despite minor breaches of height standards. While minor breaches appear to not limit such types of developments, consents containing major breaches of height standards either are declined, or such developments are

not applied for. Breaches for site density were also recorded across the zones monitored, with it being of note in the Lower Density Suburban Residential zone where densities of less than 450M<sup>2</sup> but greater than 300M<sup>2</sup> would trigger as restricted discretionary activities.

Breaches of standards for building coverage and recession planes were recorded across multiple zones, with no distinguishable pattern emerging for such breaches for any activity monitored in particular. Internal and road boundary setback breaches were also recorded across the monitored zones however, it was of note that a greater number of such breaches occurred within the Jacks Point and Northlake zones, indicating that provisions in these two zones may potentially be restricting development. It is also important to note that while such breaches were monitored this did not lead to the monitored consents being declined, and the requirement for a resource consent allows for developments potentially adverse effects to be assessed prior to the granting of the consent.

Overall, it was found that the approved resource consents monitored contained breaches of standards relevant to the intensification of land-use within the monitored zones. It is important to note that while breaches were recorded, such consents obtained approval and were able to be undertaken. In general, the breaches of standards monitored were minor, indicating that such standards allow for minimal breaches of standards while declining or dissuading applications for consents with major breaches. An exception to this was observed in breaches of maximum volume standards for earthworks in several zones, with consents in zones such as Jacks Point being approved with volumes double the permitted standard. As stated previously, breaches of such standards are not to be unexpected due to the topography of the Queenstown-Lakes District, and such standards allow consenting authorities to assess such consents to address potentially adverse effects of a development. While monitored consents with breaches are being approved it is important to acknowledge the economic cost to obtain such a consent, which is potentially limiting the number of applications for such types of developments.

## 1. Introduction

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The focus of this monitoring report is to examine the effectiveness and efficiency of provisions across several urban zones in relation to intensification. This is being monitored in order to respond to the National Policy Statement on Urban Development (NPS-UD) and will focus on how provisions within the District Plans (Operative and Proposed) facilitate the intensification of urban activities within the Queenstown Lakes District (QLD). The NPS-UD states that every local authority must provide at least sufficient plan-enabled development capacity to meet expected demand for housing and for business land. It also requires that local authorities monitor (quarterly) the demand for dwellings, the supply of dwellings, rents and prices, housing affordability and the proportion of housing capacity that has been realised as well as any available data on business land.

The NPS-UD<sup>1</sup> also requires every Council to ensure that:

- a) *the objectives for every zone in an urban environment in its district describes the development outcomes intended for the zone over the life of the plan and beyond; and*

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<sup>1</sup> Clause 3.35

- b) the policies and rules in its district plan are individually and cumulatively consistent with the development outcomes described in the objectives for each zone*

The capacity for housing and business activities enabled by the current provisions in the Operative and Proposed District Plan (ODP and PDP) has already been measured and monitored as required by the NPS-UD<sup>2</sup> through the three-yearly Housing and Business Capacity Assessment (HBA) as well as the quarterly reports undertaken by Council.

The 2020 HBA report identified that these Plans combined with the Spatial Plan enable significant zoned dwelling capacity to accommodate housing growth across the urban environment which is more than sufficient capacity to meet projected demand in all locations in the District.

The HBA assessment however identified that there is a shortfall of housing in price bands below \$500,000. This however is not attributed to the District Plans nor infrastructure and rather it is identified as being driven by a range of local and national factors such as the high popularity of the District for holiday homes.

Several recommendations were made within the 2020 HBA report in relation to future planning and decision making that are of relevance to this report. These include continuation of initiatives and incentives to support the supply of affordable housing in the District, including the allowance for additional attached housing and developments that make use of urban land more efficiently.

The zones included within this monitoring report are those that are currently treated as operative under s87 of the Resource Management Act 1991 (RMA) and include those that have been operative for a period long enough to have consents taking place within them and zones that are mainly for business and residential activities.

As the report is monitoring provisions relating to urban intensification, zones located outside of the Urban Growth Boundary (UGB) mapped on planning maps (including the Settlement Zone and zones that focus on rural and rural residential activities) are not included. The General Industrial and Service Zone has also not been included as it was notified on 19 September 2019, and as such has not been treated as operative for a long enough period that useful information about the zone is available for monitoring.

This report concentrates on the provisions within the ODP and PDP that potentially influence intensification from occurring by considering trends in resource consenting. This includes monitoring of the types of activities that are being consented, standards that are regularly being breached and the activity status of consents. A comparison of the consents issued across the monitored zones has also been undertaken. Different activities have been monitored across the zones listed in Table 1. These activities can be broken down into generalised categories which are:

#### **Residential Activities**

- New Residential dwellings
- Residential alterations or additions to existing dwellings
- Subdivision of existing dwelling
- Earthworks associated with development of new residential dwelling
- Generalised residential activities (consents taking place where residential land-use is undertaken and do not fit into other residential categories)

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<sup>2</sup> Link to capacity assessment. <https://www.qldc.govt.nz/your-council/council-documents/national-policy-statement-urban-development-2020-nps-ud>

- Development of Residential Flat (a residential flat can only be established on sites where a residential unit exists or is proposed in conjunction with the Residential Flat)

#### **Non-Residential Activities**

- Carparking, access, and transport consents.
- Development of non-residential building
- Alterations or additions to existing non-residential building
- Alteration to the external appearance of buildings
- Development of new visitor accommodation
- Consents undertaken for earthworks
- Structures

It is important to note that the use of the term 'residential activity' within this report includes any proposed activity and relevant resource consent associated with a site that is being used for residential land-use purposes. This is of note as within the zones monitored within both District Plans residential activities are a permitted activity. Such consents are occurring for a variety of reasons, such as a development of a new residential dwelling breaching standards for site density, building coverage, or maximum building height. This means that while a resource consent is recorded as being for a residential activity the triggering of such standards is what has led to the requirement of a resource consent for such monitored resource consent proposals.

Monitoring of how the District Plan standards are being breached is a relevant consideration in assessing whether the District Plan is unduly restricting intensification. For example, if the building heights are too low in some zones to allow an additional level of apartment development, or if building coverage standards are too low such that they discourage the construction of a residential flat.

The monitoring report includes analysis and consideration of both quantitative and qualitative data.

Statistical monitoring of consent data held by the QLDC identifies what consents are frequently being applied for in the various zones, which standards are commonly being breached, and how effective and efficient the respective zone provisions are in achieving the zones' objectives. This analysis provides assessment of what has been occurring within the zones between 1/1/2015 and 1/4/2022.

Feedback was also sought both from Council planning staff and agents that regularly engage with the consenting process seeking their opinions relating to existing District Plan provisions that impact intensification. This feedback is summarised in the findings for each zone monitored in this report.

## **2. Scope**

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The approach the report takes has been chosen to best address the information included within the various zones in Table 1. Due to the size of the datasets being monitored, a broad approach has been adopted, with the zones' key purposes being used to group zones for monitoring.

The zones being monitored fit within the NPS-UD's definition of urban environments which is:

*"means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*

*(a) is, or is intended to be, predominantly urban in character; and*

*(b) is, or is intended to be, part of a housing and labour market of at least 10,000 people"*

To develop an understanding of what is occurring within the relevant zones, resource consent and building consent data has been collated across the following zones.

### **Proposed District Plan (PDP) Zones**

#### **Residential Zones**

- Lower Density Suburban Residential (LDSR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)

#### **Location-Specific**

- Arrowtown Residential Historic Management (ARHM)
- Jacks Point

#### **Mixed-use**

- Queenstown Town Centre
- Wānaka Town Centre
- Arrowtown Town Centre
- Local Shopping Centre
- Business Mixed Use

### **Operative District Plan (ODP) Zones**

#### **Queenstown and Frankton**

- Frankton Flats A
- Frankton Flats B
- Quail Rise
- Remarkables Park
- Queenstown Town centre, Plan Change 50
- Shotover Country Special Zone

#### **Arrowtown**

- Arrowtown South Special Zone
- Meadow Park

#### **Wānaka**

- Northlake
- Penrith Park

*Table 1: List of monitored zones*

## **3. Method**

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### **3.1 Data**

#### **3.1.1 Data Sources**

The data collated in this report is from the following sources:

##### **1. Resource consent data in the monitored zones collected between 1 January 2015 – 1 April 2022<sup>3</sup>:**

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<sup>3</sup> The starting date being chosen based on the notification of Stage 1 of the district plan review, which was notified on 28/8/2015.

This data will show what consents have been approved in the various zones and which provisions are commonly being breached. This will allow a judgement of how effective and efficient the respective zone provisions are in achieving the zones' objectives.

This report will monitor the following types of breaches to the District Plan rules and standards:

- Building coverage,
- Building height,
- Building length,
- Landscape surface breaches
- Setback breaches
- Subdivision breaches
- Earthworks breaches
- Transport breaches (noting that the PDP and ODP have recently been amended to remove parking minimums, as required by the NPS-UD)

A total of 1233 resource consent applications granted between 1/1/2015 and 1/4/2022 were assessed across all the monitored zones.

The starting date being chosen is based on the notification of Stage 1 of the District Plan review in 2015 as well as the upgrade of the Council's record management system in 2014.

It is noted that during the period monitored, seven Certificates of Compliance were issued pursuant to Section 139 of the RMA. These all related to the use of residences as holiday homes or homestays and are not included within the data that is monitored.

The resource consent activities occurring in the monitored zones has been compiled from Council's TechOne system. The TechOne system was introduced in 2014 to replace the NCS system that was previously used to process resource consents. Further work on improving the quality of data in the TechOne system will improve the speed and efficiency of obtaining useful, accurate data for use in preparing monitoring reports.

The information collected through Council's TechOne system has been filtered to include the activities, activity statuses, and breaches that are relevant to the intensification of land-use within the monitored zones. The information included has been further filtered within the tables and graphs included within Section's 6 to 11 of this report in order to make them useful for the analysis of what has occurred within the monitored zones. Appendices B and C (Sections 15.2 and 15.3) include in-depth tables that show the activity statuses of the different activity types and what breaches occurred for specific activities within each zone. Regarding consents for residential activities these have been grouped into different categories which are:

### **New Residential Dwellings**

This includes consents for both the development of new residential dwellings and consents undertaken for earthworks associated with new residential dwellings. It is important to note that resource consents for the development of residential flats are often included within the same consent for the development of a new residential dwelling. This has led to the development of residential flats not appearing to be common within the dataset which is not reflective of the actual developments occurring within the Queenstown-Lakes District (QLD).

### **Residential Activities**

This includes activities associated with residential-land uses that do not fit into the other residential consent categories. An example of this is a consent undertaken under Section 127 of the RMA for a change or cancellation of consent conditions on an application by a consent holder.

### **Residential additions and/or alterations**

This includes resource consents for the alteration or additions to an existing dwelling which contain breaches to zones provisions and standards.

### **Residential Flat**

Residential flats are defined in Chapter 2 of the PDP as:

*'A residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:*

*a. The total floor area does not exceed;*

*i. 150m<sup>2</sup> in the Rural Zone, the Rural Lifestyle Zone, the Wakatipu Basi Rural Amenity Zone and the Hills Resort Zone;*

*ii. 70m<sup>2</sup> 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.*

It is important to note that this field only includes resource consents for residential flats that are not occurring at the same time that consent is being sought for a residential unit. This has led to a gap in the data on residential flats within the monitored zones. This is not reflective of the number of developments of residential flats as the monitoring data collected from Council's techone system shows such developments occurring under resource consents for new residential dwellings.

### **Other Residential Activities**

This category has been used as a catch-all term to group activities taking place within the different zones. This is not a category recorded within TechOne and has solely been used to group consents within tables and graphs into a single category when a limited number of consents for such types of developments have occurred. Appendix B includes tables that break down the number of consents for each individual consent type.

### **Resource Consents for subdivision activities**

Regarding resource consents undertaken for subdivisions a different dataset was included within this report as compared to the other activities monitored. The dataset used for Section 12 (Subdivisions) of this report contains resource consents which contain no flagged information about the activities or breaches contained within such resource consents. The consents included within Section 12 of the report have been filtered through the activity status regarding a subdivision activity for both consents undertaken solely for the purpose of subdivision, or those which were undertaken for both a subdivision and another land-use activity.

## **2. Building consent data in the monitored zones collected between 1 January 2015 – 1 April 2022:**

The building consent data analysed shows what developments have been undertaken including building consents that did not require resource consent (permitted activities under the District Plan) in the monitored zones. This dataset has been filtered to only include consents for developments that have been issued a code compliance certificate and the construction relevant to the building consent has been completed.

### **3. Written feedback from QLDC consent planners and agents that frequently lodge resource consents within the District:**

A survey was sent to local resource management practitioners which included the following two questions:

- 1 State any specific provisions in the ODP or PDP urban zones that are barriers to achieving intensification
- 2 State how you think the provisions should be changed and key reasons for the change.

Eight responses were received to the survey. These responses have been summarised in the relevant sections below.

### **3.2 Approach**

The approach the report takes has been chosen to best analyse the consenting data collected for the various zones in Table 1.

Due to the size of the datasets being monitored, zones have been grouped into six separate categories based on the similarities between their purposes:

The zones have been grouped into six separate categories based on similarities between their purposes:

- a) PDP Residential Zones;
- b) Location specific PDP Zones;
- c) PDP Mixed-use zones;
- d) Queenstown ODP Zones;
- e) Arrowtown ODP zones; and
- f) Wānaka ODP zones.

The following resource consent activity types were monitored:

#### **Residential Activities**

- Residential Activity
- Residential Dwelling – alteration or addition
- Residential Dwelling – new
- Residential Flat
- Earthworks associated with a dwelling
- Subdivision of Existing Dwelling

#### **Non-residential activities**

- Building – controlled activity
- Car parking / access
- Earthworks

- External appearance of a building
- Non-residential building – alteration/addition
- Non-residential building - new
- Structures
- Visitor Accommodation – new building

The resource consents monitored in this report have been categorised based off Councils TechOne system and the proposed activities included within the system. Regarding this report residential activities contain any resource consent that is undertaken for residential land-use. This includes consents that are not directly undertaken for the development or alteration of residential units or flats such as those for associated earthworks needing to be undertaken or the subdivision of a lot which has previously been developed. Regarding the categorisation of the monitored data, the resource consents within the dataset used for this report were undertaken for one of the activities listed above. The data displayed within the tables and graphs in this report include categories such as ‘other residential activities’ and ‘other activities’. These categories have been used in this report to simplify the graphs and tables the resource consents being undertaken and are a congregation of consents undertaken for activities that were not common within the zone but for a type of land-use listed above.

The information for each of the zone groups will be compared with each other, with the activity statuses of consents and the types of breaches of standards that have been consented being assessed to consider the outcomes being achieved in the different zones.

Assessment of the consents sought for specific developments within each of the zones as well as the activity status of those developments will provide information about the consenting requirements for developments that may be anticipated for the zone and to analyse whether these are providing barriers to intensification.

The reoccurrence of certain District Plan standards being breached in a zone may highlight a difference between the established mechanisms within the District Plan, and the suitable outcomes for the zone.

The consideration of the activity status of consents is to see how developments that are being consented within the zones fit within the established provisions within zones and whether this may be affecting intensification.

Resource consents often include consents for multiple activities and standards. For example, consent could be required for the construction of a building within a specific zone, but the building design also results in a breach to the building height for the zone and consent for associated earthworks.

The report seeks to address the following questions:

- Whether the consents being granted for development reflect the outcomes anticipated for the zones.
- Whether the activity status of activities and standards are unduly restricting intensification in each of the zones.
- Whether the consents being granted identify a pattern of standards being breached within zones that allow for intensification and whether these standards are restricting developments taking place.
- Whether the District Plan rules reflect how people are using and developing the zones.

## 4. Zone Purpose

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### 4.1 Residential PDP Zones

The **PDP Lower Density Suburban Residential zone (LDSR)** is the largest zone in the District and is located within the UGB shown on planning maps. The zone includes both land that has already been developed, as well as greenfield areas that will continue to be developed over time. The zone aims to provide for the development of both traditional and modern densities and housing forms, with heights typically being limited to one or two storeys and set on sites between 450 and 1000 m<sup>2</sup>. However, the zone does provide for more intensified residential developments down to 300m<sup>2</sup>.

The zone also enables the development of residential flats in conjunction with a residential unit. Residential flats are defined in Chapter 2 of the PDP (Definitions) as being self-contained and limited to 70m<sup>2</sup> floor area. If a flat exceeds the prescribed floor area, it is defined as a residential unit and treated as a second dwelling. Residential flats are not able to be subdivided from a residential unit.

The **PDP Medium Density Residential zone (MDR)** has a similar purpose to the LDSR zone in seeking to provide for residential developments within the UGB that are easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The zone is located within Queenstown, Frankton, Arrowtown and Wānaka. The zone provisions allow for development at a greater density than the LDSR and the diversification the District's housing supply. The main forms of housing within the MDR zone are anticipated to be terrace, semi-detached, and detached townhouses on sites of 250 m<sup>2</sup> or greater.

The anticipated development outcomes for the zone are for high standards of urban design while ensuring the reasonable maintenance of amenity values. The existing density and built form characteristics of areas are expected to change as the renewal of existing development occurs over time and the zone incrementally intensifies. Residential flats are also enabled in this zone.

The **PDP High Density Residential zone (HDR)** provides for the efficient use of land near the Queenstown and Wānaka town centres and in Arthurs Point that is easily accessible by public transport<sup>4</sup>, cycle, and walkways. The provisions of the zone provide for greater housing diversity whilst providing minimum protections for amenity values, with priority being given to enabling the community's wellbeing by promoting growth and development.

The zone purpose identifies that moderate to substantial change is anticipated to views as the zone develops. The zone also enables small scale commercial activities to take place to support larger residential developments or to provide low impact local services.

### 4.2 Location Specific PDP Zones

The **PDP Arrowtown Residential Historic Management Zone (ARHM)** holds a specific focus on preserving the distinctive character of the buildings within the zone, making use of design controls in conjunction with the Arrowtown Design Guidelines 2016. The purpose of the ARHM is to allow for continued sensitive development of the historic area of residential Arrowtown in a way that protects and enhances the areas existing characteristics. The zones' provisions seek to retain the early subdivision pattern and streetscape of Arrowtown, and the standards of activities ensure that future developments are of a scale and design sympathetic to the zones current character.

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<sup>4</sup> Wānaka does not currently have public transport, with trials being planned to occur in 2022 however, no funding has been secured for an ongoing service.

The purpose of the **PDP Jacks Point Zone (JP)** is to provide for an integrated community, incorporating residential activities, rural living, small scale commercial, community, and visitor accommodation. The zones objectives and policies also highlight the importance of developments being environmentally sustainable, being of a high-quality design, and having regard to landscape and visual amenity values. Development controls and non-regulatory design guidelines are utilised to achieve a high standard of design for buildings and landscaping design. The zone provides for a diversity of living accommodation, ranging from rural living to medium density and small lot housing.

### 4.3 PDP Mixed-Use Zones

The **PDP Queenstown Town Centre (QTC)** zone purpose acknowledges that it is increasingly becoming a dynamic and vibrant centre due to high levels of tourist activities. Residential and visitor accommodation activities are enabled 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 town centre<sup>5</sup>.

The **PDP Wānaka Town Centre (WTC)** purpose is to serve the growing residential population and visitor numbers in Wānaka, with residential intensification taking place on the fringes of the zone. The WTC is to be of sufficient size to provide for a range of retailing, business, and entertainment options, but is also sought to remain compact so as to remain accessible by foot. To address the loss of residential amenity values in the zone policies state that it will *'minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night-time noise'*<sup>6</sup>.

The **PDP Arrowtown Town Centre (ATC)** has a special focus compared to the other town centre zones by protecting the ATC from inappropriate developments. As with the ARHM, the ATC seeks to protect the distinct characteristics of Arrowtown through promoting developments at a boutique scale and through implementing the Arrowtown Design Guidelines 2016. Residential and visitor accommodation activities are enabled above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mixed-use environment.

The **PDP Local Shopping Centre zone (LSC)** is located within Albert Town, Arrowtown, Cardrona Valley Road, Fernhill, Frankton, Hāwea, Kelvin Heights, and Sunshine Bay. The zone focuses on enabling small scale commercial and business activities on discrete pockets of land that are accessible to residential areas. As the zone is generally located amidst residential areas and standards limit potential adverse effects on residential amenity and discourage inappropriate developments. Regarding residential and visitor accommodation activities Policy 15.2.1.3 shows the zone enables such activities but will *limit their establishment to avoid ground floor level to ensure that the integrity of activities occurring at street level is maintained*.

The **PDP Business Mixed Use zone (BMU)** purpose is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. The BMU also facilitates higher density living opportunities near employment and recreational activities. Within Queenstown, the BMU allows for significantly greater building heights, provided that high quality urban design outcomes are achieved. Objective 16.2.1 states that the zone is *an area comprising a high intensity mix of compatible residential and non-residential activities is enabled*.

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<sup>5</sup> Policy 12.2.1.4

<sup>6</sup> Policy 13.2.5.6

## 4.4 Queenstown and Frankton ODP Zones

The **ODP Frankton Flats A (FFA)** zone aims to accommodate a range of activities within it, while using provisions to maintain the areas high amenity values. Development within the zone is structured to promote and encourage the design and built form of the zone to have regard for the surrounding natural landscape.

The **Frankton Flat B (FFB)** zone shares a similar purpose to FFA, with its purpose being to provide capacity for residential, business, and industrial growth to create a high-quality urban area. Areas of these zones are located within the Queenstown Airport Outer Control Boundary within which residential activities are prohibited. Residential activities are not anticipated within the FFA zone being non-complying activities. In the FFB zone, Activity Area C allows for the construction of a compact high amenity, higher density residential neighbourhood containing a mix of housing types, including affordable housing. Low density development is discouraged.

The **ODP Remarkables Park (REM)** is another mixed-use zone located within Frankton, with the purpose of the zone being to provide for a comprehensively managed high-density development, including higher density residential development within some activity areas<sup>7</sup> and low<sup>8</sup> density in others.

The **ODP Quail Rise (QR) zone** is an ODP zone adjacent to Frankton that aims to provide low density residential living within a high amenity area. The zone is in an area that has good access to sunlight and views of the surrounding landscape.

The **ODP Shotover Country Special (SCS)** zone's purpose is to establish a comprehensively designed and integrated living environment that provides opportunities for predominantly low-density living and accommodation with a smaller mixture of medium density living, community and educational activities within a centralised core.

## 4.5 Arrowtown ODP Zones

The **ODP Arrowtown South Special zone (AS)**. The purpose of this zone is to enable a comprehensively planned residential environment while taking into consideration the various building and landscape restrictions. The zone maintains a predominantly low-density residential character.

The **ODP Meadow Park zone (MP)** zone purpose is to create comprehensively designed and integrated development that enhances the western edge and entrance to Arrowtown, and to create a comprehensively designed and integrated development that integrates into Arrowtown's urban fabric. This will occur whilst having regard to the surrounding landscape values and Arrowtown's distinct character and heritage resources.

## 4.6 Wānaka ODP Zones

The **ODP Northlake (NL)** is an operative zone that provides for and anticipates a residential mixed-use neighbourhood. The zone promotes a range of housing options within it, with the sizes of housing options being of low to medium density sections. The zone enables developments in a manner that reflects the zone's landscape and amenity values and looks to maintain these.

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<sup>7</sup> Activity Areas 4, 5 and 7

<sup>8</sup> Activity Area 1

The **ODP Penrith Park zone (PEN)** zone provides for the establishment of low and medium density residential activities. The zone does differ from Northlake as it does note that the zone provides such activities in a *rural type location overlooking the Wānaka foreshore but still within close proximity to the town centre.*

## 4.7 Design Guidelines

There are a number of Design Guidelines that have been incorporated by reference into the District Plan and therefore influence development within various zones. These include:

- Arrowtown Design Guidelines 2016
- Business Mixed Use Guide 2021
- Queenstown Town Centre Special Character Area Guidelines 2015
- Residential Design Guide 2021
- Subdivision Design Guidelines 2015
- Wānaka Town Centre Character Guideline 2011

It is also noted that many subdivisions within the District also have bespoke design guidelines or covenants that apply to the development of land within the subdivision. This may include conditions such as restricting development to only one residential unit per site, preventing further subdivision, limiting building height for example. These are matters that are outside of the control of Council and therefore are not considered within this Monitoring Report. Notwithstanding, these types of controls do have an implication on intensification of development. The QLDC Subdivision Design Guidelines 2015 are incorporated by reference in the PDP, and also influence subdivision and development outcomes.

## 5. What is the ‘State’ of the Monitored Zones?

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### 5.1 Types of Activities being Consented

Under the ODP and PDP, a resource consent is required for certain activities in some zones. These activities and their associated activity statuses are shown in Table 2 below.

Table 2 and Figure 1 show that consents for Residential and Earthworks activities equate to 68% of total consents within the monitored zones, and they make up the largest proportion of consents issued.

Consents for visitor accommodation activities, breaches of car parking standards, consents for external changes to buildings, for non-residential activities and for subdivision of existing dwellings all equated to between 4% and 8% of the total consents monitored individually.

Activity Type	Permitted	Deemed Permitted	Controlled	Restricted Discretionary	Discretionary	Non-Complying	Total
Building-Controlled Activity	0	1	29	19	26	18	93
Car parking/Access	0	0	0	14	36	18	68

<b>Earthworks Associated with new Dwelling</b>	0	0	1	95	30	35	161
<b>Earthworks</b>	0	0	3	72	54	46	175
<b>External Appearance of Building</b>	0	1	15	21	47	12	96
<b>Non-Residential Building Alteration/ Addition</b>	0	1	1	7	10	4	23
<b>Non-Residential Building- New</b>	0	1	0	6	16	6	29
<b>Residential Activity</b>	7	1	1	30	33	28	100
<b>Residential Dwelling- Alteration or Addition</b>	0	5	15	14	17	16	67
<b>Residential Dwelling- New</b>	0	18	24	90	103	95	330
<b>Residential Flat</b>	0	0	5	0	4	1	10
<b>Structures</b>	0	0	0	0	3	0	3
<b>Subdivision of Existing Dwelling</b>	0	0	4	6	15	7	32
<b>Visitor Accommodation- New Building</b>	0	0	1	6	17	22	46
<b>Grand Total</b>	7	28	99	380	410	308	1233

*Table 2: Activity Status of monitored zones*

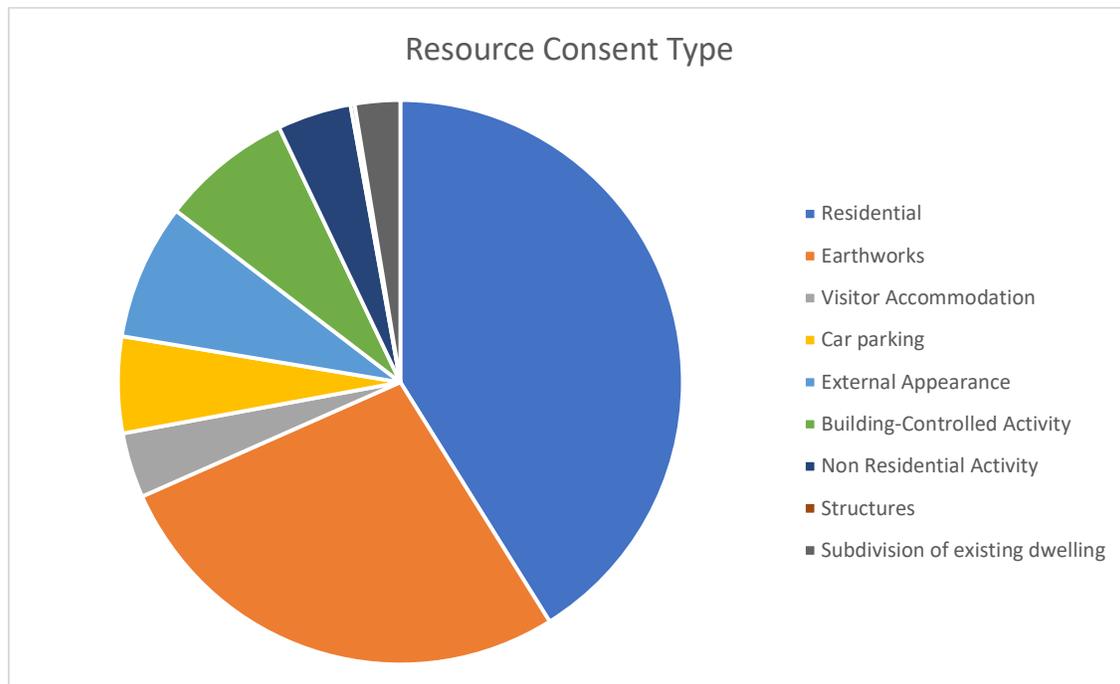


Figure 1: Resource Consent Types in Monitored Zones

The LDSR zone saw the most consents processed, with 239 being within the zone.

The JP zone had the second most number of consents, with 157.

The AS zone had the highest proportion of consents monitored holding a non-complying status, with 67% (14) of the 21 monitored consents being non-complying.

The BMU and LSC zones saw a limited number of consents, with 12 and five within them respectively. The Town Centre zones contained a greater number of consents, with 71 in the QTC, 18 in WTC, and nine in ATC.

During the period monitored, seven Certificate's of Compliance were issued pursuant to Section 139 of the RMA. These provide that a specific activity or development is a permitted activity under the District Plan. These consents all related to the use of residential units as holiday homes or homestays.

In a location specific trend, it is noted that consents in Arrowtown frequently included the need for consent under PDP Chapter 26 (Historic Heritage) and for alterations to the external appearance of buildings. This is different to the remainder of the District and is due to the standards for Arrowtown seeking to protect the area's historic heritage and to control intensification as described in the various zone purposes that relate to Arrowtown above.

Consents for the construction of multi-unit dwellings occurred within the MDR and HDR zones under Rules 8.4.10 and 9.4.5 which establish a maximum number of permitted units on a site before a resource consent is required. In the MDR the construction of three residential units is permitted with any greater number requiring consent. It is of note that only two such consents were monitored within the zone. In the HDR the construction of up to three residential units is permitted with consent being required under Rule 9.4.5 for more than three. These consents were more common.

## **5.2 Breaches of Standards**

The ODP site and zone standards and the PDP standards set out the permitted standards for how an activity (such as construction of a residential building) is to be undertaken, i.e what the height limit is, what the maximum site coverage is, or whether a building needs to include acoustic insulation.

The activity status of breaches of the District Plan standards is also of relevance as the activity status provides an indication of whether the breach will lead to an outcome anticipated within the zone or not.

### **5.2.1 Earthworks**

Breaches of earthworks standards were observed within all the zones monitored. This is unsurprising given the topography of much of the District.

Rule 25.4.2 within the PDP is commonly triggered for consents exceeding the maximum total volume of earthworks. A breach of this Rule results in a restricted discretionary activity status for a consent.

Generally, it was common in the monitored zones for restricted discretionary activity consents to be for a breach for earthworks standards, with this being particularly noticeable in the JP zone.

There are two types of earthworks consents that have been monitored – those undertaken in association with the construction of a building or those consents that are only for earthworks. For the consents that are only for earthworks, this may be due to the building work being permitted under the District Plan or that the earthworks are being applied for separately to the building work.

Resource consents for earthworks only and for earthworks associated with new dwellings made up 336 of the 1233 consents monitored. Regarding these consents, 161 were for earthworks associated with new dwellings while the remaining 175 were for earthworks only.

Overall, given the topography of land within the District, the above findings are logical. The restricted discretionary activity status for the majority of earthworks breaches shows that earthworks are reasonably anticipated however, the potential adverse effects need to be assessed.

The matters of control and discretion for earthworks under the ODP and PDP are similar and relate to environmental protection measures, landscape and visual amenity, land stability, ecological effects, effects upon heritage, cultural and archaeological sites, nuisance effects and natural hazards.

### **5.2.2 Maximum Building Height**

Maximum building height standards in the District Plan are an important factor to consider regarding intensification in the QLD. Alignment of the standards with the zone purpose and the extent of development anticipated within the zone, as well as the level of amenity anticipated for each of the zones needs to be clear.

Height breaches were recorded across all zones except for in the ATC zone.

The majority of the height standards in the ODP and PDP have different height limits for development on sloping and flat sites.

In reviewing the data, it is apparent that, with the exception of the RPR, the exceedances of the maximum height standard are for small breaches and that these do not appear to result in the creation of additional floor space.

### **5.2.3 Building Coverage/ Continuous Building Length**

The standards regarding building coverage are important to consider in terms of how they are controlling the intensification of development within the zones as they limit the proportion of which a building can occupy the lot it is located on. In a similar vein, standards restricting the continuous length of a building also puts limitations on the scale and design of buildings and structures.

Standards for continuous building length differ across the District's zones and also under the ODP and PDP.

Overall, there were less consents for breaches of the building coverage and building length standards compared to those with setback, earthworks or height breaches across the zones. The monitored breaches were also relatively small in scale.

### **5.2.4 Recession Planes**

The PDP and ODP both contain standards for recession planes (also known as height to boundary requirements). These standards predominantly apply to sites that are defined as 'flat' under the District Plan.

The recession plane angles within the PDP have been reviewed to reflect the sun angles more accurately and are more lenient. It would be anticipated therefore that there would be less breaches of the recession planes in the PDP zones than in the ODP.

### **5.2.5 Internal and Road Setbacks**

All of the monitored zones contain standards requiring setbacks from internal and road boundaries of a property. Such standards can restrict intensification through controlling how close buildings or structures can be to the boundaries.

Breaches for both road and internal setback standards were recorded across all the monitored zones however, it was notable in the JP and NL zones that such consents comprised a greater proportion of monitored consents.

It is notable that standards for setback breaches were regularly recorded across the monitored zones to different extents. Most of such recorded breaches were minor and breached standards by less than 500 millimetres. While this is the case it is also important to raise those breaches of over two metres also occurred within granted consents, potentially highlighting that such breaches are not major barriers to intensification focused developments.

### **5.2.6 Site Density**

Density standards across the zones differ and these are found to most directly relate to the purpose of the zone of all of the District Plan standards. There are also some zones, such as the HDR zone that also does not prescribe a density standard thereby encouraging maximisation of density.

### 5.3 General Trends Across the Monitored Zones

Across the monitored resource consents, trends were observed within the data regarding the activity status of the consents and the breaches occurring within the different zones. Overall, within the monitored zones, the most common breaches were related to earthworks standards, maximum building heights, and internal and road setback standards.

Overall, the most common activities monitored across the zones were for new residential dwellings and earthworks, however it is important to note that this is just the mean average across the zones, and when considered individually some such as the FFB consisted of consents for non-residential activities at a higher rate than other zones.

Regarding non-complying resource consent applications, breaches of standards for maximum building height and setbacks were often the trigger for non-compliance, with such consents also often having breaches for earthworks and other standards which would have also led to the consent.

The above trends will be further addressed below in relation to the specific zones.

In terms of comparing the results of the monitoring, there are three points to note:

- In relation to the overall activity status of an application, a resource consent often incorporates several consents, such as consent for the construction of two residential units on the site, a breach of the maximum height and for earthworks associated with the construction of the buildings. The overall activity for the consent status takes into account the most onerous activity status required for the consents. For example, the construction of the two residential units on the site and the earthworks may both be a restricted discretionary activity, but the height breach is a non-complying activity. The application is therefore treated as having an overall activity status of non-complying.
- The activity status triggered by breaches to standards differ across the monitored zones. This can be observed in the PDP residential zones, with a breach to maximum building height triggering a non-complying consent within the LDSR and MDR, while being a restricted discretionary activity in the HDR. This difference in activity status is considered to align well with the promotion of increased densities within appropriate zones, with the HDR promoting greater urban intensification than seen in other zones. This is stated in the purpose of the zone which states, *“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”*<sup>9</sup>.
- The standards for specific activities are also different between the monitored zones, for example, a breach of the maximum building height for flat sites within the HDR ranges from 10 to 15 metres depending on the location of the site and requires a restricted discretionary activity consent, while the maximum height in the LDSR is between 4.5 and 8 metres and requires a non-complying activity consent.

## 6. Residential PDP Zones

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The below analysis relates to the PDP Residential Zones which are the LDSR, MDR and HDR zones.

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<sup>9</sup> High Density Residential Zone Purpose 9.1

The monitoring includes consideration of the activities being consented within the zone, the related breaches to the standards that relate to intensification and the activity status of the applications.

With regards to the breaches of the standards, these are detailed in Tables 4, 7 and 10 below, with 699 breaches of standards being recorded within the LDSR, MDR, and HDR zones.

The below assessment considers whether specific breaches to standards are a common occurrence in the zone. This may identify that a standard requires review to understand whether the outcome sought by the standard is consistent with the purpose of the zone or whether the standard is unduly restricting intensification such that consents are regularly being approved for the breach.

The Council received a lot of detailed feedback from the survey sent to the Council consents planning team and regular agents of resource consent applications in relation to the three Residential PDP Zones. This feedback identifies a number of areas where the rules and standards may be constraining development and could be changed to allow for greater intensification.

## 6.1 Lower Density Suburban Residential Zone (LDSR)

### 6.1.1 Activities

Almost half of the resource consents monitored within the LDSR were for an activity related to new residential land uses, with 49% being for such activities.

Activity	Number of Consents	Percentage
New Residential Activities	116	49%
Residential Alterations	14	6%
Other Residential Activities	37	15%
Earthworks	45	19%
Visitor Accommodation	5	2%
Other Activities	22	9%
Total	239	100%

Table 3: Lower Density Suburban Residential Activities

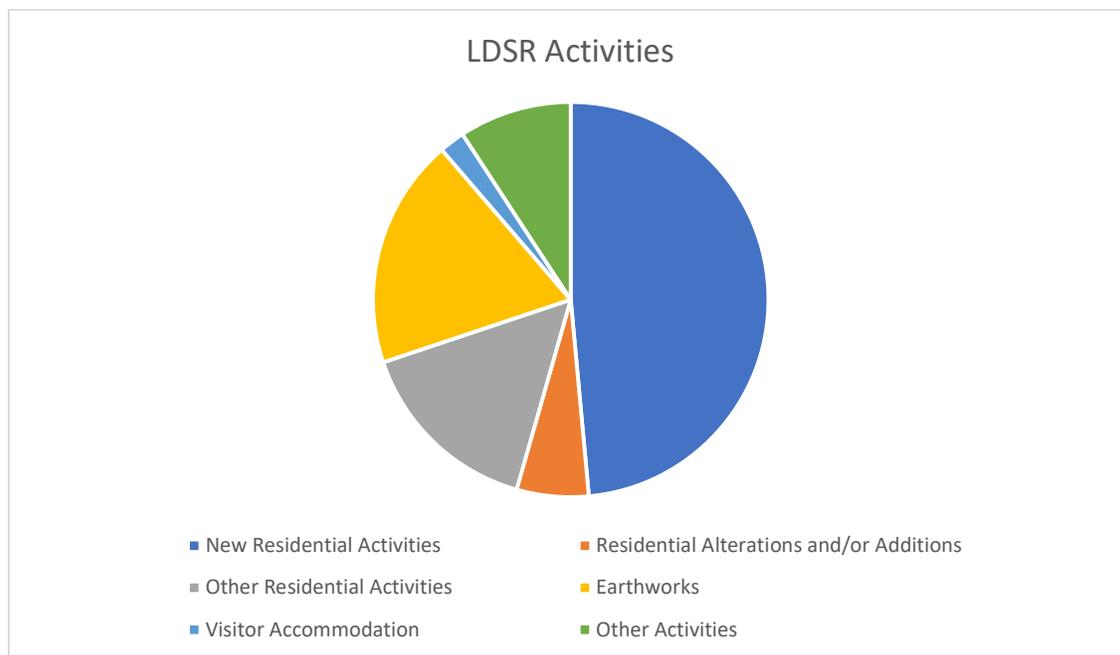


Figure 2: Lower Density Suburban Residential Zone Monitored Activities

### 6.1.2 Breaches of Standards

375 breaches of the PDP standards were recorded in the LDSR zone.

The most common breach of standard within the LDSR zone was for earthworks standards, with 114 occurring.

Breaches of standards for boundary and internal setbacks were also common with 86 occurring, with 48 for internal boundaries and 38 for road setback standards. Breaches of setback standards within the LDSR trigger a discretionary activity status for a consent and 33 of such setback breaches occurred under consents for new residential dwellings.

Breaches of the maximum building height and continuous building length were also monitored, with 33 occurring for the former and 39 for the latter as seen in Table 4. The extent of the height breaches being granted within the LDSR ranges from 0.53 to 1.4 metres.

Resource consents for new residential dwellings triggered more breaches of standards than other activities in this zone, with 121 recorded. Breaches for earthworks were the most common for new residential dwelling activities with 21 occurring. These were followed by breaches of the continuous building length standard (20).

Setback breaches were also monitored, with 17 being for road setbacks and 16 for internal setbacks. These were followed by 15 breaches for maximum building height standards, 12 for access and transport, and 10 for breaches of recession planes.

Regarding standards for building coverage, most of the recorded breaches occurred within the LDSR, with 10 being recorded. The standard for coverage within the LDSR is Rule 7.5.5, with the maximum coverage permitted being 40% of a lot. Recorded breaches that were granted consent ranged between 42% and 47%, with none exceeding 50% building coverage.

The permitted density in the LDSR zone is one residential unit per 450m<sup>2</sup>, however Rule 7.4.8 allows for the construction of residential units where the density of development is between 300m<sup>2</sup> and 450m<sup>2</sup> as a restricted discretionary activity. Consent under this rule was common in the monitoring. Such consents highlight a desire for developments below the permitted density of 450m<sup>2</sup> within the zone.

Another important standard regarding density in the LDSR zone is PDP Rule 7.5.3. This requires that where more than one residential unit is to be constructed on a site of less than 900m<sup>2</sup> there are additional height restrictions. These limit the building height of one or both of the residential units to 5.5m in height, compared to the typical 7m – 8m permitted building heights in the zone.

The above indicates that there is a desire for increased densities within the LDSR zone.

Along with this, it is also important to note that consents breaching the above LDSR density standards also frequently included breaches to other standards such as for setbacks, landscaped surfaces, and recession planes. This signals that developing a site to the densities anticipated in Rule 7.4.8 may be difficult within the parameters of the LDSR built form standards.

<b>Breaches</b>	<b>Number of Breaches</b>	<b>Percentage</b>
Earthworks	114	30%
Access and Transport	43	11%
Continuous Building Length	39	10%
Setback Breaches	86	23%
Recession Plane	20	5%
Maximum Building Height	33	9%
Other Breaches Monitored	40	11%
<b>Total</b>	<b>375</b>	<b>100%</b>

*Table 4: Lower Density Suburban Residential Breaches*

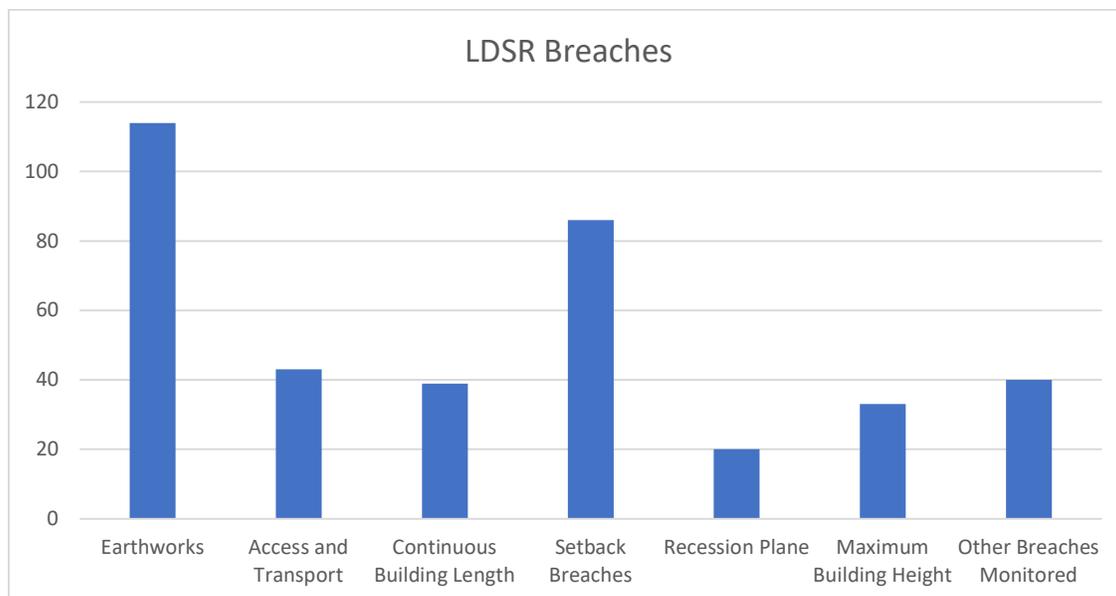


Figure 3: Lower Density Suburban Residential Zone Breaches

### 6.1.3 Activity Status

As seen in Table 5 below, 28% of the consents in the LDSR were non-complying, 43% discretionary and 26% were restricted discretionary. The remaining three percent of consents were undertaken as either controlled or deemed permitted activities.

Activity Status	Number of Consents	Percentage
Deemed Permitted	5	2%
Controlled	1	<1%
Restricted Discretionary	62	26%
Discretionary	103	43%
Non-Complying	68	28%
Total	239	100%

Table 5: Lower Density Suburban Residential Zone Activity Status

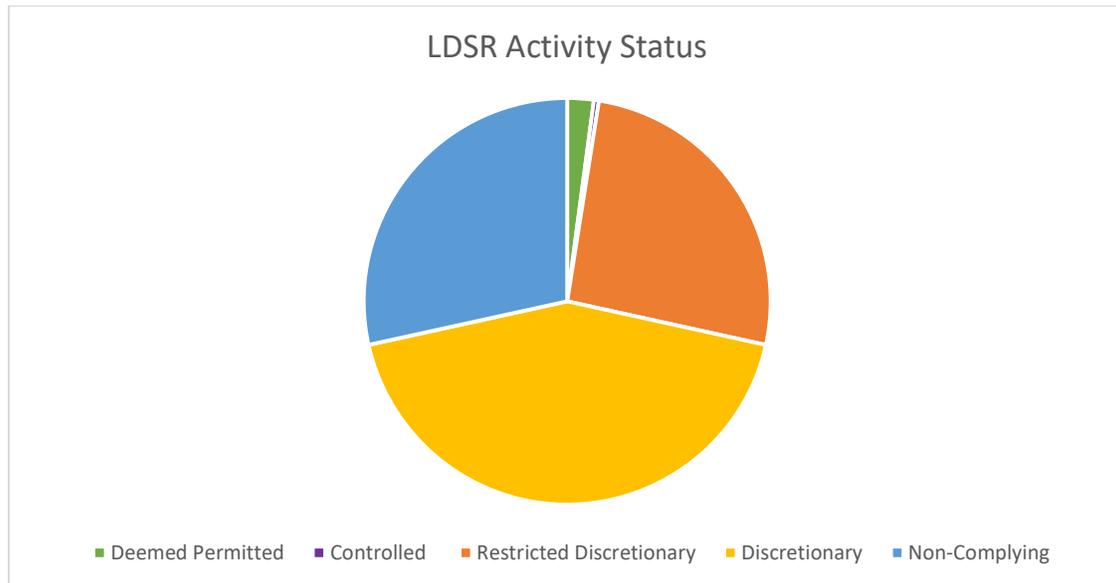


Figure 4: Lower Density Suburban Residential Zone Activity Status

#### 6.1.4 Feedback from the Planning Community

A number of survey respondents identified that the wording of the provisions in PDP Chapter 7 seek to maintain amenity values, whereas the rules provide for additional density. Two respondents noted that a requirement to maintain existing amenity is at odds with Objective 4 and Policy 6 of the NPS-UD and that there is a tension between achieving urban intensification outcomes and protecting amenity values. It was suggested that the provision should be amended to not require the maintenance of 'existing' amenity.

There were a number of suggestions in relation to density:

- One survey respondent suggested applying a maximum lot size or minimum density within the zone so to avoid developments with very low densities in the urban zones. This would further support the plan enabled capacity being achieved by new development in the zone.
- Another survey respondent suggested a change to the non-complying activity status of Rule 7.5.11 as the 300m<sup>2</sup> net site area is currently being interpreted as a hard limit in the zone. The respondent stated that a restricted discretionary activity status such as in the MDR would allow for appropriate, well-designed proposals.
- Review of the rules in Chapter 27 – Subdivision and Development for infill development should be considered to incentivise infill development. A suggestion of removing the 5.5m height limit for additional dwellings or allowing for subdivision as a controlled activity within the urban growth boundary. A change from the use of 'net site area' to 'total site area' for the application of density or minimum lot sizes for subdivision.

In relation to building height, there were a number of suggestions:

- Suggestion that an 8m building height should apply across the District regardless of whether a site is sloping or flat as it would allow for a more intensive use of the land without changing the urban form significantly.

- A change of activity status for Rule 7.5.2 being to building height on sloping sites to facilitate greater building height more easily.
- Application of a two-tier standard such as that utilised already within the HDR chapter where building height is permitted up to  $X_m$ , restricted discretionary up to  $X_m$  and non-complying for any additional height. The matters of discretion for building height need to be sufficiently narrow or a non-notification clause to allow Council to consider good urban design outcomes while not triggering notification for a loss of residential amenity.
- Deletion of Rule 7.5.3 requiring a 5.5m building height on sites less than 900m<sup>2</sup> than are to contain more than one residential unit. This rule does not make any sense when assessed against the permitted baseline and it is frequently being breached.

Two survey respondents recommended the removal of recession plane and internal boundary requirements for infill developments (it is noted that infill development is not defined in the PDP however the term is utilised in the provisions). This is seen as an unnecessary requirement due to the potential adverse effects being primarily contained within the development and a constraint to intensification.

Two respondents suggested removal of the landscaped permeable surfaces rule in 7.5.6 as decking or outdoor living areas are sometimes breaching this standard.

One respondent suggested removal of the building length standard in 7.5.10 or else an exception to the rule where an elevation is broken up. The wording of the standard is also unclear in its interpretation relating to ground floor level.

As an overall package, one survey respondent stated that the application of the building heights, recession planes and coverage restrictions imposes a significant constraint upon the intensification of the zone and notes that there is little difference between the standards in the LDSR and MDR zones despite the zone purposes outlining different outcomes.

### **6.1.5 Trends**

The LDSR zone is the largest residential zone by area in the District, and its purpose is to provide both traditional and modern suburban densities and housing forms. Given that it is the largest residential zone, consideration of the level of intensity of development and any constraints and opportunities is important in terms of achieving the objectives of the NPS-UD.

There were 47 consents granted within the LDSR zone for earthworks associated with new residential dwellings and 45 for general earthworks. Regarding such consents, 37% were undertaken as restricted discretionary activities, with this occurring due to breaching the maximum volume standards outlined in Rules 25.5.3 and 25.4.2. Most restricted discretionary activities within the zone were for earthworks activities, with 55% being undertaken as such. For these activities the majority triggered a resource consent solely due to a breach of earthworks standards, with the most common being for maximum total volume of 300m<sup>3</sup> (Rule 25.5.3), maximum depth of a cut (Rule 25.5.15), and earthworks setback from boundaries (Rule 25.5.18).

Other restricted discretionary consents were triggered through breaches to building length standards (Rule 7.5.10), access and transport (Rules within Chapter 29), and for site density (Rule 7.4.8) with most of such breaches occurring for consents for new residential dwellings.

The non-complying consents monitored within the zone were primarily triggered by breaches of building height (Rule 7.5.1 Flat Sites; Rule 7.5.2 Sloping Sites), landscaped permeable surfaces (Rule 7.5.6), and for recession planes (Rule 7.5.7).

There is a lower height limit (typically 1-2m) for the LDSR, MDR and HDR zones in Wānaka compared to the majority of the rest of the District and a trend appeared in that it was common for breaches of the height standards to occur in Wānaka. It is noted that the LDSR height limits are also more restrictive within Arrowtown, however due to the limited number of consents monitored within Arrowtown the same trend was not apparent in the data.

Consents for infill developments were also affected by the zone's standards, with breaches of maximum heights on sites less than 900m<sup>2</sup> (Rule 7.5.3) being recorded within the zone. Breaches were also monitored for sites where the density exceeded one unit per 450m<sup>2</sup> but did not exceed 300m<sup>2</sup> (Rule 7.4.8) which impacted infill consents through triggering a restricted discretionary activity status.

The trends within the LDSR zone highlight consents for earthworks are triggering breaches of volume standards regularly. The data also shows that consents which would lead to greater intensification of the urban landscape through increased height, a decreased percentage of permeable landscape and breaches for recession plane standards are being triggered as non-complying activities.

The above findings generally align with the feedback from the planning practitioners and it is recommended that the Chapter 7 standards relating to building height, building length, density, landscape permeable surface and setbacks be reviewed as well as the subdivision rules and standards in Chapter 27 relating to the LDSR zone.

The anticipated amenity within the LDSR zone also needs to be specified clearly within the zone to provide certainty for the community about what is anticipated.

## 6.2 Medium Density Residential Zone (MDR)

### 6.2.1 Activities

As seen in Table 6, over half (56%) of the consents within the MDR were for new residential activities. This is not unexpected as the primary purpose of the zone, as stated in Chapter 8 of the PDP is for *“providing land for residential development at a greater density than the Lower Density Suburban Residential Zone.”*<sup>10</sup>

As seen in other zones with a focus on residential activities, a small percentage of the monitored consents were undertaken for the development of visitor accommodation in the zone with 7% of consents undertaken in the MDR for this purpose.

Another 10% of monitored consents were undertaken for other monitored residential activities with two being for the alteration of an existing dwelling.

Activity	Number of Consents	Percentage
New Residential Activities	49	56%
Residential Alteration	2	2%
Other Residential Activities	7	8%

<sup>10</sup> Medium Density Residential Zone Purpose 8.1

Non-Residential Activities	3	3%
Visitor Accommodation	6	7%
Earthworks	10	11%
Other Activities	10	11%
Total	87	100%

Table 6: Medium Density Residential Activities

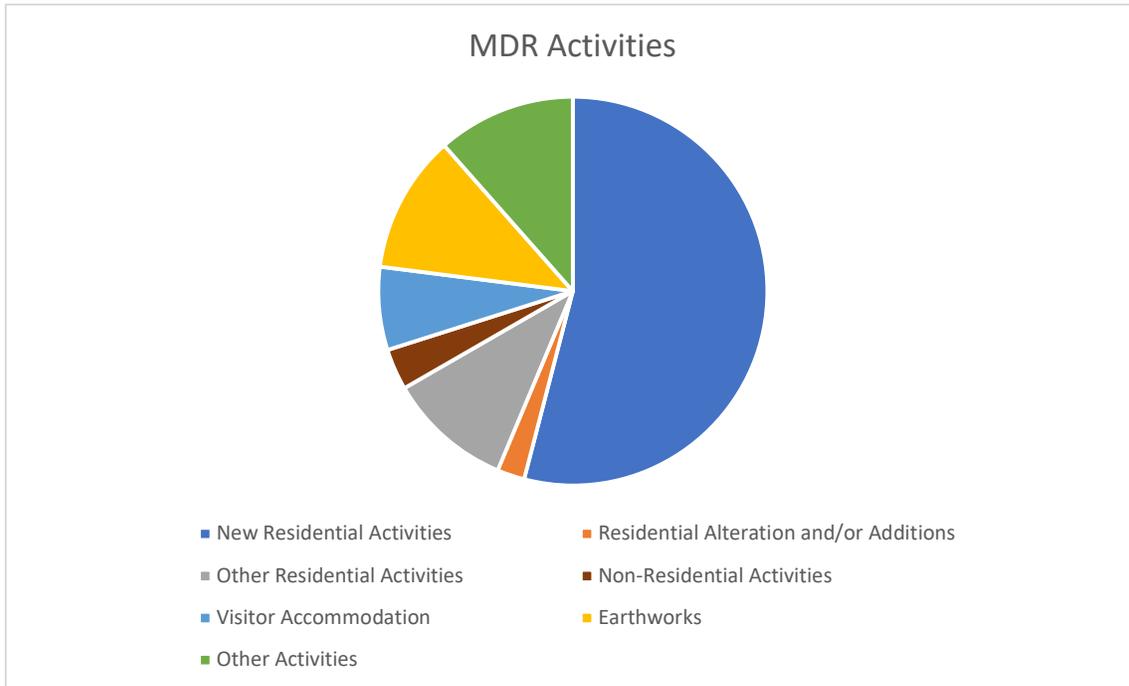


Figure 5: Medium Density Residential Zone Monitored Activities

### 6.2.2 Breaches of Standards

128 consents included breaches of zone standards in the MDR.

The 87 resource consents within the MDR zone triggered 128 breaches with the most common being for earthworks standards consisting 34% of those monitored. Breaches of internal and road setback standards were the second most common with 23 (18%) being monitored.

Breaches of site density and maximum building height also occurred with six for the former and 13 for the latter. The height breaches recorded within the MDR ranged from 0.04m to 1.33 metres.

Breaches	Number of Breaches	Percentage
Earthworks	44	34%
Setback Breaches	23	18%
Access and Transport	15	12%
Maximum Building Height	13	10%
Recession Plane	8	6%
Site Density	6	5%

Other Breaches Monitored	19	15%
Total	128	100%

Table 7: Medium Density Residential Breaches

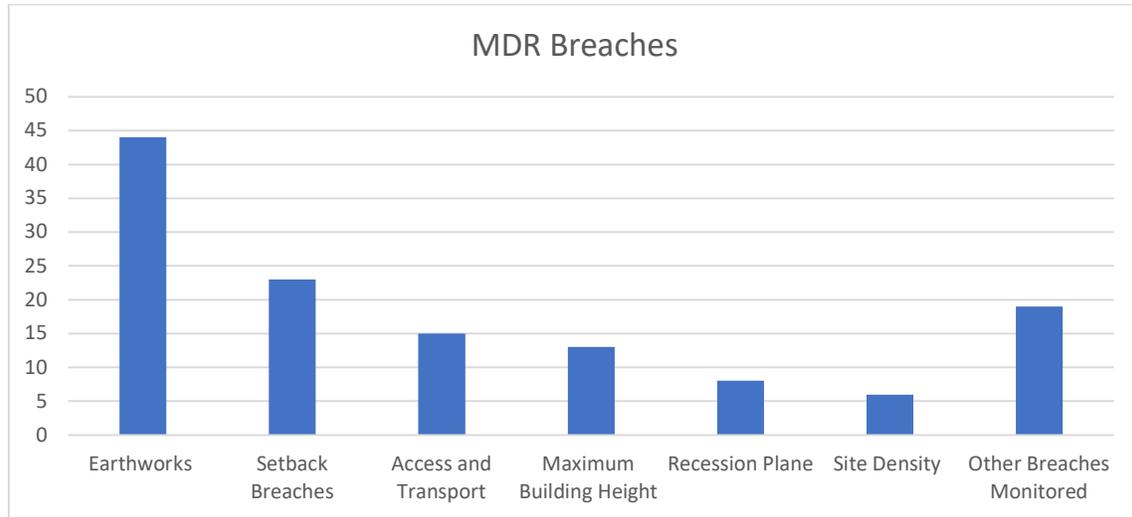


Figure 6: Medium Density Residential Zone Breaches

### 6.2.3 Activity Status

There were 87 resource consents monitored in the MDR zone with 47% of these consents being undertaken as restricted discretionary activities. 24 of the restricted discretionary consents were associated with a consent for a new residential dwelling, with 19 of these occurring for consents for earthworks associated with new dwellings which breached standards for earthworks. It is important to note that in these 19 consents, other breaches were also triggered for the likes of internal and road setbacks, recession planes, and building footprint standards.

The remaining 53% of consents were undertaken as discretionary, non-complying, and deemed permitted activities though the latter only contained a single consent as seen in Table 8.

Activity Status	Number of Consents	Percentage
Deemed Permitted	1	1%
Restricted Discretionary	41	47%
Discretionary	26	30%
Non-Complying	19	22%
Total	87	100%

Table 8: Medium Density Residential Activity Status

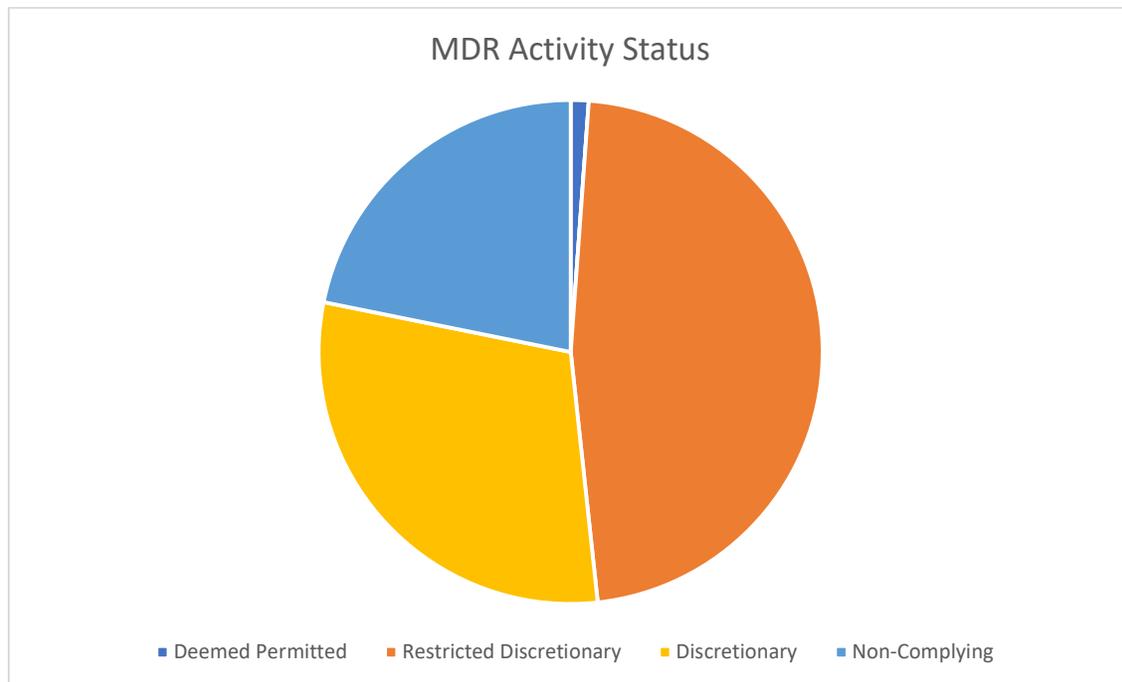


Figure 7: Medium Density Residential Zone Activity Status

#### 6.2.4 Feedback from the Planning Community

A number of survey respondents suggested that the height limits and recession plane requirements be reviewed so that the development outcomes match the outcomes outlined in the zone purpose.

The objectives and policies also require review to identify the forms of housing that are anticipated and to make clear what outcomes are anticipated for the likes of access to sunlight.

A number of survey respondents recommended that the height limits be increased so to enable three storey buildings within the zone. One respondent suggested the same height across the whole of the MDR zone and another stated that the height controls for Wānaka are not consistent with the objectives of the zone.

As with the LDSR zone, a tiered approach to the activity status for building height was suggested by a number of survey respondents (as currently occurs within the HDR zone), along with narrow matters of discretion and potentially non-notification clauses so to allow the Council to consider good urban design outcomes and promote intensification.

With regard to density, one survey respondent suggested removal of the maximum density limit of 1/250m<sup>2</sup> with the focus instead being upon the design outcomes. Another states that the bulk and location standards in the zone make it very difficult to development to a density of 1/250m<sup>2</sup> and there is a tension between the provisions and the outcomes sought by the objectives and policies. Consideration could be given to a floor area ratio but this is acknowledged as being more difficult to administer.

Another respondent states that density and subdivision minimum lot size should be based upon total site area rather than net site area.

If the intention of the zone is to allow for greater residential intensification, one survey respondent recommends removing the recession plane requirements from the plan as they constrain development on smaller sites. Another specifically states that the 35 degree southern recession plane is very restrictive for small sites and changing it to 45 degrees would assist.

Specifically in relation to sites within the Arrowtown MDR zone, it was suggested that Rules 8.4.6 and 8.4.10 should not differentiate the number of units to be constructed within a site from the remainder of the MDR zone. These types of restrictions should occur within the Arrowtown Residential Historic Management Zone only.

Two survey respondents recommended the removal of recession plane and internal boundary requirements for infill developments (it is noted that infill development is not defined in the PDP however the term is utilised in the provisions). This is seen as an unnecessary requirement due to the potential adverse effects being primarily contained within the development and a constraint to intensification.

One respondent suggested an amendment to the minimum boundary setback rule (8.5.8) to allow for the protrusion of eaves up to 600mm along the eastern, western, and southern boundaries and 1m along the northern.

The same respondent also suggested deletion or amendments to Rule 8.5.13 relating to the dominance of garage doors with the suggested amendment being to remove the 'supporting structures' component as it is open to interpretation and to clarify where the distance is measured.

One respondent suggested an increase of the permitted building coverage from 45% to 50% and removal of Standard 8.5.7 relating to landscaped permeable surfaces (or a change of the activity status to controlled).

Removal of the building length standard in 8.5.9 or else an exception to the rule where an elevation is broken up was put forward by one survey response.

As an overall package, one survey respondent stated that the application of the building heights, recession planes and coverage restrictions impose a significant constraint upon the intensification of the MDR zone and that you need to go up or go out to intensify. The respondent also noted that there is little difference between the standards in the LDSR and MDR zones despite the zone purposes outlining different outcomes.

## **6.2.5 Trends**

The MDR zone also contained several earthworks related consents with 26 being monitored. Most of these consents were restricted discretionary activities and solely held breaches of earthworks standards within Chapter 25 of the PDP.

The statistical data does not highlight any particular issues with the PDP rules and standards relating to the MDR zone and the activity status of the consents being issued are what would be anticipated.

A limitation of this report however is that the consenting data has not been able to be monitored to see whether the intensity of development encouraged by the MDR is being realised. The feedback from the planning community indicates that it may be that this is not being achieved.

The MDR zone is a new zone that has been created under the PDP and its development is important in providing diversity in terms of housing typologies and housing in close proximity to employment areas and public transport. Therefore, it is recommended that the abovementioned constraints to development in the MDR that have been identified by the planning community be considered further.

### 6.3 High Density Residential Zone (HDR)

#### 6.3.1 Activities

Consistent with the findings in the LDSR and MDR zones, the largest percentage of resource consents in the HDR was for new residential activities with 31% monitored for such activities.

A further 21% of consents were for other residential activities with 7% of consents of the zone undertaken for residential alterations or additions.

A notable percentage of consents in the HDR were for visitor accommodation, with 14% of consents monitored being for this activity.

Activity	Number of Consents	Percentage
New Residential Activity	37	31%
Residential Alteration	8	7%
Other Residential Activities	16	14%
Earthworks	21	18%
Visitor Accommodation	16	14%
Non-Residential Activities	3	3%
Other Activities	17	14%
Total	118	100%

Table 9: High Density Residential Activities

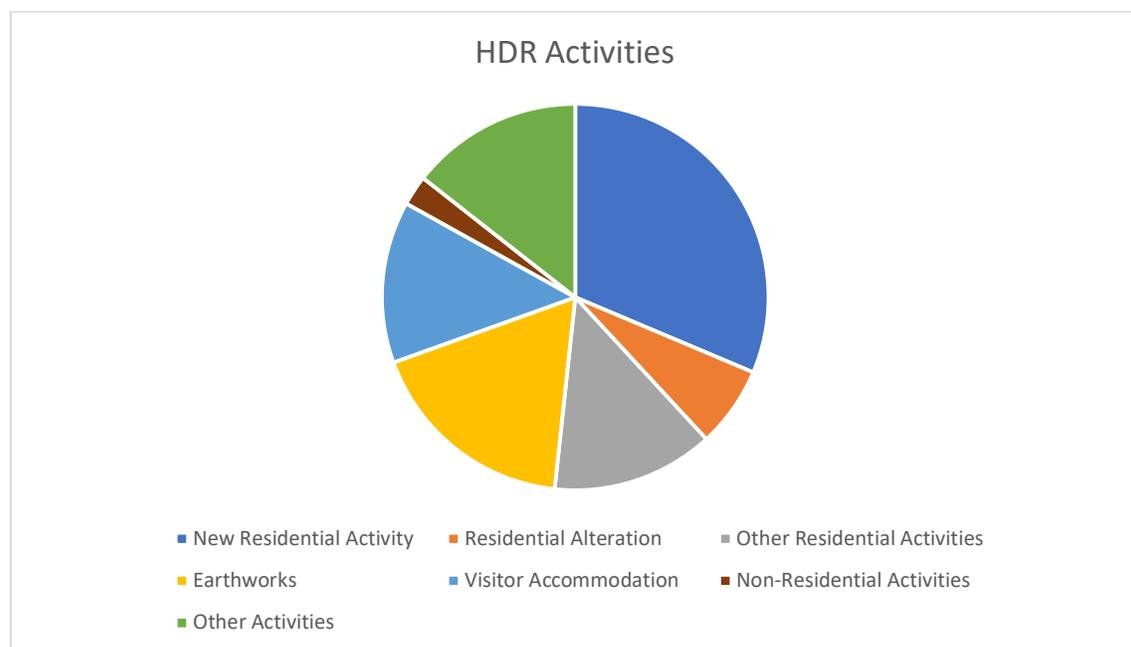


Figure 8: High Density Residential Zone Monitored Activities

### 6.3.2 Breaches of Standards

In total, 196 consents in the HDR included breaches of standards under the PDP.

As with the LDSR and MDR, breaches for earthworks were the most common type in the zone, with 45 being monitored.

It is also notable that breaches for maximum building heights made up a greater proportion of total breaches in the HDR with 17% of breaches. The recorded height breaches within the HDR were notable as such breaches primarily occurred for standards within the ODP zones the PDP HDR standard have replaced. This is due to the height standards in the PDP HDR zone in some instances allowing for greater height than previously under the ODP. Requiring consent under both the ODP and PDP has primarily occurred due to the timing of the consents triggering such breaches. The more recent consents monitored within the zone did not breach height standards.

Breaches for setbacks comprised a similar proportion of total breaches in the HDR at 20%.

Resource consents that breach standards such as building height and setbacks may indicate that proposed developments at intensities greater than that which are permitted in the zone are occurring.

PDP Objective 9.2.2 states that “*High Density residential development provides a positive contribution to the environment through quality urban design*”<sup>11</sup>. The granting of the consents for the breaches of standards relating to height and setbacks suggest that the approved developments were able to be assessed to ensure they align with the anticipated outcome of high-quality design.

Breaches	HDR Breaches	Percentage
Earthworks	45	23%
Access and Transport	29	15%
Maximum Building Height	33	17%
Setback Breaches	39	20%
Multi-Unit Developments	8	4%
Continuous Building Length	17	9%
Building Footprint	6	3%
Other Monitored Breaches	19	10%
Total	196	100%

Table 10: High Density Residential Breaches

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<sup>11</sup> High Density Residential Objective 9.2.2

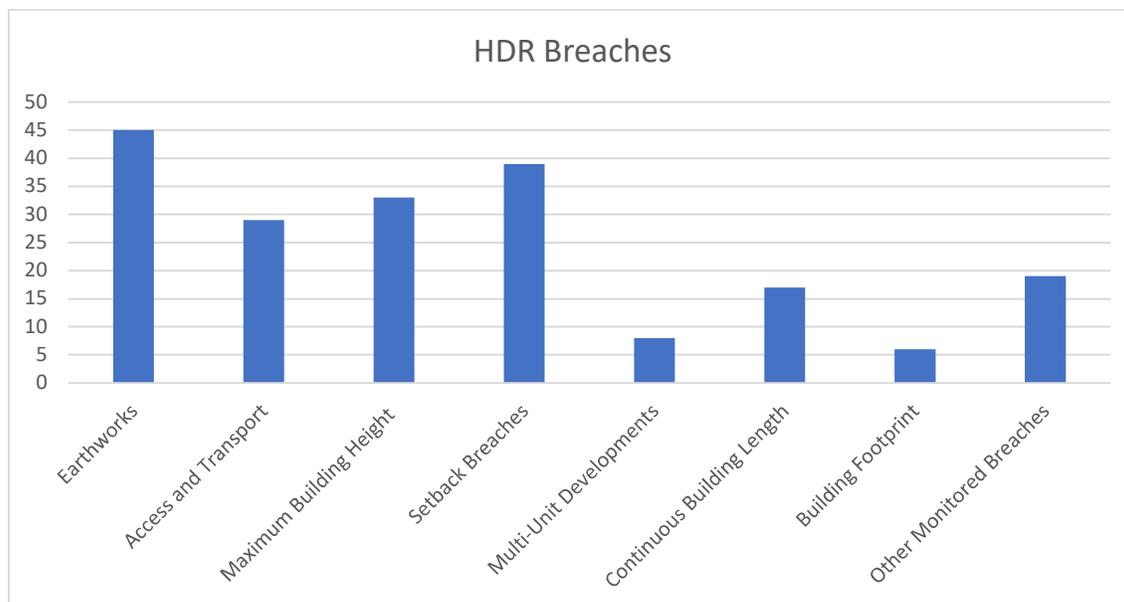


Figure 9: High Density Residential Zone Breaches

### 6.3.3 Activity Status

The monitored consents within the HDR zone were predominantly for restricted discretionary and non-complying activities, with the former covering 31% of consents while the latter covered 38%. The remaining consents were undertaken as discretionary (23%), controlled (6%), deemed permitted (2%), and permitted activities (1%).

The number of consents undertaken as controlled activities is notable compared to the other PDP residential zones being higher.

Activity Status	Number of Consents	Percentage
Permitted	1	1%
Deemed Permitted	2	2%
Controlled	7	6%
Restricted Discretionary	36	31%
Discretionary	27	23%
Non-Complying	45	38%
Total	118	100%

Table 11: High Density Residential Activity Status

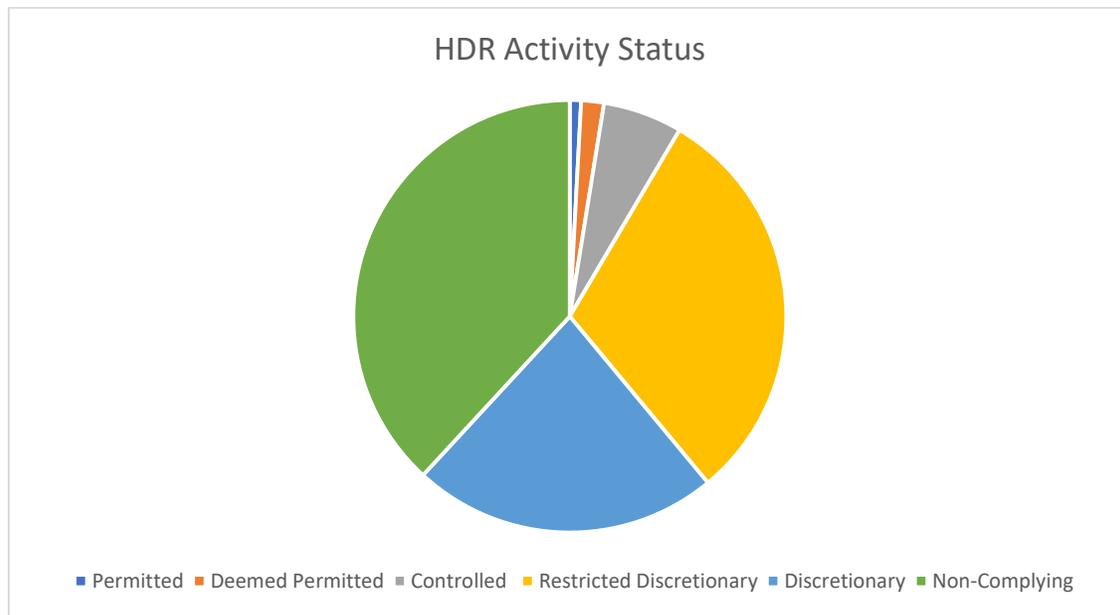


Figure 10: High Density Residential Zone Activity Status

### 6.3.4 Feedback from the Planning Community

Many of the survey respondents highlighted a disconnect between the scale of development being promoted through the zone purpose and rules and the wording of the objectives and policies, particularly with regard to the maintenance of amenity values. The Zone Purpose states that moderate to substantial change is anticipated however a number of provisions refer to maintenance of amenity values. These need to be reviewed so that the community is aware of the outcomes that the zone is intended to provide, particularly Policies 9.2.3.1 and 9.2.3.2. The existing wording was identified by two respondents as being inconsistent with the purpose of HDR zones under the NPS-UD.

Also, in relation to the NPS-UD, one respondent identified that Objective 9.2.1 should be amended to align with the wording for HDR zones being areas of high accessibility and demand.

In relation to Policy 9.2.3.3 one respondent has questioned how a building with a 10m compliant height could achieve this. There is a disconnect between policy and rules.

There were a number of suggestions relating to review of building height controls:

- A number of respondents have recommended review of the permitted building heights on sloping sites as this is constraining intensification within the HDR such that development typologies such as apartments are difficult to develop. Some of the respondents considered that flat and sloping sites should have the same height limits.
- Another respondent stated that the height limit should be increased to 16m to facilitate the development of 5 storey building and to include corresponding recession plane controls.
- Two respondents identified that the building height controls (8m permitted on flat sites and 7m on sloping sites) in Wānaka are overly restrictive and not in line with the zone purpose and do not allow for true high density housing. These set a low bar for notification. Possibility of applying height precincts within Wānaka where different heights may be required.

- If increased building heights are anticipated within the zone compared to that which already exists, consideration of non-notification clauses should be undertaken as protection of views is a matter that will always be an issue in the District when heights are increasing.

Additional provisions such as requirements for outlook space from primary living rooms and orientation in relation to neighbouring sites should be considered for inclusion in Chapter 9 according to one survey respondent. This would ensure that development that involves intensification provides a suitable level of amenity for the future residents of the development.

Three respondents recommended removal of the recession plane standards if intensification intends to allow building to go higher.

As with the LDSR and MDR, it was recommended by one respondent that the net site area for density or minimum lot area be amended to total site area. The same recommendation in relation recession plane and internal setback infringements as a result of infill was also made for the HDR as with the LDSR and MDR zones.

One survey respondent suggested increase of the maximum permitted building coverage from 70% to 75% to match that within the Frankton North HDR zone, removal of the landscaped permeable surface requirements and allowance for eaves to extend into the setback distances.

### **6.3.5 Trends**

Consents within the HDR for earthworks were common, with 34 being monitored. This is anticipated given the topography of the District, including the HDR zones.

The monitoring data has identified that a significant proportion of consents required for breaches of the standards in relation to building height and setbacks, the number of non-complying activity consents issues also means that there are a large number of breaches of the maximum building height, building coverage and permeable landscape surfaces.

As with the MDR zone, a limitation of this report that the consenting data has not been able to be monitored to see whether the intensity of development encouraged by the HDR zone is being realised. The feedback from the planning community indicates that there is tension within the PDP provisions and this is likely to be resulting in uncertainty for the community in terms of the outcomes that are sought.

The HDR zone is an important zone for providing housing density as well as diversity in close proximity to employment areas and public transport. Therefore, it is recommended that the abovementioned feedback from the planning community be considered further, particularly in relating to providing more clarity about the outcomes being sought within the zone as well as consideration of amended height controls.

## **7. Location Specific PDP Zones**

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The local specific PDP zones monitored are Jacks Point and the Arrowtown Residential Historic Management Zone.

168 resource consent applications were processed within the JP and the ARHM zones. The majority of the 168 consent applications took place in JP, with the zone containing 157 of the 168 consents while 11 took place in the ARHM zone.

In total 86 (51%) of the monitored resource consents were for a new residential dwelling across the two zones, while nine (5%) were undertaken for alterations or additions to existing dwellings while 34 (20%) were undertaken for earthworks.

In the JP and ARHM zones, 161 breaches of standards were monitored, with 51% of breaches occurring for earthworks standards. The breaches for earthworks primarily occurred for consents for general earthworks with 36 breaches, and for earthworks associated with new dwellings with 27 being monitored.

The second most common breach across the zones were for internal setbacks, with 25 being monitored. Along with this, 12 breaches across both zones for maximum building heights were also recorded.

## 7.1 Jacks Point (JP)

### 7.1.1 Activities

In JP, 54% of consents were for residential activities, either through a consent for a new dwelling or one for earthworks associated with one. Other residential consents consisting of those for alterations or additions to existing dwellings, subdivisions of existing dwellings and general residential activities comprised 19 of the monitored consents, with this equating to 12% of the total monitored consents in the JP zone. The category of other activities consisted of consents for car parking, controlled building activities, and the alteration of external appearance of buildings.

Activity	Number of Consents	Percentage
New Residential Activities	84	54%
Residential Alterations	3	2%
Other Residential Activities	16	10%
Earthworks	33	21%
Other Activities	21	13%
Total	157	100%

Table 12: Jacks Point Activities

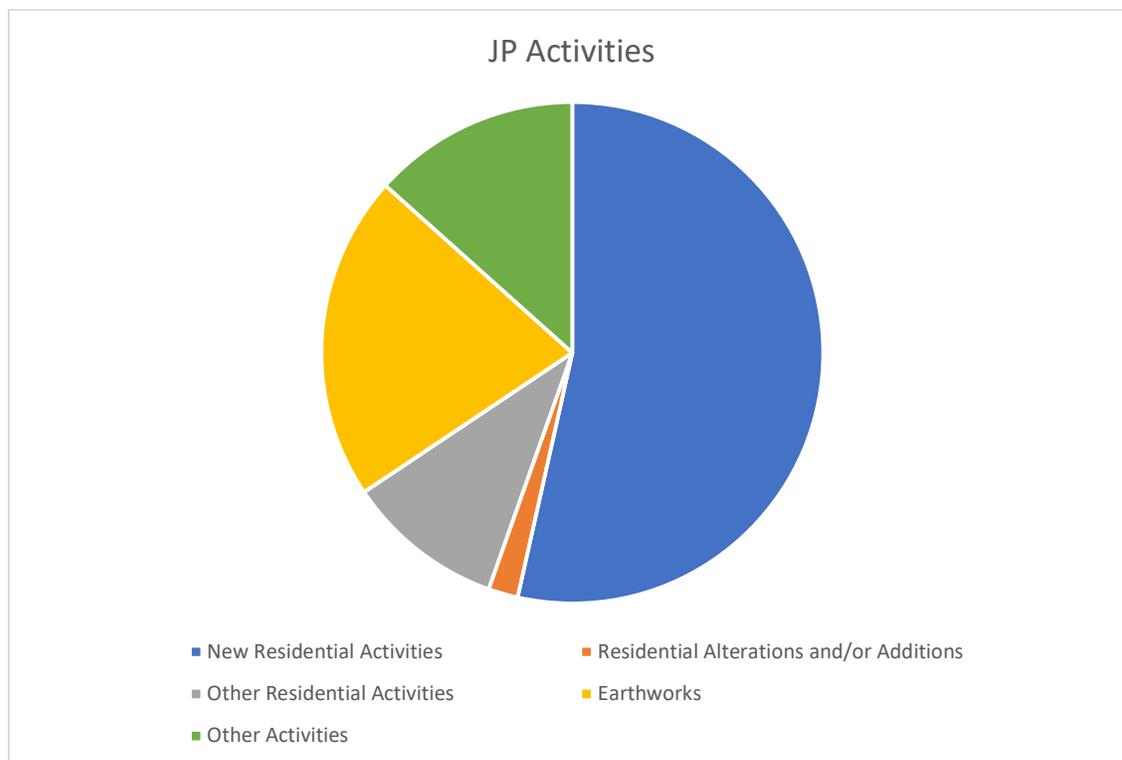


Figure 11: Jacks Point Zone Monitored Activities

### 7.1.2 Breaches of Standards

The most common breach recorded in the JP zone was for earthworks standards with 82 occurring. Breaches concerning the intensification of sites were also monitored with ten occurring for maximum building height and 22 for setback standards. Such breaches may indicate a desire for developments of increased density than that permitted within the zone’s standards. It is also important to note that while it appears that a limited number of consents for the development of residential flats, many of such developments were undertaken as other residential activities.

Breaches	Number of Breaches	Percentage
Earthworks	82	54%
Setback Breaches	22	15%
Access and Transport	23	15%
Maximum Building Height	10	7%
Other Monitored Breaches	14	9%
Total	151	100%

Table 13: Jacks Point Breaches

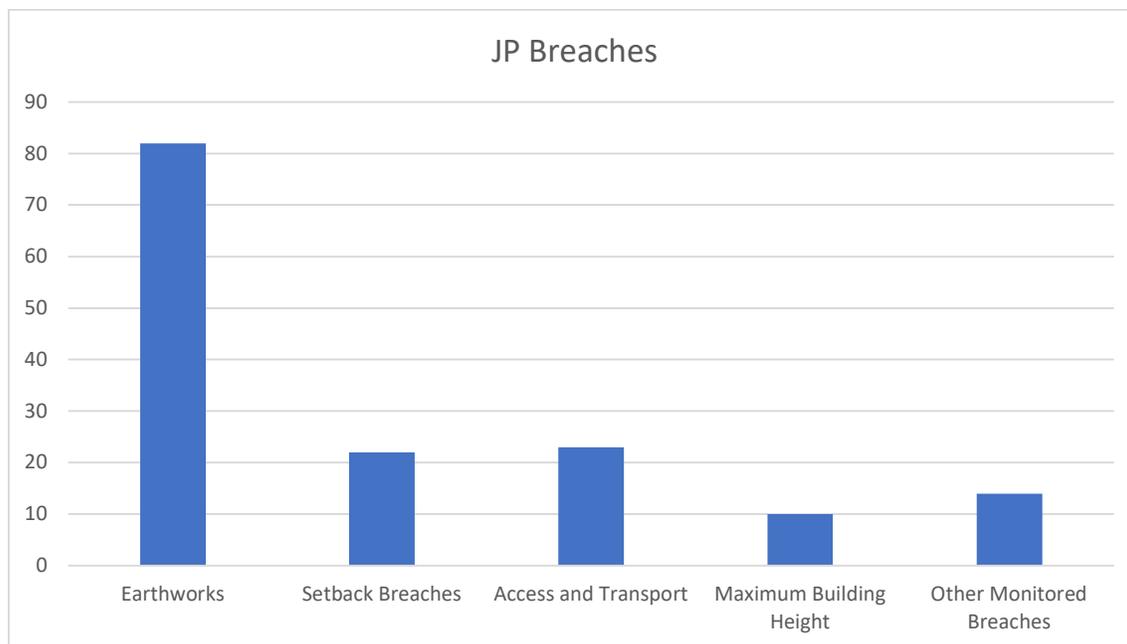


Figure 12: Jacks Point Breaches

### 7.1.3 Activity Status

Table 14 shows that 43% (68 consents) were undertaken in the JP zone as restricted discretionary activities, with 50 of such consents being for earthworks activities. These were split with 33 occurring for earthworks associated with new dwellings while the remaining 17 were for unspecified earthworks consents. The high number of consents occurring in the zone triggering earthworks standards could indicate a mis-alignment between the standard for the zone (500m<sup>3</sup> in the residential activity area) and the necessary earthworks to develop the zone for its intended purpose.

The remaining consents were undertaken as non-complying (18%), discretionary (29%), controlled (7%), deemed permitted (1%), and permitted (<1%) activities.

The non-complying activity consents were primarily for new residential activities with 11 occurring as such. This is not unexpected as 54% of the consents in the zone occurred for such an activity.

Regarding the reason for such consents triggering a non-complying status, four of the consents breached maximum building height standards.

Activity Status	Number of Consents	Percentage
Permitted	1	<1%
Deemed Permitted	2	1%
Controlled	11	7%
Restricted Discretionary	68	43%
Discretionary	46	29%
Non-Complying	29	18%
Total	157	100%

Table 14: Jacks Point Activity Status

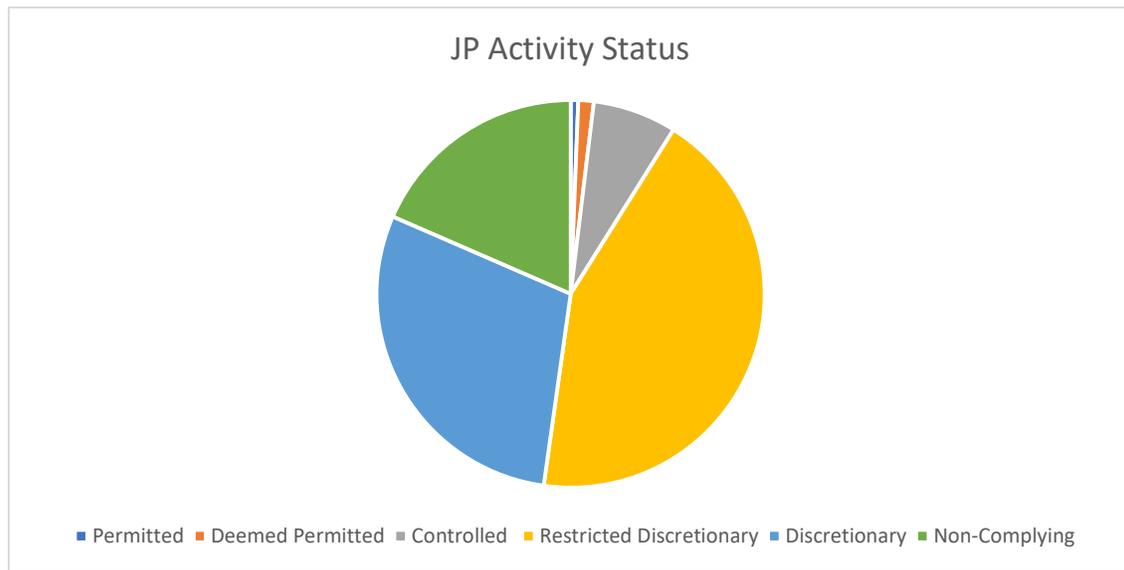


Figure 13: Jacks Point Zone Activity Status

#### 7.1.4 Feedback from the Planning Community

There was no feedback from the planning community in relation to this zone.

#### 7.1.5 Trends

157 resource consents were monitored within the JP zone, with 68 occurring as restricted discretionary activities. A noticeable trend within the zone was for activities solely triggering breaches of earthworks standards. The majority of earthworks consents were for retaining walls (Rule 25.5.18.1), the maximum depth of a cut being 2.4 metres (Rule 25.5.15), and for the transportation of cleanfill (Rule 25.5.21).

It is also to be noted that most of the consents for earthworks within JP solely held breaches of earthworks standards, which would indicate that permitted built development has required a resource consent due to the earthworks standards applicable to the JP zone. This may also indicate that the built form standards are being complied with and therefore the standards align with what is anticipated within the zone.

As seen within the PDP residential zones, breaches of standards for maximum building height resulted in non-complying activity status for resource consent applications within certain activity areas specified within Chapter 41 of the PDP.

It was also observed that consents have been granted under both the ODP and PDP provisions for non-complying activities due to proposed developments not complying with the Jacks Point Structure Plan.

## 7.2 Arrowtown Residential Historic Management Zone (ARHM)

### 7.2.1 Activities

In the ARHM zone 11 resource consents were monitored, with six of these occurring for alterations or additions to existing residential dwellings. Two occurred for the external appearance of buildings and two for new residential dwellings and one for general earthworks.

While the number of consents monitored within the ARHM zone were limited the higher-than-average percentage (across all monitored zones) of consents occurring for residential alterations or additions indicates that within the zone a limited number of new dwellings are being built while those existing within the zone are undergoing alterations.

Activity	Number of Consents	Percentage
New Residential Dwelling	2	18%
Residential Alteration	6	55%
External Appearance of Building	2	18%
Earthworks	1	9%
Total	11	100%

Table 15: Arrowtown Residential Historic Management Activities

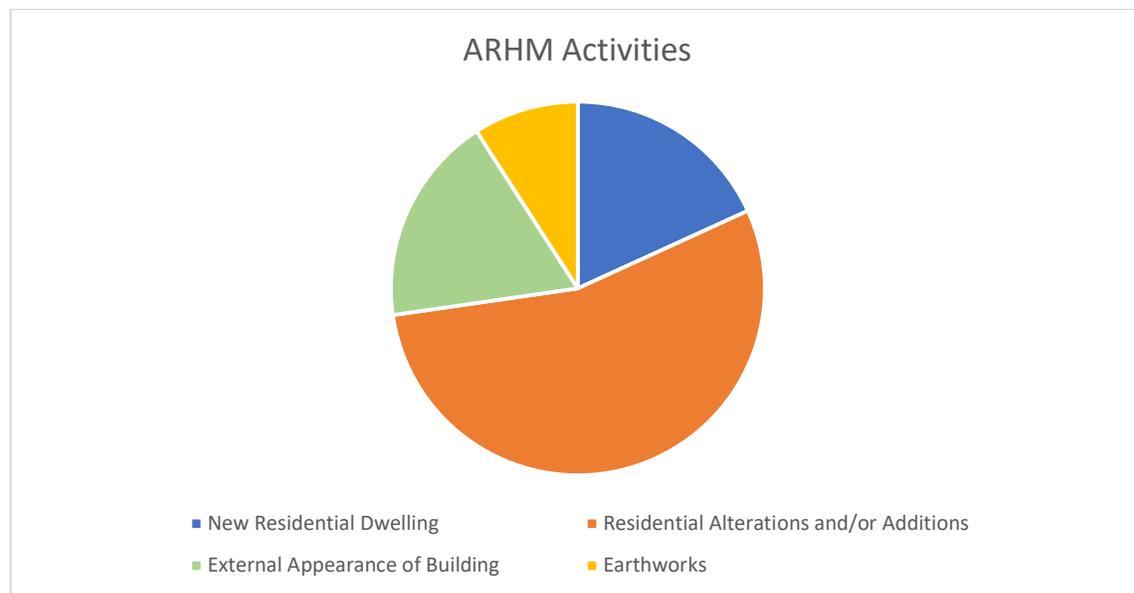


Figure 14: Arrowtown Residential Historic Management Zone Monitored Activities

### 7.2.2 Breaches of Standards

A total of ten breaches were monitored within the ARHM zone, with five being for internal setback standards with these breaches comprising 50% of those recorded within the zone. The remaining five breaches recorded occurred for maximum building height (2 consents), building footprint (2 consents), and the final for road boundary setback standards.

Breaches	Number of Breaches	Percentage
Internal Setback	5	50%
Maximum Building Height	2	20%

Building Footprint	2	20%
Road Boundary Setback	1	10%
Total	10	100%

Table 16: Arrowtown Residential Historic Management Breaches

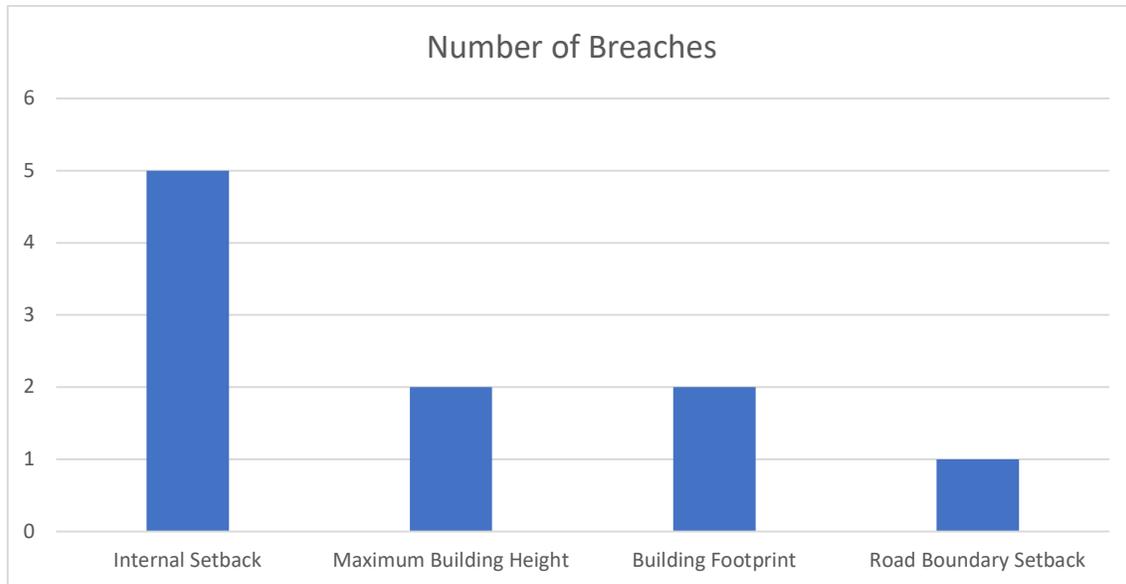


Figure 15: Arrowtown Residential Historic Management Zone Breaches

### 7.2.3 Activity Status

The standards within the zone and corresponding activity status are generally more onerous than in the other PDP residential zones due to the purpose of the zone relating to maintenance of the historic character of the zone.

The 11 resource consents monitored within the zone were split, with four occurring as restricted discretionary activities, four occurring as non-complying, and three as discretionary activities.

Consents for residential alterations or additions consisted of three of the non-complying consents, two were restricted discretionary, and one was a discretionary activity.

The single earthwork activity was undertaken as a discretionary activity, those for new residential dwellings as a restricted discretionary and non-complying activity, and consents for the external appearance of buildings as a restricted discretionary and discretionary activity.

Activity Status	Number of Consents	Percentage
Restricted Discretionary	4	36%
Discretionary	3	27%
Non-Complying	4	36%
Total	11	100%

Table 17: Arrowtown Residential Historic Management Activity Status

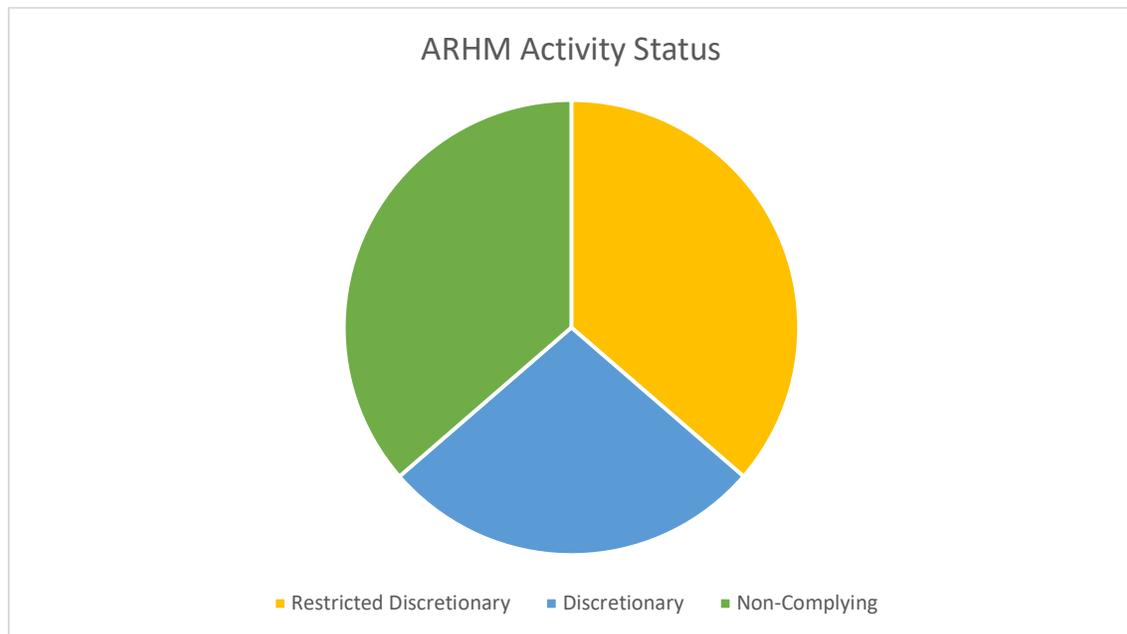


Figure 16: Arrowtown Residential Historic Management Zone Activity Status

### 7.3.4 Feedback from the Planning Community

There was no specific feedback from the planning community in relation to planning provisions, however one respondent urged caution in ensuring the maintenance of the historic heritage of the zone is considered.

### 7.3.5 Trends

It is important to consider the weighting and impact of trends within certain zones due to the limited number monitored consents within them. This is of relevance to the ARHM due to the limited number of consents monitored (11).

In the ARHM zone the standards for setbacks, building height, and building footprints have been breached. Unique to the ARHM zone, most of the consents monitored were undertaken for alterations to residential dwellings, with such consents triggering the previously mentioned breaches of standards.

Regarding trends, the ARHM zone shares similar standards to other zones monitored within Arrowtown, with these zones showing similar consents for activities and breaches within the PDP and ODP that allow for assessment of historical and heritage values. This can also be observed in terms of activity status within the consents regarding earthworks which triggered as discretionary activities opposed to restrictive discretionary due to the setting or extent of place of a listed heritage site within the proposed consent occurring.

## 8. Mixed-Use Zones

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The mixed use zones monitored include the Business Mixed Use (BMU), Local Shopping Centre (LSC) and the three town centre zones – Queenstown, Wānaka and Arrowtown Town Centre zones (QTC, WTC, ATC respectively).

There were 115 consents monitored within the town centre zones, BMU, and LSC. The QTC zone contained 62% of consents within the mixed-use zones with 71 taking place within it. The WTC contained 18 consents, the ATC nine, the BMU 12, and the LSC contained five.

The most common activity status within the mixed-use zones was discretionary, with 50% of consents holding this status across the zones. In the zones individually, 54% of consents in the QTC were discretionary, with 33% in the WTC, 44% in the ATC, 58% in the BMU, and 40% in the LSC.

Consents undertaken as restricted discretionary and non-complying activities occurred at a similar level, with 24 consents taking place as restricted discretionary and 23 as non-complying.

69 breaches of standards were monitored within the mixed-use zones. When compared to the other zones being monitored, the mixed-use zones contained a limited number of breaches with the 69 occurring in 115 consents.

The most common breaches of standards were for earthworks, with 25% of total breaches occurring for such, while 23% of breaches occurred for maximum building heights.

The number of breaches for maximum building heights is notable across the mixed-use zones, occurring at a greater rate than in other zones monitored.

### 8.1 Queenstown Town Centre (QTC)

#### 8.1.1 Activities

The most common consented activity in the QTC zone was for the external appearance of buildings, with these making up 46% of those in the zone.

The QTC zone also contained a greater number of non-residential activities than other zones monitored, with 12 being recorded. Given the purpose of the zone, this it is to be expected.

Activity	Number of Consents	Percentage
New Residential Activity	2	3%
Other Residential Activities	3	4%
External Appearance of Buildings	33	46%
Non-Residential Activities	12	17%
Building - Controlled Activity	12	17%
Other Activities	9	13%
Total	71	100%

Table 18: Queenstown Town Centre Activities

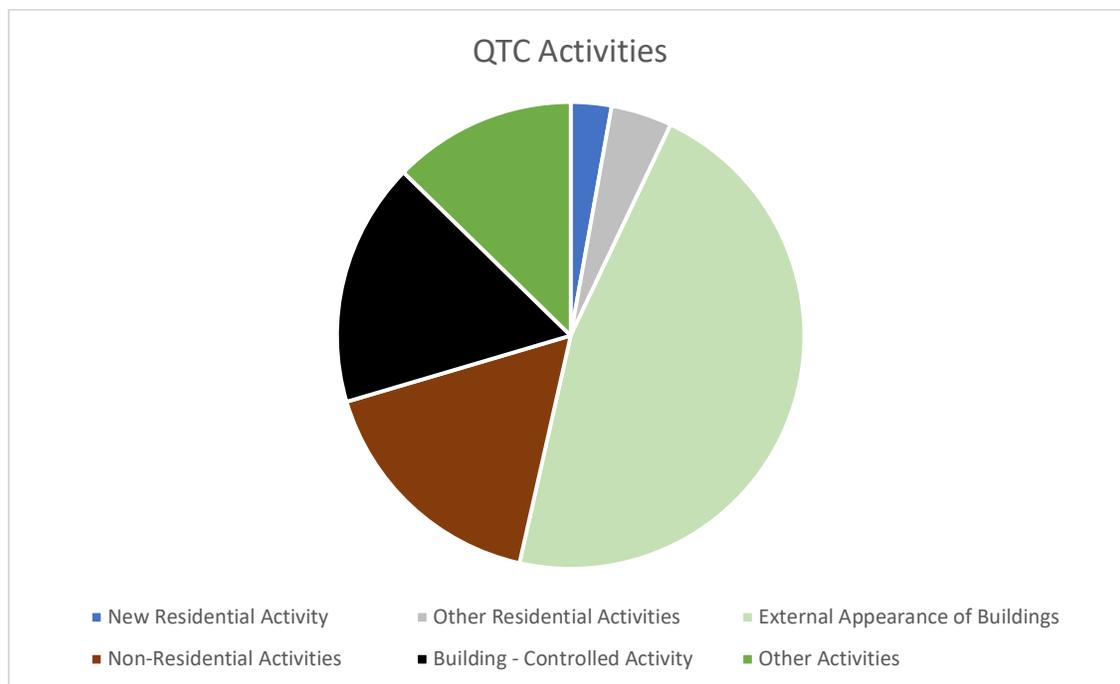


Figure 17: Queenstown Town Centre Zone Monitored Activities

### 8.1.2 Breaches of Standards

In the QTC, 31% of breaches monitored were for maximum building height standards with 11 occurring.

Breaches of earthworks standards also occurred with nine being recorded. Breaches of standards to earthworks in the QTC zone (500m<sup>3</sup> permitted) result in a restricted discretionary status for consents, and with the topography of the QLD such breaches are not uncommon.

The town centre zones also recorded breaches for building coverage however it should be noted that within the QTC breaches only occurred under ODP standards rather than those within the PDP. This indicates that the increased coverage allowed under the PDP is more in line with what is anticipated within the OTC zone than what was permitted under the ODP.

Four noise breaches were also monitored with three of these occurring for consents for non-residential activities.

Breaches	Number of Breaches	Percentage
Maximum Building Height	11	31%
Earthworks	9	25%
Noise Breach	4	11%
Building Footprint	5	14%
Non-Residential Activity	2	6%
Access and Transport	2	6%
Other Monitored Breaches	1	3%
Total	36	100%

Table 19: Queenstown Town Centre Breaches

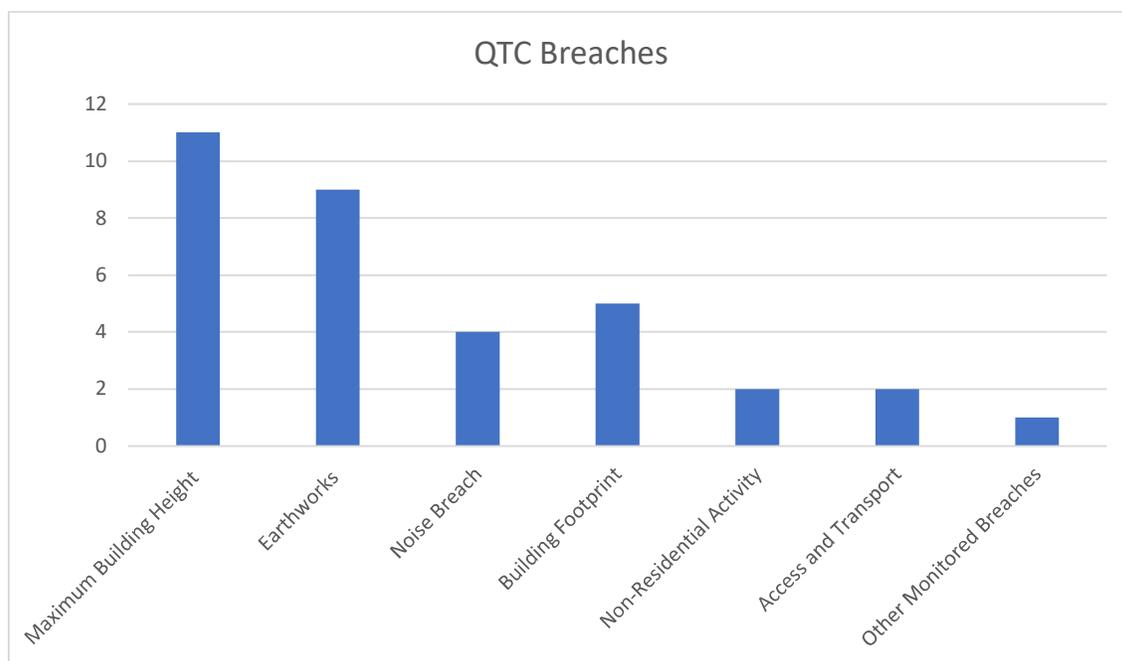


Figure 18: Queenstown Town Centre Zone Breaches

### 8.1.3 Activity Status

Table 20 shows the 71 consents recorded within the QTC zone. Over half of the consents were undertaken as discretionary activities, with 38 (54%) occurring.

Consents for the alteration to the external appearance of buildings made up 14 of the 33 discretionary activity consents. Many of these also triggered breaches of signage standards, with seven triggering such a breach.

Activity Status	Number of Consents	Percentage
Permitted	1	1%
Controlled	6	8%
Restricted Discretionary	13	18%
Discretionary	38	54%
Non-Complying	13	18%
Total	71	100%

Table 20: Queenstown Town Centre Activity Status

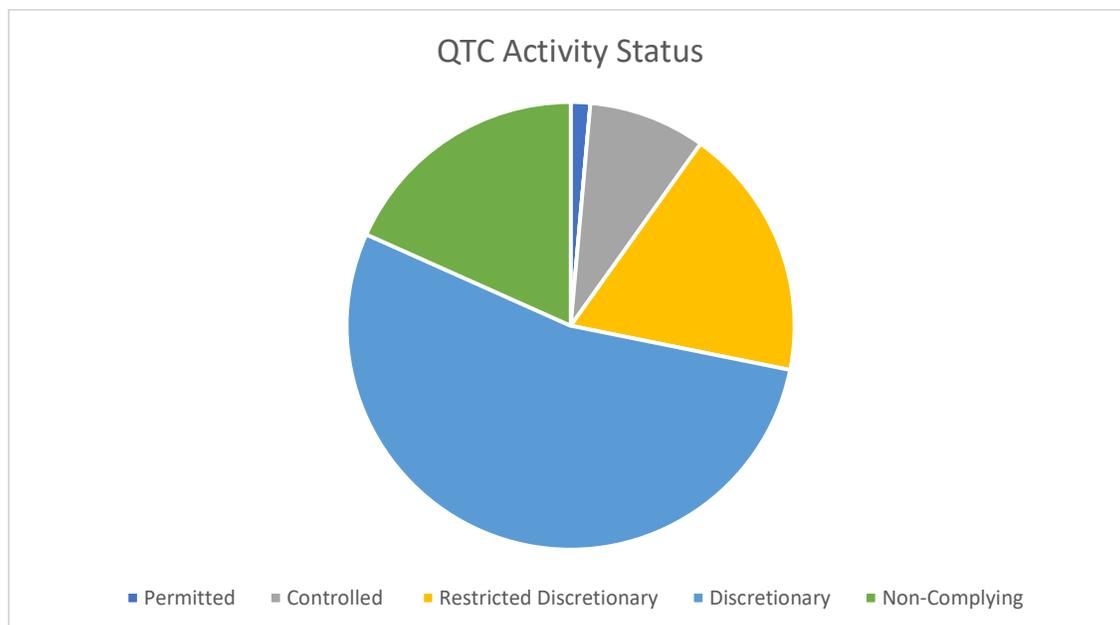


Figure 19: Queenstown Town Centre Zone Activity Status

### 8.1.4 Feedback from the Planning Community

There was no feedback in relation to the QTC zone from the planning community.

### 8.1.5 Trends

The town centre zones (QTC, WTC, ATC) shared similarities regarding activities and the types of breaches occurring. There were however differences between the zones, with QTC containing a high number of consents being undertaken pursuant to S127 of the RMA for the cancelation of alteration of consent conditions.

Consents for the alteration of the external appearance of buildings were more common within the town centre zones than others monitored within this report, with such consents within the QTC primarily being undertaken as restricted discretionary activities.

Non-complying activities within the QTC occurred for a variety of reasons, with breaches for maximum building height (Rule 12.5.9.5) of 12 metres being of note. It is recommended the permitted building heights and their related standards be reviewed to ensure that the zone is providing the intensity of development that is anticipated within the zone.

## 8.2 Wānaka Town Centre (WTC)

### 8.2.1 Activities

Consistent with the findings for the QTC zone, resource consents for the external appearance of buildings consisted of a high proportion of the consents monitored for the WTC zone, with seven (39%) being noted.

Six consents for controlled building activities were also undertaken within the zone with this comprising 33% of consents within the zone.

It is also notable that no residential activities were monitored within the zone.

Activity	Number of Consents	Percentage
Building - Controlled Activity	6	33%
Car Parking/Access	1	6%
Earthworks	2	11%
External appearance of buildings	7	39%
Non-residential activity - alteration or addition	1	6%
Non-Residential building - new	1	6%
Total	18	100%

Table 21: Wānaka Town Centre Activities

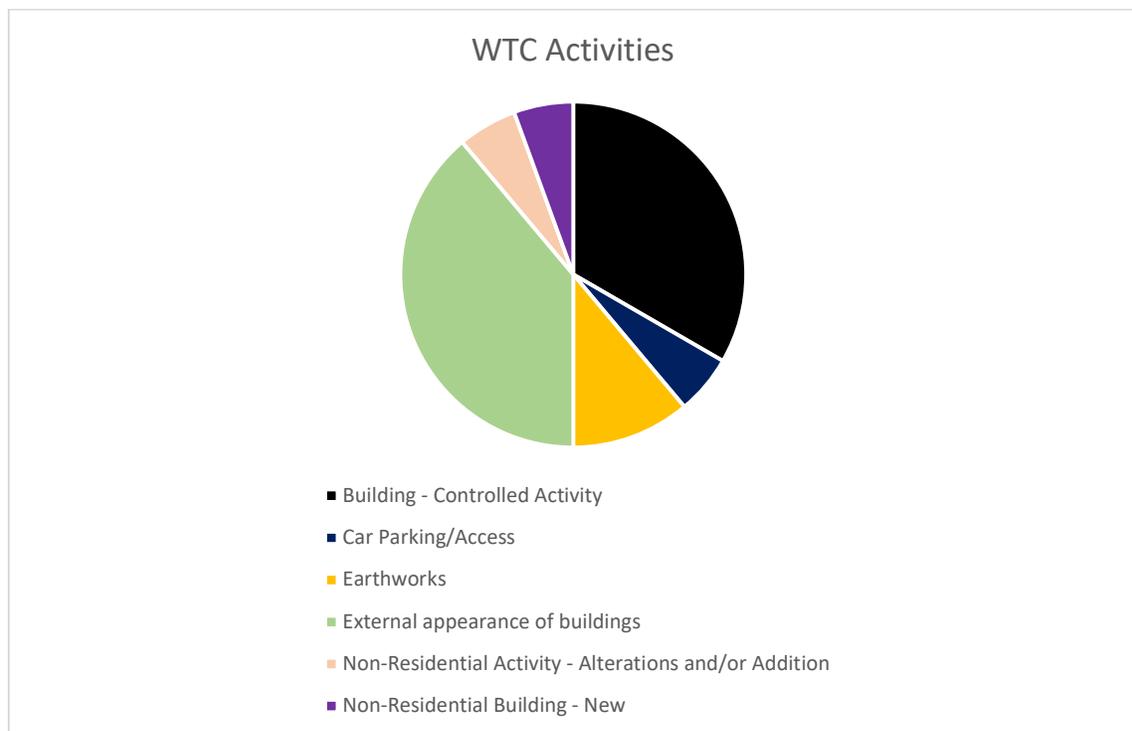


Figure 20: Wānaka Town Centre Zone Monitored Activities

### 8.2.2 Breaches of Standards

In the WTC, building height breaches were the most common, with these making up three of the eight total breaches in the zone.

Breaches	Number of Breaches	Percentage
Maximum Building Height	3	38%
Earthworks	2	25%
Access and Transport	1	13%
Noise Breach	1	13%
Parking	1	13%

Total	8	100%
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Table 22: Wānaka Town Centre Breaches

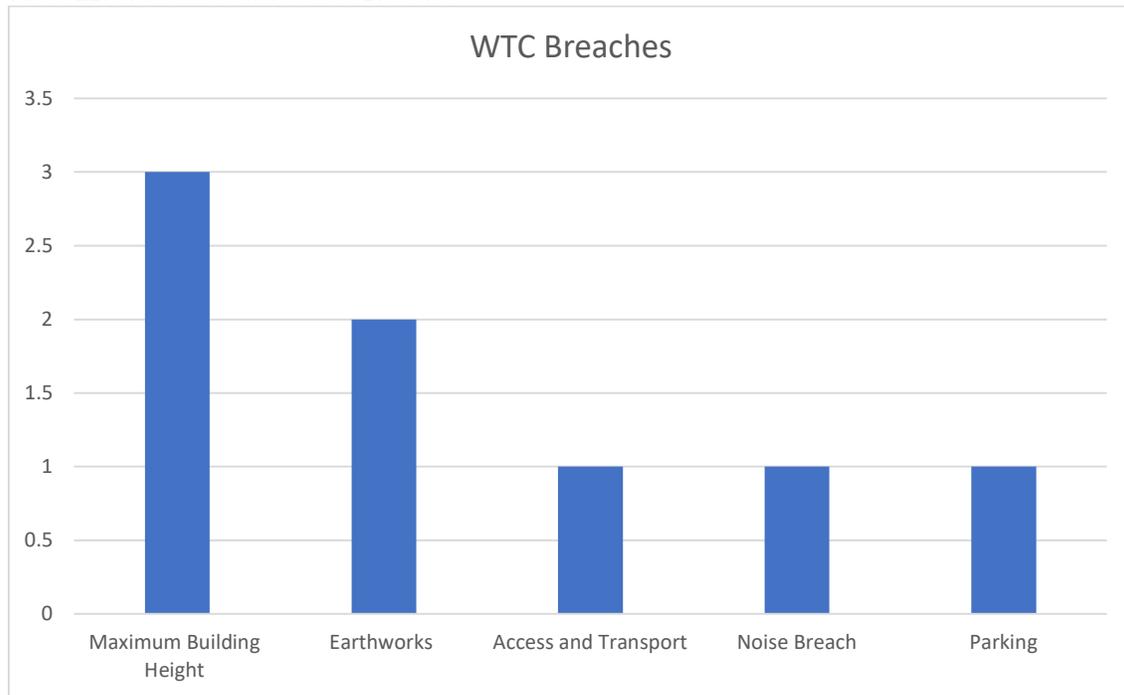


Figure 21: Wānaka Town Centre Zone Breaches

### 8.2.3 Activity Status

The consents within the WTC zone as seen in Table 23 were split across different activity statuses, with discretionary being the most common with 33% of the consents being undertaken as such.

Activity Status	Number of Consents	Percentage
Controlled	3	17%
Restricted Discretionary	5	28%
Discretionary	6	33%
Non-Complying	4	22%
Total	18	100%

Table 23: Wānaka Town Centre Activity Status

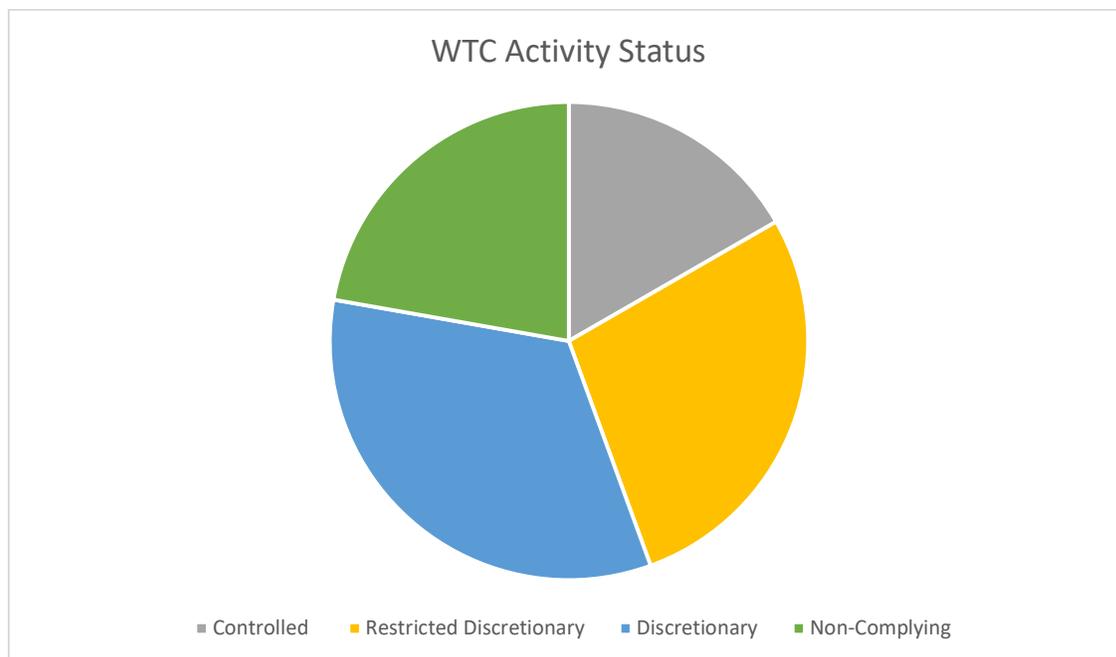


Figure 22: Wānaka Town Centre Zone Activity Status

### 8.2.4 Feedback from the Planning Community

There was no feedback in relation to the WTC zone from the planning community.

### 8.2.5 Trends

The data set for monitoring does not provide for a robust analysis of outcomes. However, in general the WTC monitoring identified many discretionary activities which were triggered by breaches for signage, access/transport, and earthworks standards. It is also important to note that within the WTC the construction of buildings would trigger a restricted discretionary activity status (Rule 13.4.4) which led to all but two of the 18 monitored consents holding this status or either a discretionary or non-complying.

## 8.3 Arrowtown Town Centre (ATC)

### 8.3.1 Activities

A limited number of consents were monitored within the ATC zone with nine being recorded. These consents were split between non-residential alterations with five consents and alterations to the external appearance of buildings with four consents.

Activity	Number of Consents	Percentage
External appearance of buildings	4	44%
Non-residential activity - alteration or addition	5	56%
Total	9	100%

Table 24: Arrowtown Town Centre Activities

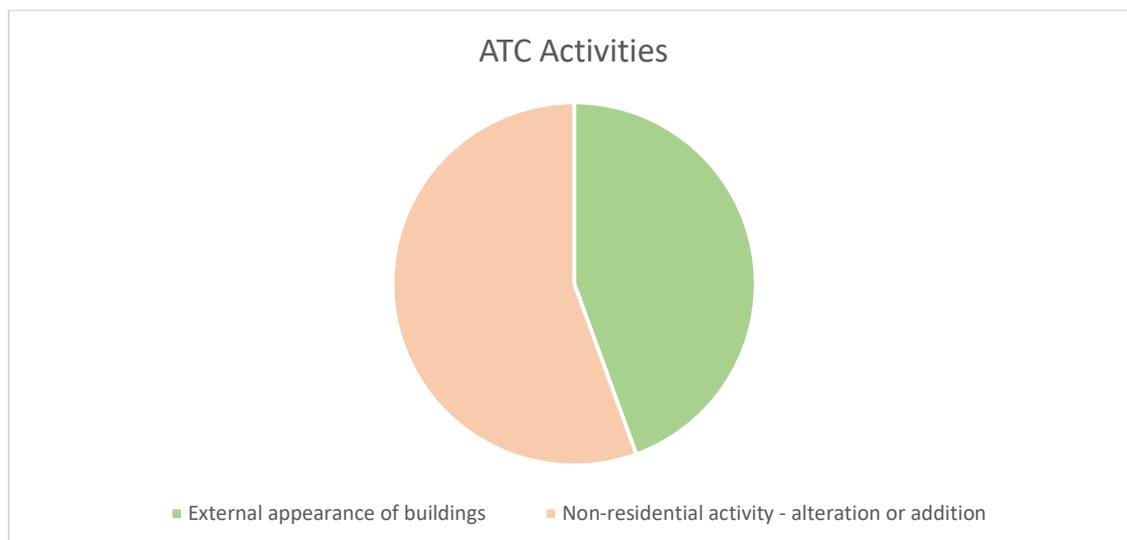


Figure 23: Arrowtown Town Centre Zone Monitored Activities

### 8.3.2 Breach of Standards

The ATC zone contained one breach, with this occurring under a consent for the external appearance of buildings, with the breach being for building footprint standards.

Breaches	Number of Breaches	Percentage
Building Footprint	1	100%

Table 25: Arrowtown Town Centre Breach

### 8.3.3 Activity Status

The activity status of consents within the ATC zone were undertaken under different activity statuses, with four being discretionary, three restricted discretionary, and one being deemed permitted and one being a non-complying activity.

Activity Status	Number of Consents	Percentage
Deemed Permitted	1	11%
Restricted Discretionary	3	33%
Discretionary	4	44%
Non-Complying	1	11%
Total	9	100%

Table 26: Arrowtown Town Centre Activity Status

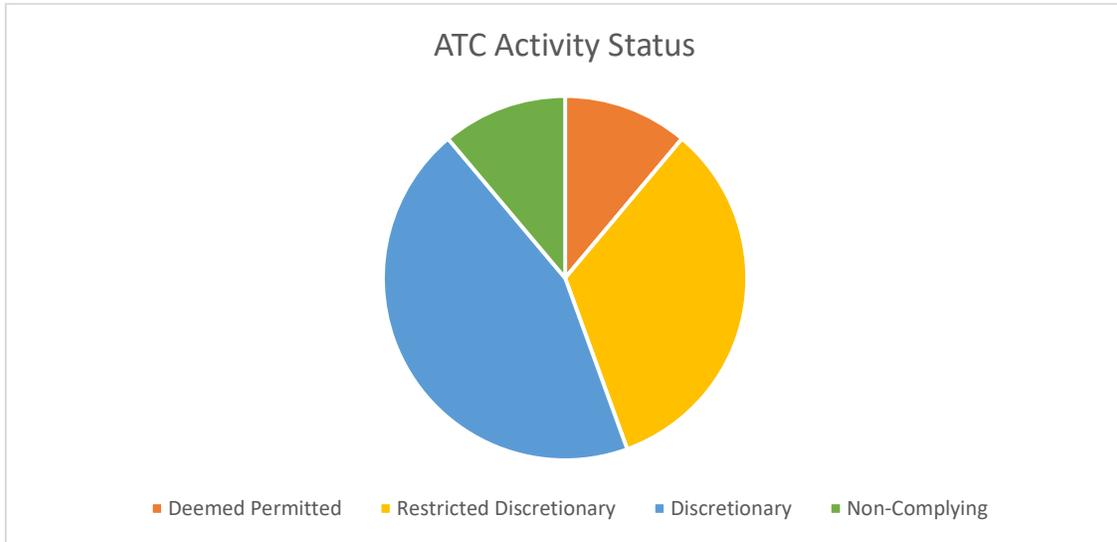


Figure 24: Arrowtown Town Centre Zone Activity Status

### 8.3.4 Feedback from the Planning Community

There was no feedback in relation to the ATC zone from the planning community.

### 8.3.5 Trends

Consents within the ATC zone differed slightly from the other town centre zones due to specific controls associated with the Arrowtown area. These built form restrictions led to more breaches of standards within the Historic Heritage (Chapter 26) of the PDP than was recorded in the other mixed-use zones.

## 8.4 Business Mixed-Use (BMU)

### 8.4.1 Activities

Resource consents within the BMU zone consisted of activities for new residential activities, car parking, earthworks, external appearance of buildings, and non-residential activities.

Activity	Number of Consents	Percentage
New Residential Activities	2	17%
Car Parking - Access	3	25%
Earthworks	2	17%
External Appearance of Buildings	2	17%
Non-Residential Activities	3	25%
Total	12	100%

Table 27: Business Mixed-Use Activities

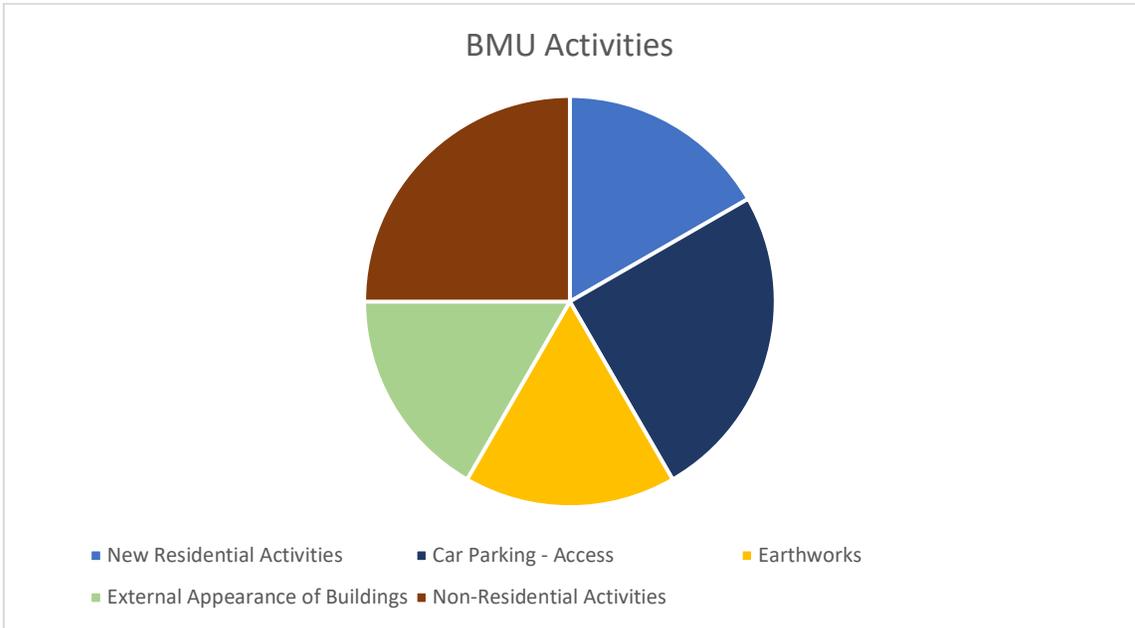


Figure 25: Business Mixed-Use Zone Monitored Activities

### 8.4.2 Breaches of Standards

The BMU zone contained 15 breaches, with four of these occurring for car parking activities. Four breaches of earthworks standards were also recorded within the zone, while two parking breaches were also recorded.

Breaches	Number of Breaches	Percentage
Earthworks	4	27%
Parking	4	27%
Access and Transport	2	13%
Other Monitored Breaches	5	33%
Total	15	100%

Table 28: Business Mixed-Use Breaches

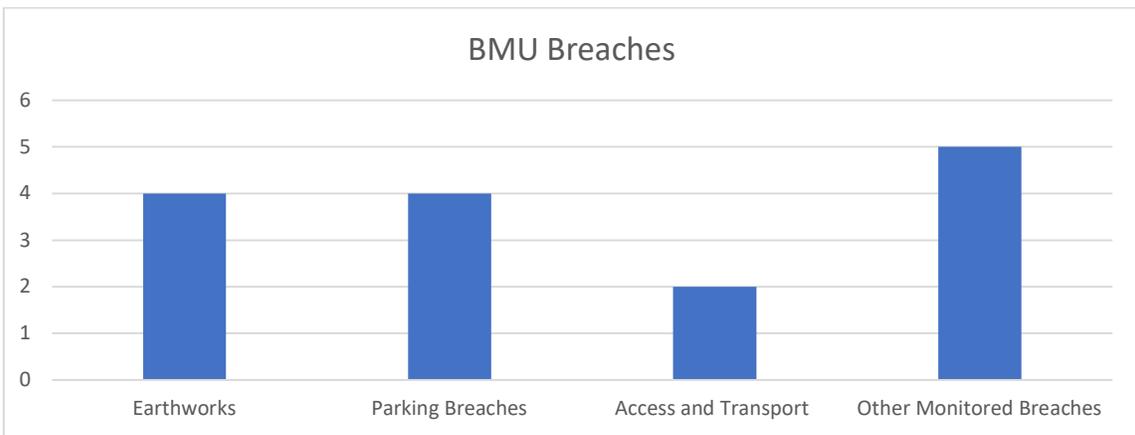


Figure 26: Business Mixed-Use Zone Breaches

### 8.4.3 Activity Status

The activity status of consents within the BMU were split between discretionary, restricted discretionary and non-complying activities. Seven of the monitored consents were undertaken as discretionary activities, with these consents taking place for different activities such as for car parking, earthworks, the external appearance of buildings, non-residential developments, and new residential dwellings.

Activity Status	Number of Consents	Percentage
Restricted Discretionary	2	17%
Discretionary	7	58%
Non-Complying	3	25%
Total	12	100%

Table 29: Business Mixed-Use Activity Status

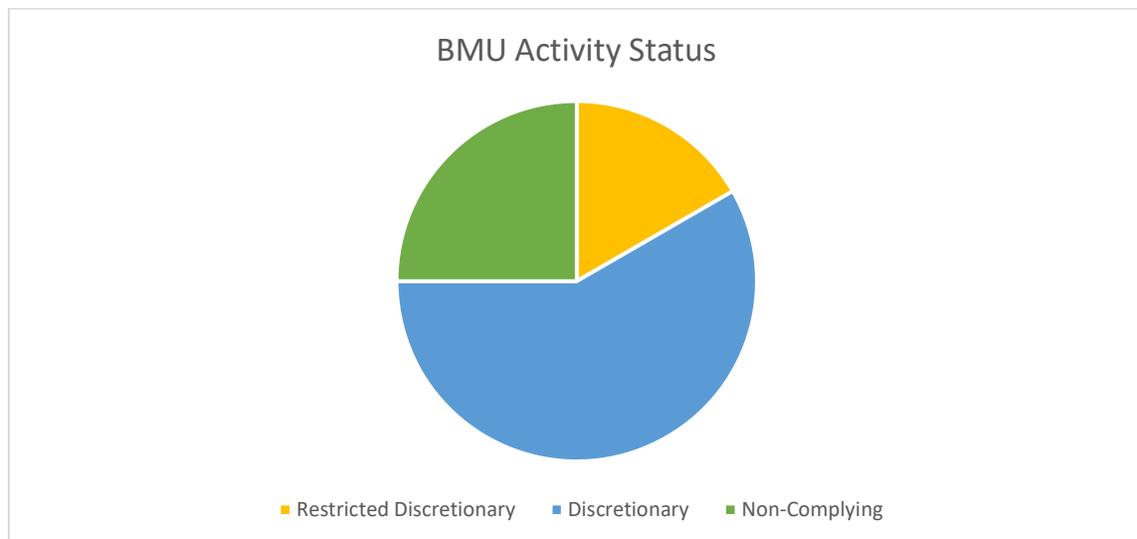


Figure 27: Business Mixed-Use Zone Activity Status

### 8.4.4 Feedback from the Planning Community

There was no feedback in relation to the BMU zone from the planning community.

### 8.4.5 Trends

The BMU zone had a higher-than-average amount of consents for earthworks undertaken as discretionary activities than in other zones. It is important to note that two such consents were monitored in the BMU, meaning the 67% of earthworks being undertaken as discretionary activities comes from a limited dataset.

## 8.5 Local Shopping Centre (LSC)

### 8.5.1 Activities

A limited number of consents were recorded within the LSC zone, with five being monitored. No consents for residential activities were recorded within the LSC, with consents being granted for visitor accommodation, earthworks and car parking.

Activity	Number of Consents	Percentage
Car Parking/Access	2	40%
Earthworks	1	20%
Visitor accommodation - new build	2	40%
Total	5	100%

Table 30: Local Shopping Centre Activities

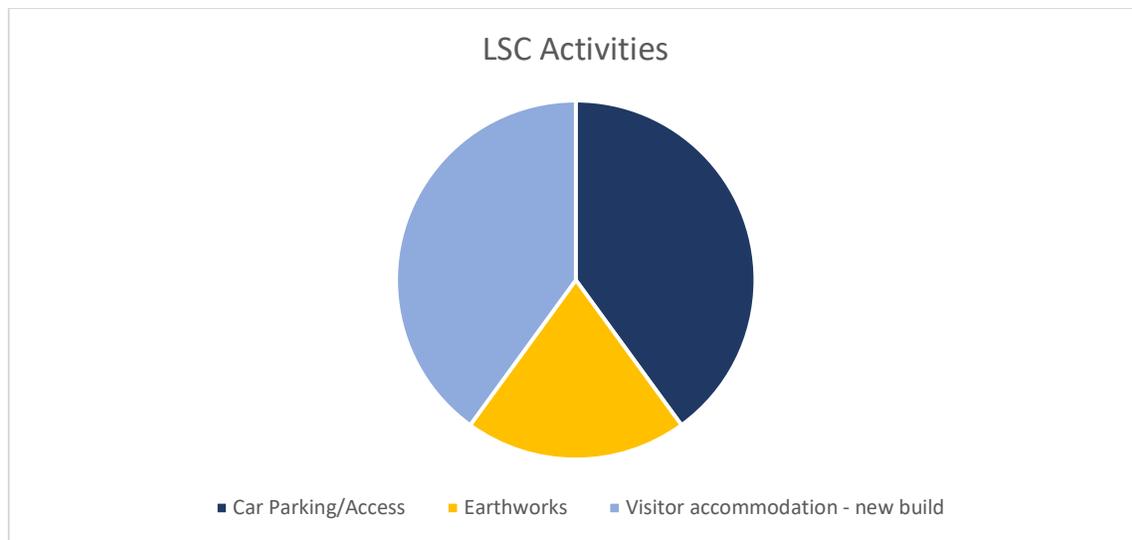


Figure 28: Local Shopping Centre Zone Monitored Activities

### 8.5.2 Breaches of Standards

Nine breaches occurred within the LSC, with these being split across breaches for earthworks, parking design, recession planes, access, maximum building heights, and non-residential activities.

Breaches	Number of Breaches	Percentage
Access and Transport	1	11%
Earthworks	2	22%
Maximum Building Height	1	11%
Non-Residential Activities	1	11%
Parking Breaches	2	22%
Recession Plane	2	22%
Total	9	100%

Table 31: Local Shopping Centre Breaches

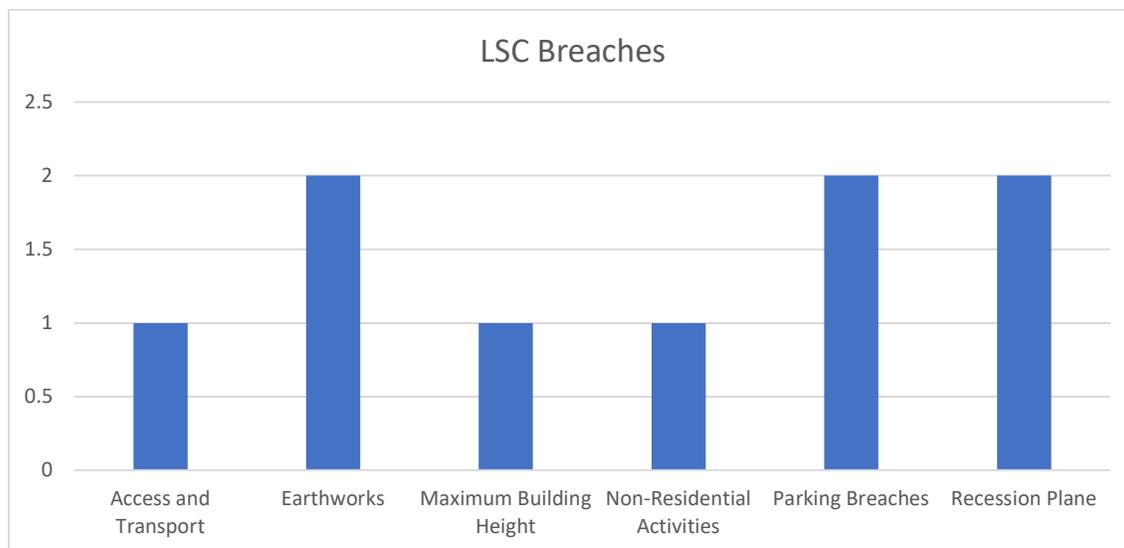


Figure 29: Local Shopping Centre Zone Breaches

### 8.5.3 Activity Status

The consents monitored within the LSC zone were undertaken as non-complying (2), discretionary (2), and restricted discretionary (1) activities. The non-complying consents were for earthworks and a visitor accommodation consent, while the discretionary activities were for car parking and visitor accommodation and the restricted discretionary activity was for a consent for car parking.

Activity Status	Number of Consents	Percentage
Restricted Discretionary	1	20%
Discretionary	2	40%
Non-Complying	2	40%
Total	5	100%

Table 32: Local Shopping Centre Activity Status

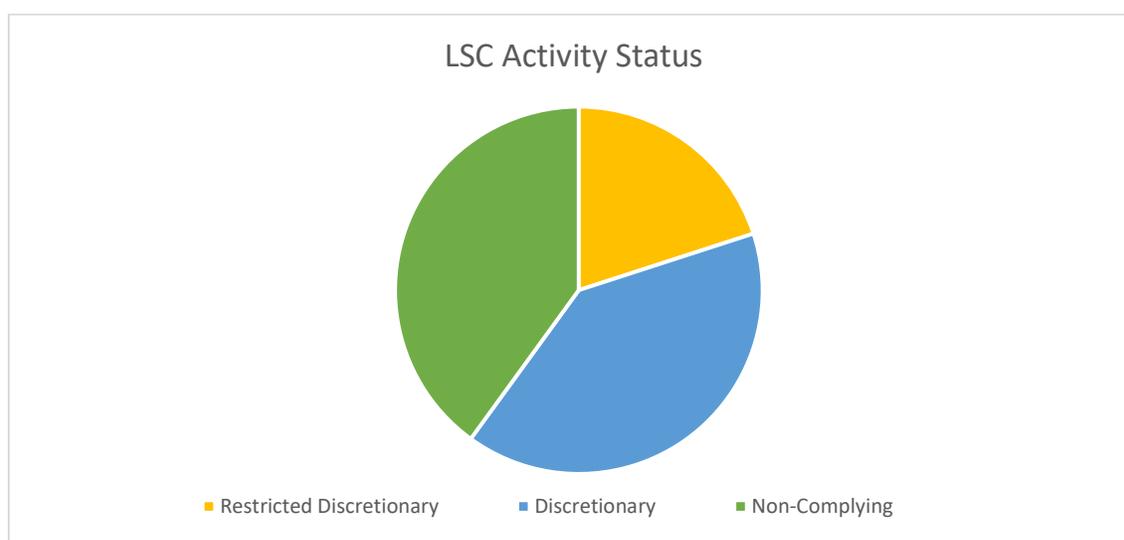


Figure 30: Local Shopping Centre Zone Activity Status

#### **8.5.4 Feedback from the Planning Community**

There was no feedback in relation to the LSC zone from the planning community.

#### **8.5.5 Trends**

The limited data set for the LSC zone did not allow for the analysis of trends.

## 9. Queenstown and Frankton ODP Zones

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The ODP zones included in this section are Shotover Country Special Zone (SCS), Quail Rise (QR), Remarkables Park (REM) and the Frankton Flats A & B Zones (FFA and FFB).

Throughout the monitored time period 258 resource consent applications were approved within the Queenstown and Frankton based ODP zones. These consents were split between the zones with 90 taking place in the SCS, 60 in QR, 49 in REM, 43 in FFB, and 16 in FFA.

Across the zones 38% of consents were undertaken as discretionary activities, 24% as restricted discretionary, 22% as non-complying, 13% as controlled, 2% as deemed permitted, and less than 1% as permitted.

Residential activities comprised 43% of consents, with 112 of the 258 monitored being related to one of the residential activities. The percentage of consents relating to residential activities differed significantly between the ODP zones monitored, with 71% of consents in the SCS being for residential activities, 62% in QR, 14% in REM, 7% in FFB, and 6% of consents within FFA.

249 breaches of the ODP site and zone standards were recorded. The breaches were split between a variety of breaches, with the largest being those for earthworks, with 21% of breaches occurring as so. Access/transport, internal setbacks, and road setbacks consisted of 17% of the breaches while maximum building heights were 12% of breaches.

### 9.1 Shotover Country Special Zone (SCS)

#### 9.1.1 Activities

The most common activity within the SCS zone was for new residential activities, with these comprising 52% of consents. These activities were primarily undertaken as discretionary and restricted discretionary activities.

It is also of note that 23 other consents were undertaken for residential alterations and other residential activities.

Activity	Number of Consents	Percentage
New Residential Activities	47	52%
Residential Alterations	8	9%
Other Residential Activities	15	17%
Other Activities	10	11%
Earthworks	10	11%
Total	90	100%

Table 33: Shotover Country Special Activities

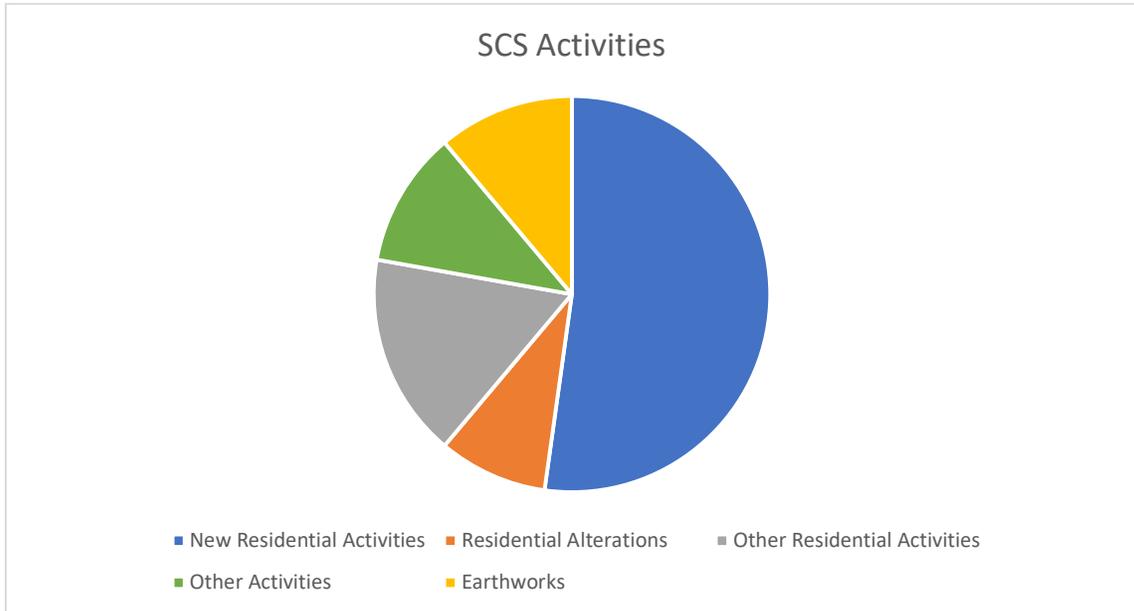


Figure 31: Shotover Country Special Zone Monitored Activities

### 9.1.2 Breaches of Standards

The SCS zone contained the highest number of breaches of the site and zone standards of the Queenstown ODP zones with 98 monitored.

47 of these breaches were associated with the construction of new residential dwellings. The most common breaches were setback breaches, with 34 for internal breaches and 32 for road setback breaches.

Breaches	Number of Breaches	Percentage
Internal Setback	34	35%
Road Boundary Setback	32	33%
Earthworks	12	12%
Access and Transport	11	11%
Other Breaches Monitored	9	9%
Total	98	100%

Table 34: Shotover Country Special Breaches

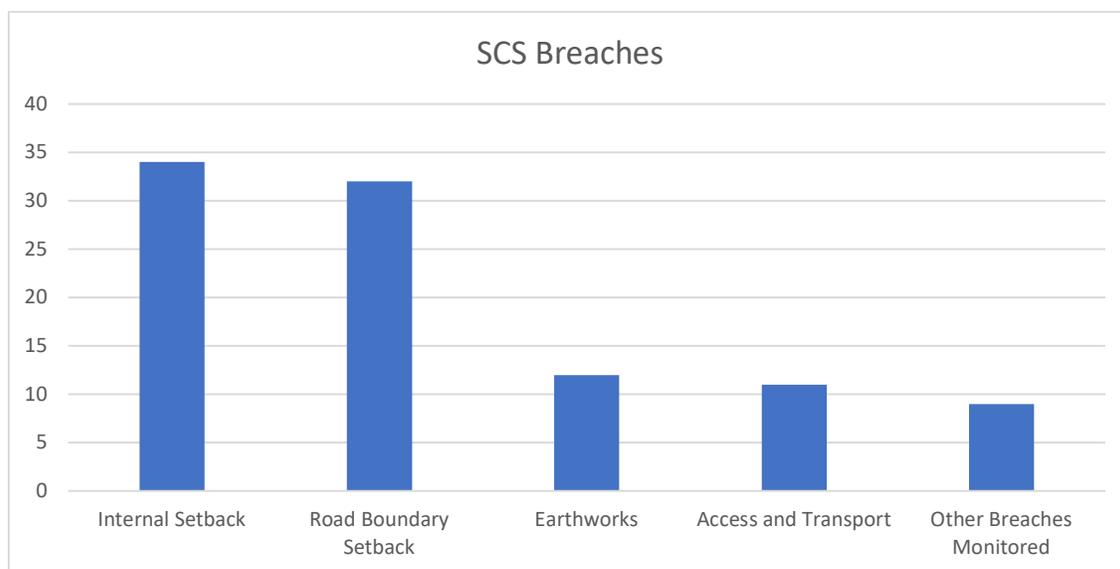


Figure 32: Shotover Country Special Zone Breaches

### 9.1.3 Activity Status

The activity status of consents within the SCS zone were primarily split between restricted discretionary, discretionary, and non-complying activities. Consents were most commonly undertaken as restricted discretionary activities, with 46% of the consents occurring as such.

Most of such consents were for residential activities, with breaches of internal and road setback standards being a common trigger for these consents holding a restricted discretionary status.

Activity Status	Number of Consents	Percentage
Permitted	1	1%
Deemed Permitted	4	4%
Controlled	2	2%
Restricted Discretionary	41	46%
Discretionary	29	32%
Non-Complying	13	14%
Total	90	100%

Table 35: Shotover Country Special Activity Status

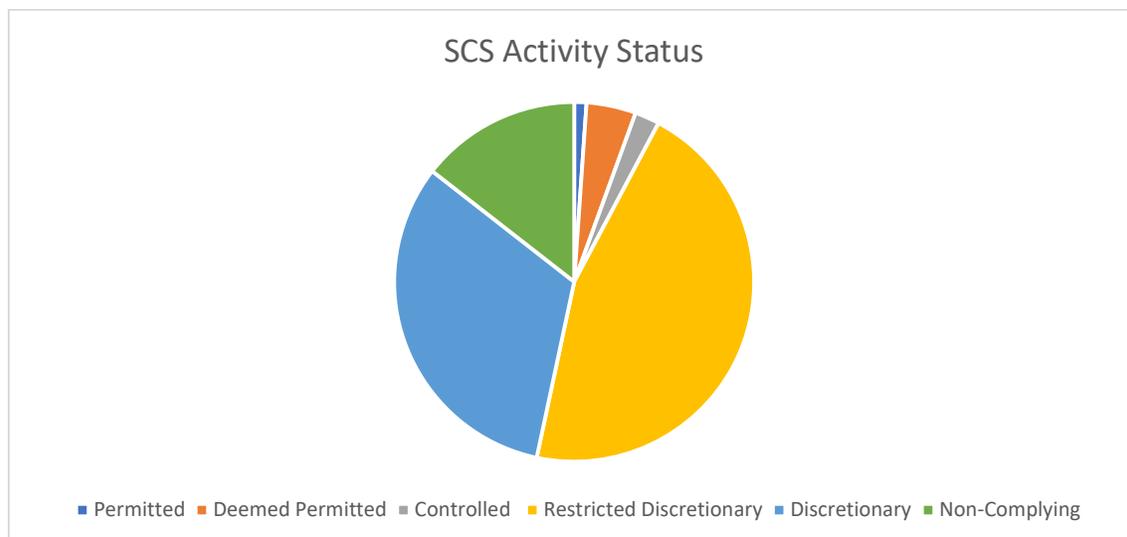


Figure 33: Shotover Country Special Zone Activity Status

### 9.1.4 Feedback from the Planning Community

There was no feedback in relation to the SCS zone from the planning community.

### 9.1.5 Trends

In the SCS zone, 88 consents that were monitored, with 41 of these being undertaken as restricted discretionary activities. The zone contained a limited number of consents for earthworks activities (12) however, it is important to note that the majority of such consents contained no other breaches of standards.

Consents within the SCS regularly triggered breaches for boundary setbacks, with 34 for internal and 32 for road boundary setbacks being recorded. The breaches of setback standards were associated with consents for the different types of residential activities monitored, with those associated with new dwellings being notable (Rule 12.30.3.4(i)).

It is recommended that the internal and road setback requirements be reviewed to ensure that they are consistent with that which is anticipated for the zone outcomes.

## 9.2 Quail Rise (QR)

### 9.2.1 Activities

37% of consents in the QR zone were for new residential buildings.

Consents for the alteration of the external appearances of buildings were also undertaken within the QR zone with these consisting of 12% of the monitored consents. The same amount of consents (12%) were undertaken for earthworks activities as well within the zone.

Activity	Number of Consents	Percentage
New Residential Activities	22	37%
Residential Alteration	12	20%
Residential Flats	5	8%
Earthworks	7	12%
External Appearance of Buildings	7	12%
Other Activities	7	12%
Total	60	100%

Table 36: Quail Rise Activities

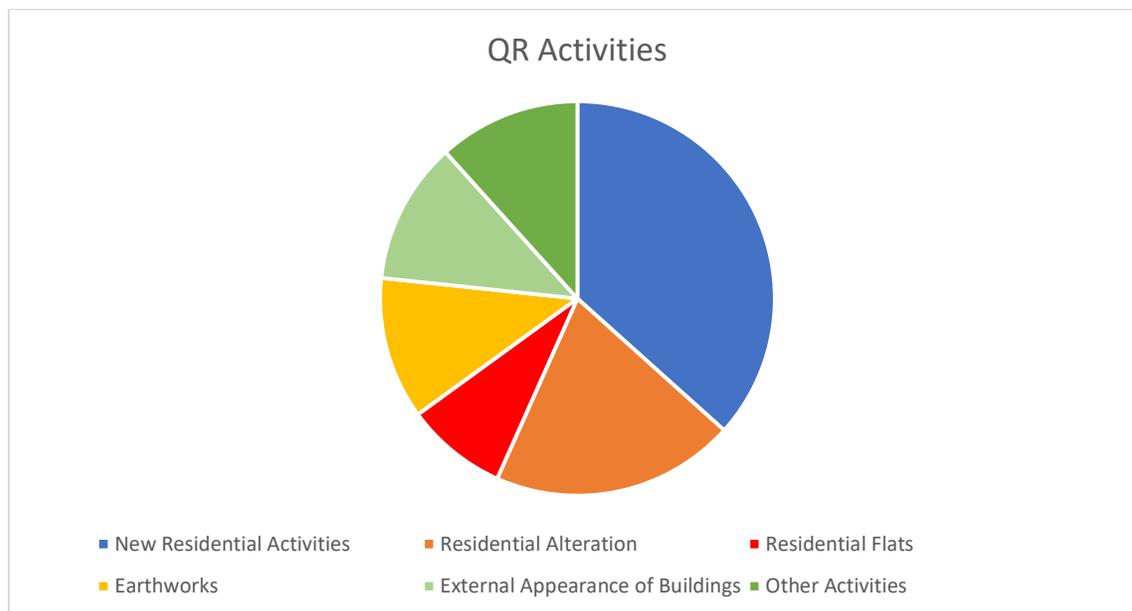


Figure 34: Quail Rise Zone Monitored Activities

### 9.2.2 Breaches of Standards

The QR zone contained 45 breaches of the site and zone standards, with 18 that occurred in associated with new residential dwelling consents. The most common breaches of standards within the zone were 17 earthworks, 12 for maximum building height, and nine for internal setback breaches.

Breaches	Number of Breaches	Percentage
Earthworks	17	38%
Internal Setback	9	20%
Maximum Building Height	12	27%
Access and Transport	3	7%
Building Footprint	2	4%
Other Breaches Monitored	2	4%
Total	45	100%

Table 37: Quail Rise Breaches

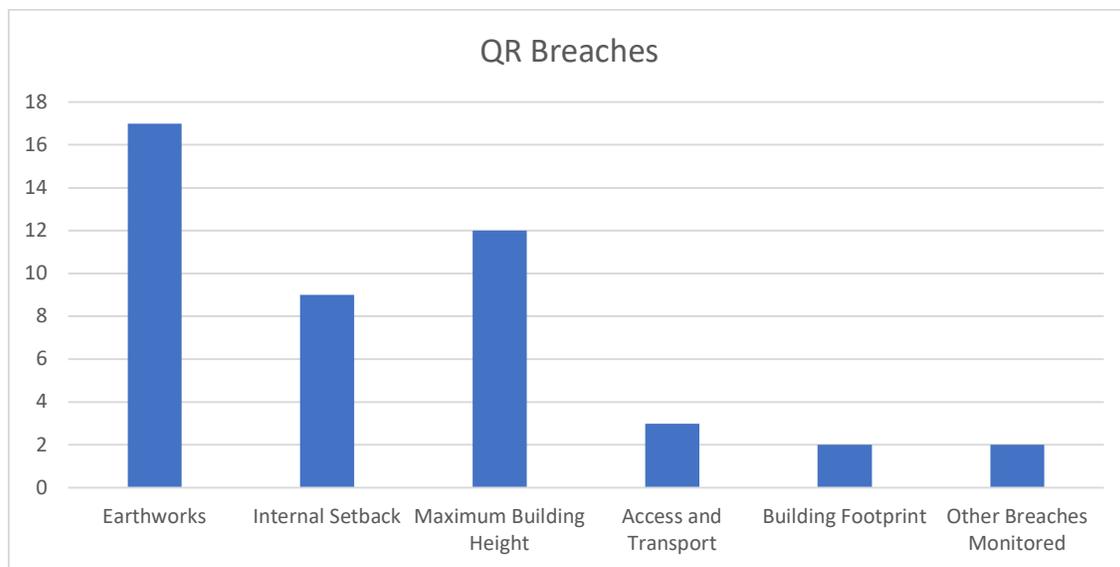


Figure 35: Quail Rise Zone Breaches

### 9.2.3 Activity Status

The QR zone had 45% of consents undertaken within it occur as controlled activities. This is unique for the zones monitored, with this percentage for controlled activities being higher than observed within other zones.

Non-complying activities comprised 27% of consent monitored, with this being the second most common activity status monitored.

Activity Status	Number of Consents	Percentage
Controlled	27	45%
Restricted Discretionary	7	12%
Discretionary	10	17%
Non-Complying	16	27%
Total	60	100%

Table 38: Quail Rise Activity Status

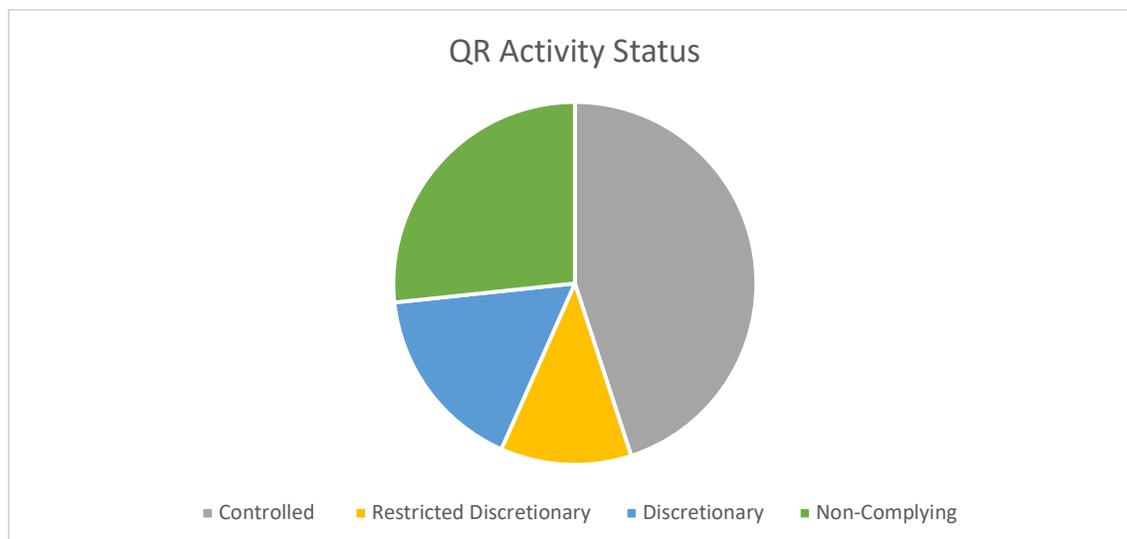


Figure 36: Quail Rise Activity Status

### 9.2.4 Feedback from the Planning Community

There was no feedback in relation to the QR zone from the planning community.

### 9.2.5 Trends

The QR zone contained a higher percentage of consents undertaken under a controlled activity status than the other monitored zones. Such consents were triggered due to Rule 12.15.3.2 within the ODP for building within areas R and R1 within the zone. It is also of note that five of the discretionary activities monitored were undertaken pursuant to S127 of the RMA for the alteration or cancellation of consent conditions.

A trend was also noted in the percentage of non-complying resource consents triggered through breaches of maximum building height standards, with 10 of the 16 occurring for such a breach. It is recommended that the permitted heights be reviewed.

## 9.3 Remarkables Park (RPR)

### 9.3.1 Activities

The RPR zone saw a split of different activity types taking place within it, with consents for residential activities (10 consents), controlled building activities (9 consents) carparking (8 consents), earthworks (8 consents), and visitor accommodation (9 consents) being monitored. The RPR zone allows for a variety of activities to take place within it so the mixture of consent types taking place is to be expected.

The percentage of consents taking place for visitor accommodation in the zone (18%) shows a focus for the tourism industry within the zone which has come out of its mixed-use purpose.

Activity	Number of Consents	Percentage
Residential Activities	10	20%
Building - Controlled Activity	9	18%
Car Parking/Access	8	16%
Earthworks	8	16%
Visitor Accommodation	9	18%
Other Activities	5	10%
Total	49	100%

Table 39: Remarkables Park Activities

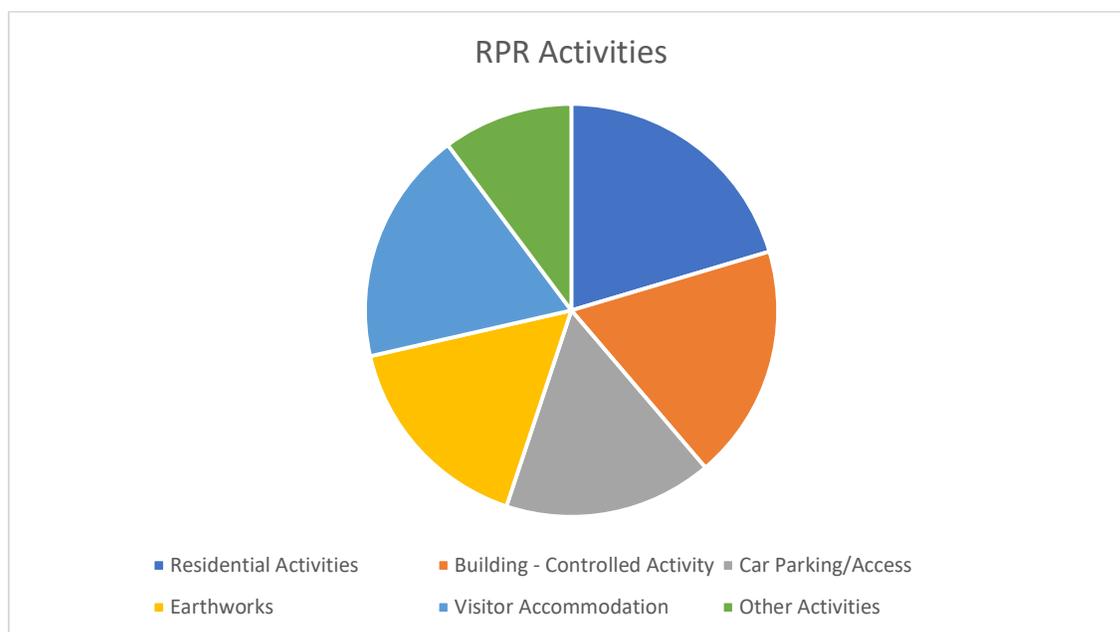


Figure 37: Remarkables Park Zone Monitored Activities

### 9.3.2 Breaches of Standards

The RPR zone contained 49 breaches of the site and zone standards, with 11 of these occurring in association with visitor accommodation consents and 11 for car parking and access. The most common breaches within the zone were for earthworks with 13 breaches, 12 for maximum building height, and 11 for access/transport.

In terms of building height, in contrast to the other ODP zones, the height breaches within the RPR zone were greater than seen in other zones.

Breaches	Number of Breaches	Percentage
Access and Transport	11	22%
Earthworks	13	27%
Maximum Building Height	12	24%
Parking Breaches	7	14%
Non-Residential Activities	2	4%
Other Breaches Monitored	4	8%
Total	49	100%

Table 40: Remarkables Park Breaches

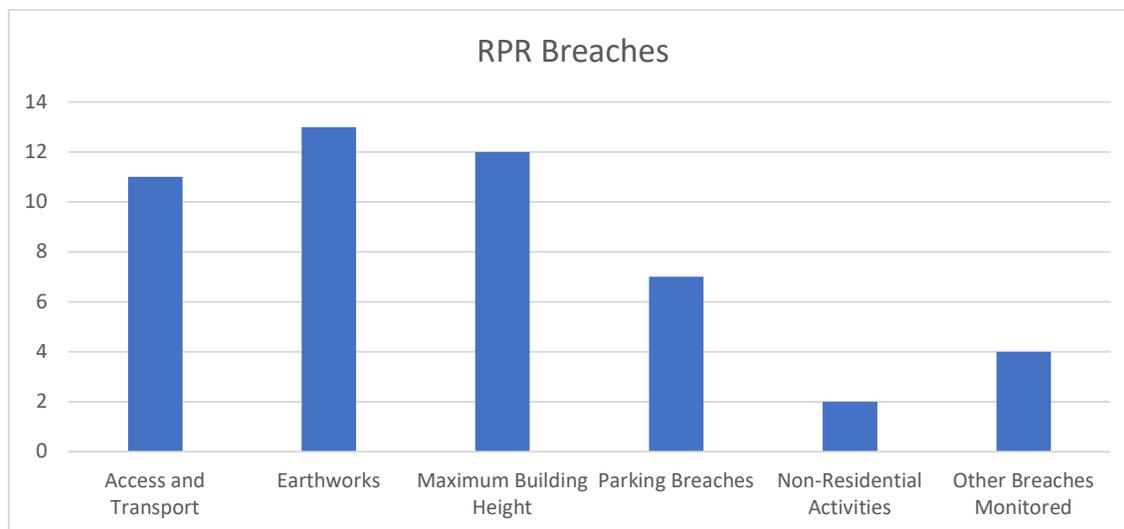


Figure 38: Remarkables Park Zone Breaches

### 9.3.3 Activity Status

The majority of activities within the RPR zone were undertaken under the more restrictive activity statuses, with 49% being undertaken as discretionary activities and 29% as non-complying activities. As these activities were granted while triggering as discretionary and non-complying activities this could potentially indicate restrictive standards and rules that do not align with the purpose of the zone. However the purpose of the RPR zone outlines the importance of maintaining the natural visual amenity value of the Remarkables, so the protective activity status for activities may be seeking to maintain the zones existing amenity values.

Activity Status	Number of Consents	Percentage
Controlled	4	8%
Restricted Discretionary	7	14%
Discretionary	24	49%
Non-Complying	14	29%
Total	49	100%

Table 41: Remarkables Park Activity Status

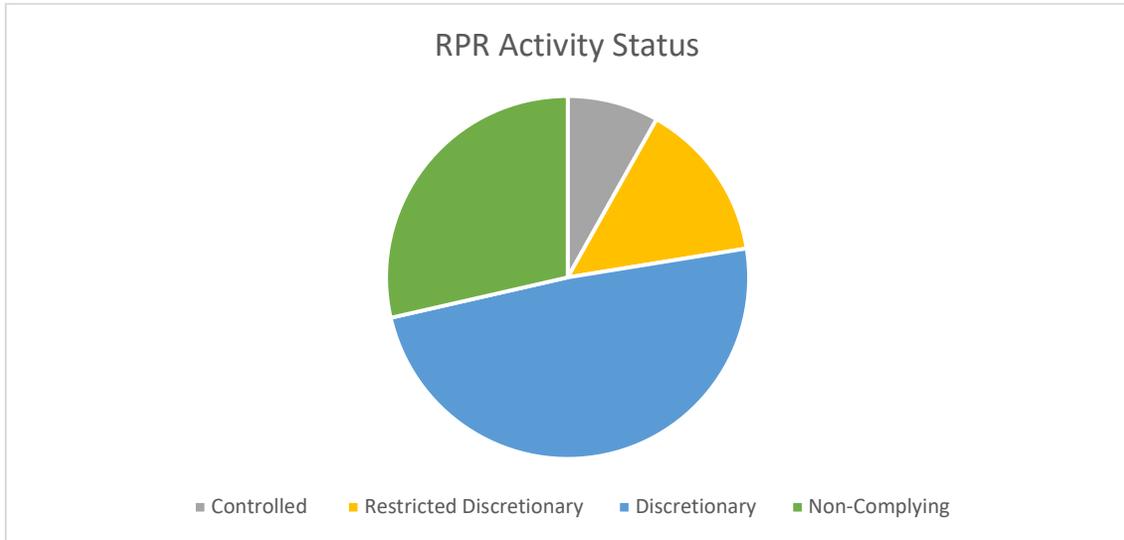


Figure 39: Remarkables Park Zone Activity Status

### 9.3.4 Feedback from the Planning Community

There was no feedback in relation to the RPR zone from the planning community.

### 9.3.5 Trends

Consents within the RPR zone were for a mixture of activities, with the recorded breaches also being diverse. A minor trend was observed in the amount of non-complying activities that were a result of a breach to Rule 12.11.3.4(ii) for building height, with eight occurring for a breach to this rule. It is important to note that the standards for building height within the zone differ between the different activity areas within its structure plan. Upon review of the zone, the heights permitted within the activity areas should be checked to ensure that they are consistent with the outcomes sought for the zone.

## 9.4 Frankton Flats A (FFA)

### 9.4.1 Activities

The FFA and FFB zones permit the development of a range of different activity typologies, with the purpose of the FFA zone stating the purpose of the zone is to “enable development of a new shopping centre incorporating opportunity for retailing, office, educational, visitor and residential accommodation and leisure activities, in a high amenity urban environment while maintaining and enhancing the natural values of the environment”.

The activities monitored within the zone are split between different residential activities, visitor accommodation, and non-residential activities.

Activity	Number of Consents	Percentage
Residential Activities	2	13%
Building - Controlled Activity	4	25%
Visitor Accommodation	3	19%

Non-Residential Alteration or Addition	2	13%
Non-Residential New	2	13%
Other Activities	3	19%
Total	16	100%

Table 42: Frankton Flats A Activities

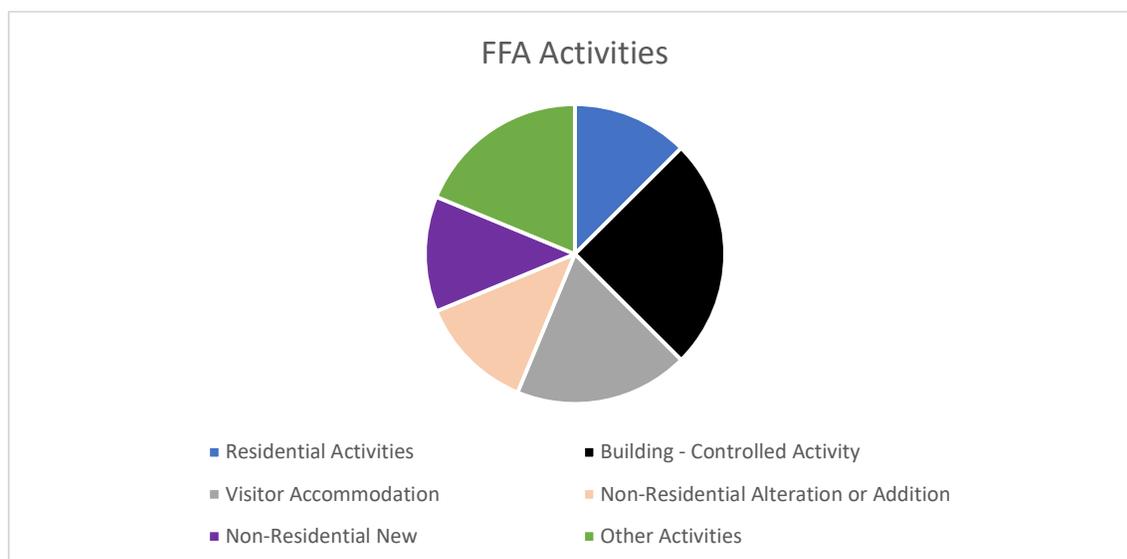


Figure 40: Frankton Flats A Zone Monitored Activities

### 9.4.2 Breaches of Standards

The FFA zone contained 16 breaches of the site and zone standards within the 16 consents monitored in the zone. Five of the breaches monitored occurred due to access and transport breaches, three were for maximum building height while the rest were split across a variety of breaches.

Consents for new developments of visitor accommodation held the most breaches with four, with these consisting of breaches for access/transport, building footprint, maximum building height, and parking numbers.

Breaches	Number of Breaches	Percentage
Access and Transport	5	31%
Maximum Building Height	3	19%
Parking Breaches	3	19%
Road Boundary Setback	2	13%
Building Footprint	2	13%
Earthworks	1	6%
Total	16	100%

Table 43: Frankton Flats A Breaches

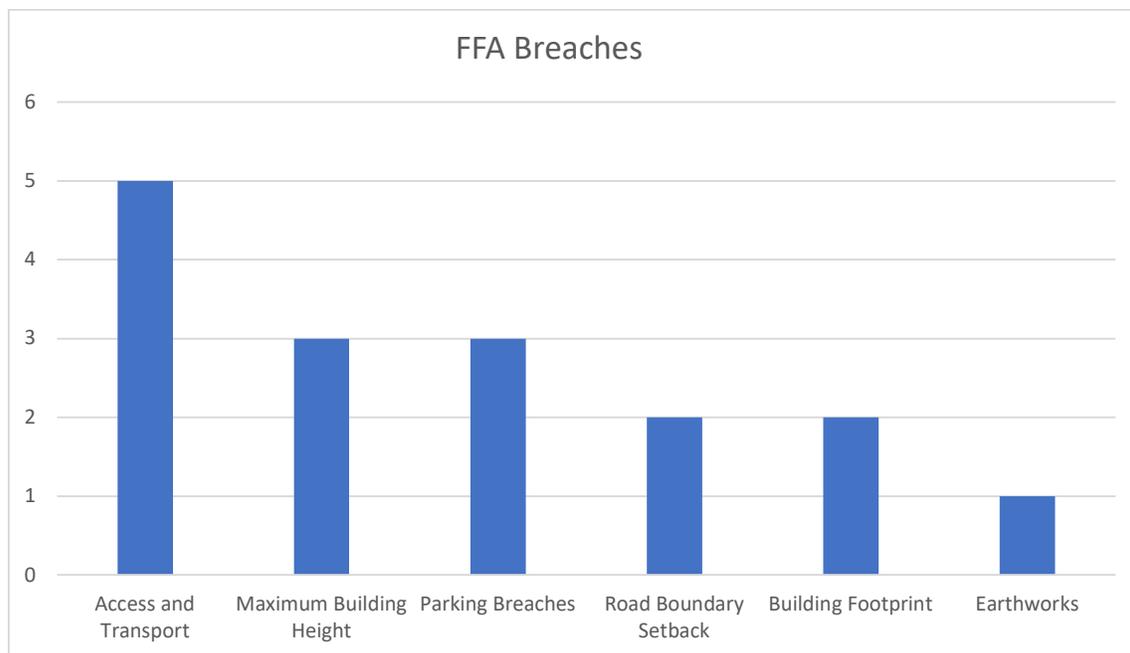


Figure 41: Frankton Flats A Zone Breaches

### 9.4.3 Activity Status

Most of the activities monitored within the zone required discretionary activity consent with 63% of activities occurring as such. Regarding the other activities within the zone 19% were undertaken as non-complying, 13% as restricted discretionary, and 6% as controlled activities.

Activity Status	Number of Consents	Percentage
Controlled	1	6%
Restricted Discretionary	2	13%
Discretionary	10	63%
Non-Complying	3	19%
Total	16	100%

Table 44: Frankton Flats A Activity Status

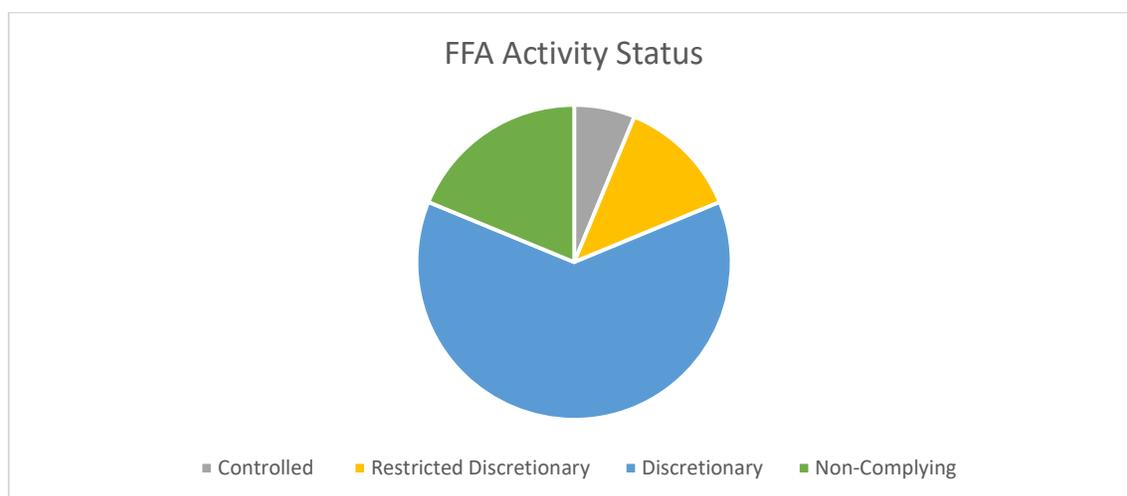


Figure 42: Frankton Flats A Zone Activity Status

#### 9.4.4 Feedback from the Planning Community

One survey response related to the FFA and FFB zones noting that the provisions within the zones are 20 years old and need to be reviewed. Specifically:

- The height limit within 100m of the State Highway 6 boundary as well as the overall 12m height limit should be reviewed as they are out of step with the height limits in the HDR zones.
- The recession plane standards should match these additional heights while managing sunlight access to neighbouring sites and streets.
- The land nearest the airport should be rezoned from low intensity yard based industrial to more intensive commercial zoning. Noting that the airport noise framework around Queenstown airport is a major impediment to intensification and achieving a quality urban environment. Non-sensitive development should be encouraged.

#### 9.4.5 Trends

The Frankton Flats zones saw a limited number of consents monitored for residential activities with three of 57 consents within the zones occurring as such, which differs them from other zones monitored.

The FFA zone specifically saw breaches occurring for setback and building coverage standards as well as containing restricted discretionary activities for the construction of buildings in certain activity areas.

Given the age of the FFA and FFB zones, they will require holistic review and at this time alignment with the NPS-UD can be considered.

### 9.5 Frankton Flats B (FFB)

#### 9.5.1 Activities

The activities within the FFB zone were split between a range of different activity types as observed in the FFA and RPR zones. The most common activity monitored was for non-residential activities with 28% being undertaken for new non-residential developments while 5% were for non-residential alterations or additions. It is also of note that 21% of activities were for controlled building developments, which is a greater percentage of such developments occurring than observed in other zones.

Activity	Number of Consents	Percentage
Residential Activities	4	9%
Building - Controlled Activity	9	21%
Earthworks	6	14%
Non-Residential New	12	28%
Non-Residential Alteration or Addition	2	5%
Other Activities	10	23%
Total	43	100%

Table 45: Frankton Flats B Activities

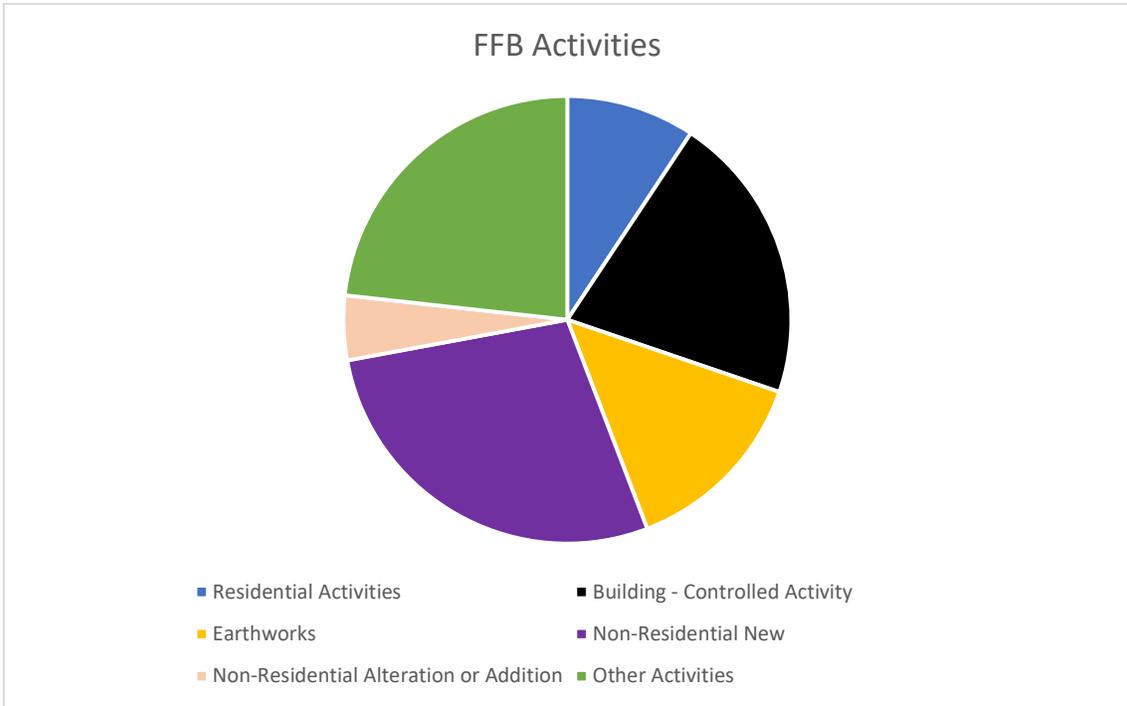


Figure 43: Frankton Flats B Zone Monitored Activities

### 9.5.2 Breaches of Standards

The FFB zone contained 41 breaches of the site and zone standards, with 34% of these occurring associated with new residential dwellings consents. The most common breaches in the zone were for access and transport with 12 breaches and 10 for breaches of earthwork standards.

Breaches	Number of Breaches	Percentage
Access and Transport	12	29%
Earthworks	10	24%
Road Boundary Setback	7	17%
Parking Breaches	5	12%
Building Footprint	2	5%
Maximum Building Height	2	5%
Minimum Lot Size	1	2%
Non-Residential Activities	2	5%
Total	41	100%

Table 46: Frankton Flats B Breaches

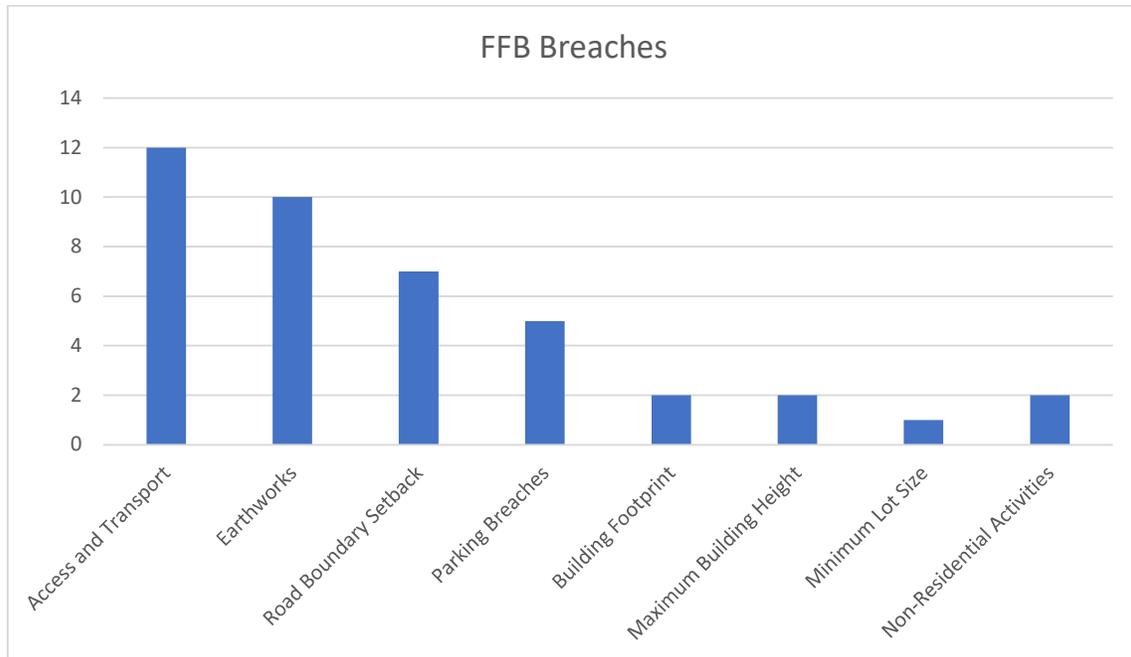


Figure 44: Frankton Flats B Zone Breaches

### 9.5.3 Activity Status

Consent with discretionary activity status' were the most common within the FFB zone, with 58% occurring under this activity status. 12 resource consents were also undertaken as non-complying activities, while the final six monitored consents occurred as restricted discretionary activities.

Activity Status	Number of Consents	Percentage
Restricted Discretionary	6	14%
Discretionary	25	58%
Non-Complying	12	28%
Total	43	100%

Table 47: Frankton Flats B Activity Status

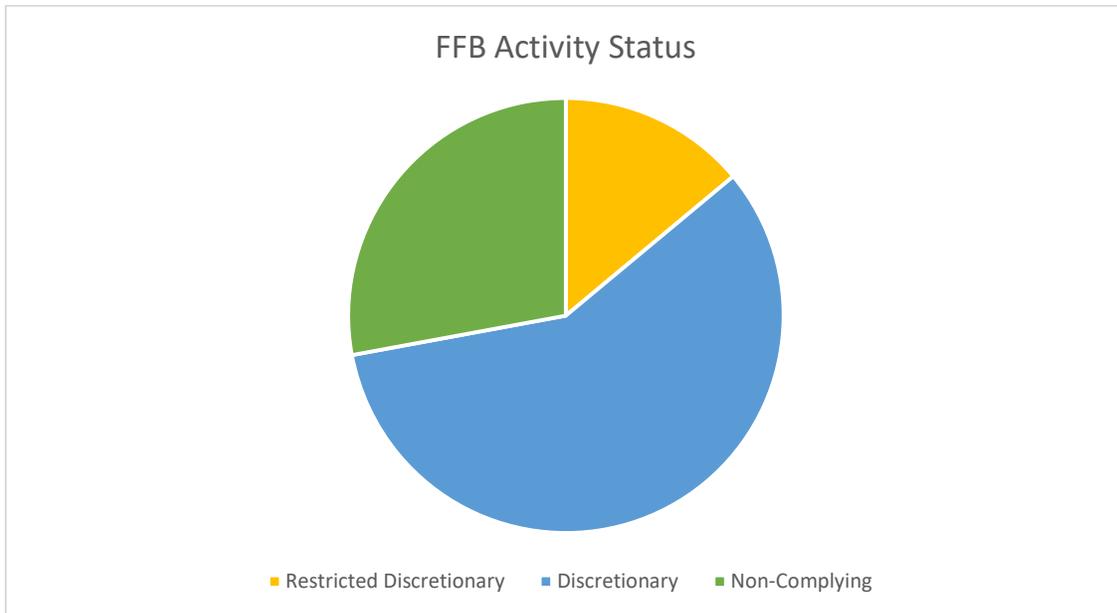


Figure 45: Frankton Flats B Zone Activity Status

#### 9.5.4 Feedback from the Planning Community

There was feedback in relation to the FFB zone from the planning community as outlined in Section 9.4.4 above.

#### 9.5.5 Trends

The FFB zone also presented a trend in the number of consents undertaken pursuant to S127 of the RMA with 11 of the consents undertaken for this purpose leading to triggering discretionary activity statuses for such consents. The zones also contained breaches for non-listed activities within Table 12.20.3.7 within the ODP Chapter for the FFB zone along with breaches for signage standards.

Given the age of the FFA and FFB zones, they will require holistic review and at this time alignment with the NPS-UD can be considered.

### 10. Arrowtown ODP Zones

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These zones include the Arrowtown South Zone (AS) and Meadow Park Zone (MP). The two zones within Arrowtown contained a similar number of consents, with 21 taking place in the AS zone and 19 within the MP zone.

Tables 48 and 51 show that 40 consents within the Arrowtown ODP zones, with 21 occurring in the AS zone and 19 in the MP zone. As seen in Table 50 and 53, 20 of these consents were undertaken as non-complying activities with 14 occurring in the AS zone and 6 in the MP zone, with this being the highest proportion of non-complying activities of total consents in the zones monitored at 67%.

38 breaches of the site and zone standards were monitored across the 40 consents. Breaches for earthworks were the most common across the two zones with 12 being monitored, nine in the AS and three in the MP zone.

## 10.1 Arrowtown South (AS)

### 10.1.1 Activities

The most common activity taking place within the AS zone was for new residential developments with 13 being monitored. The second most common activity was for a variety of other residential activities such as for residential alterations and additions with four being monitored.

Activity	Number of Consents	Percentage
New Residential Activities	13	62%
Other Residential Activities	4	19%
Earthworks	2	10%
Other Activities	2	10%
Total	21	100%

Table 48: Arrowtown South Activities

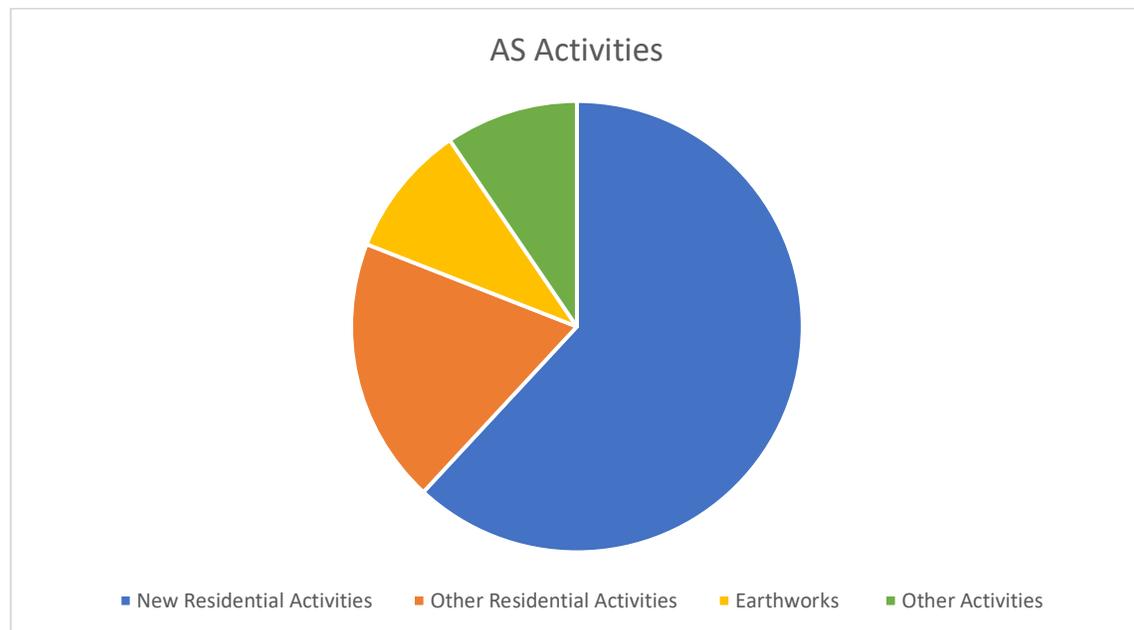


Figure 46: Arrowtown South Zone Monitored Activities

### 10.1.2 Breaches of Standards

27 breaches of the site and zone standards recorded from 21 consents within the zone. Nine breaches for earthworks were monitored within AS with this being the most common breached observed in the zone.

Breaches	Number of Breaches	Percentage
Earthworks	9	33%
Setback Breaches	7	26%

Access and Transport	2	7%
Building Footprint	2	7%
Maximum Building Height	3	11%
Minimum Lot Size	1	3%
Continuous Building Length	1	3%
Site Density	2	7%
<b>Total</b>	<b>27</b>	<b>100%</b>

Table 49: Arrowtown South Breaches

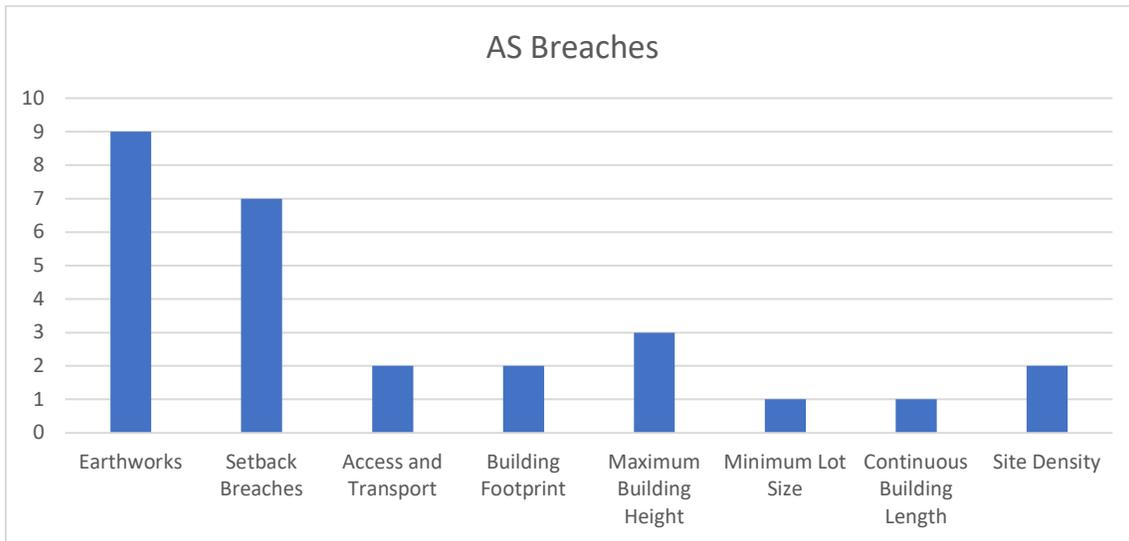


Figure 47: Arrowtown South Zone Breaches

### 10.1.3 Activity Status

The most common activity status observed in the AS zone was non-complying, indicating that activities occurring were breaching rules not anticipated by the District Plan.

Activity Status	Number of Consents	Percentage
Controlled	1	5%
Restricted Discretionary	5	24%
Discretionary	1	5%
Non-Complying	14	67%
<b>Total</b>	<b>21</b>	<b>100%</b>

Table 50: Arrowtown South Activity Status

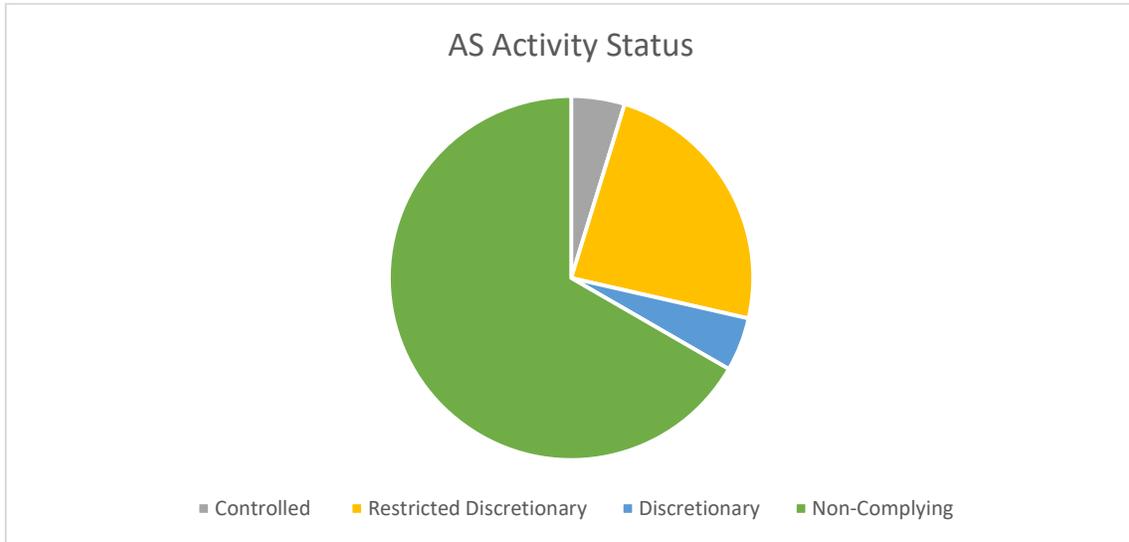


Figure 48: Arrowtown South Zone Activity Status

### 10.1.4 Feedback from the Planning Community

There was no feedback in relation to the AS zone from the planning community.

### 10.1.5 Trends

Establishing wide-ranging trends from the monitored data within the Arrowtown based ODP zones is challenging due to the limited number of consents within them. The AS zone did contain a high percentage of consents being undertaken as non-complying activities with 67% occurring as such. This was similar to other Arrowtown zones with the non-compliance being triggered by breaches to boundary setbacks (Rule 12.32.3.5(x)) and maximum building height (12.32.3.5(x)) standards. Breaches for earthworks (Rule 12.32.5.1 (vii) (1) (a)) were frequently triggered within consents that has a non-complying activity status also. Review of the non-complying activity status of these provisions is recommended.

## 10.2 Meadow Park (MP)

### 10.2.1 Activities

19 resource consents were monitored within the MP zone with these being split between new residential dwellings (4 consents), controlled building activities (4 consents), earthworks (3 consents), residential activities (3 consents), and the external appearance of buildings (2 consents).

Activity	Number of Consents	Percentage
Building - Controlled Activity	4	21%
Earthworks	3	16%
External appearance of buildings	2	11%
Residential activity	3	16%

Residential Dwelling - Alteration or addition	3	16%
Residential dwelling - new	4	21%
Total	19	100%

Table 51: Meadow Park Activities

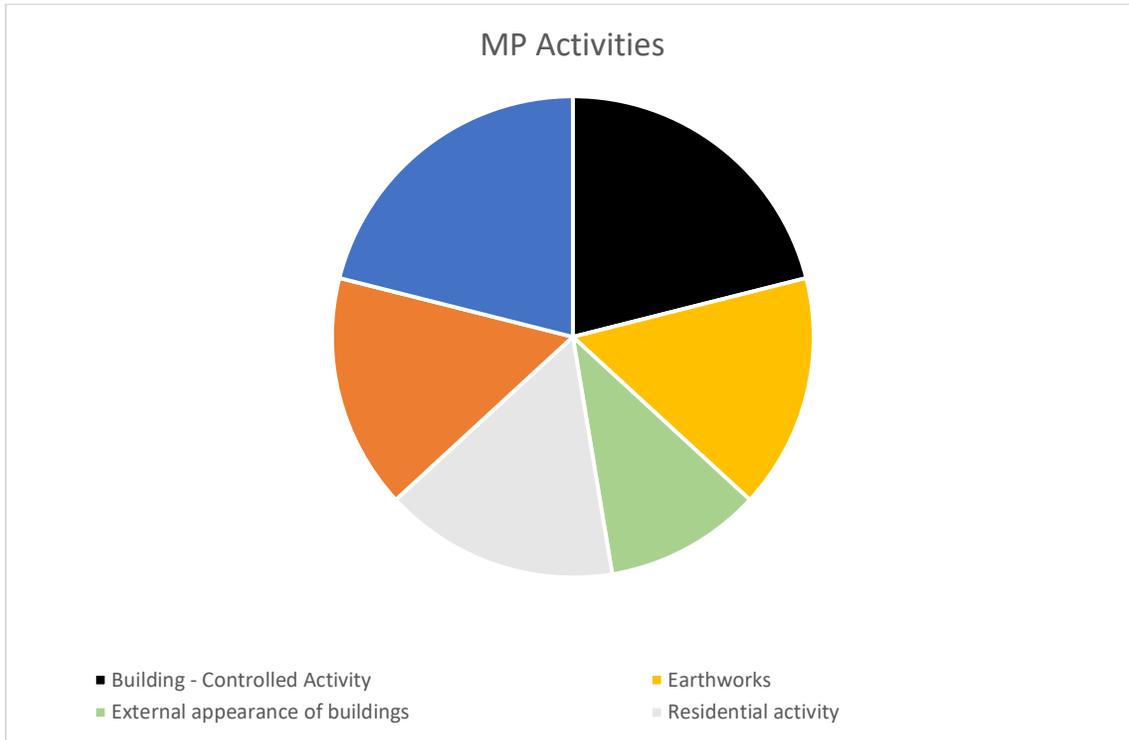


Figure 49: Meadow Park Zone Monitored Activities

### 10.2.2 Breaches of Standards

The breaches of the site and zone standards within the MP zone were split between those for internal setbacks (three breaches), earthworks (three breaches), and a single breach for road boundary standards in the zone.

The three breaches for maximum building height potentially highlights a desire for increased density within the zone, however there is too small a data set to conclusively say this.

Breaches	Number of Breaches	Percentage
Internal Setback	4	36%
Earthworks	3	27%
Maximum Building Height	3	27%
Road Boundary Setback	1	9%
Total	11	100%

Table 52: Meadow Park Breaches

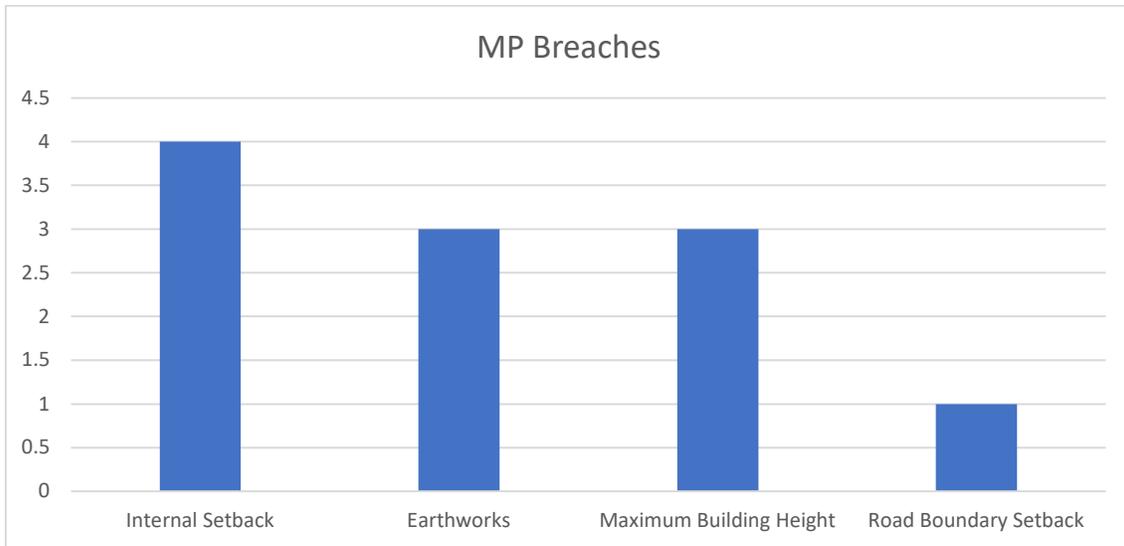


Figure 50: Meadow Park Zone Breaches

### 10.2.3 Activity Status

Most of the resource consents within the MP zone were undertaken as discretionary activities (eight consents), and non-complying consents (six consents). The remaining five consents undertaken in the zone were undertaken as restricted discretionary (3 consents) and controlled activities (two consents).

Activity Status	Number of Consents	Percentage
Controlled	2	11%
Restricted Discretionary	3	16%
Discretionary	8	42%
Non-Complying	6	32%
Total	19	100%

Table 53: Meadow Park Activity Status

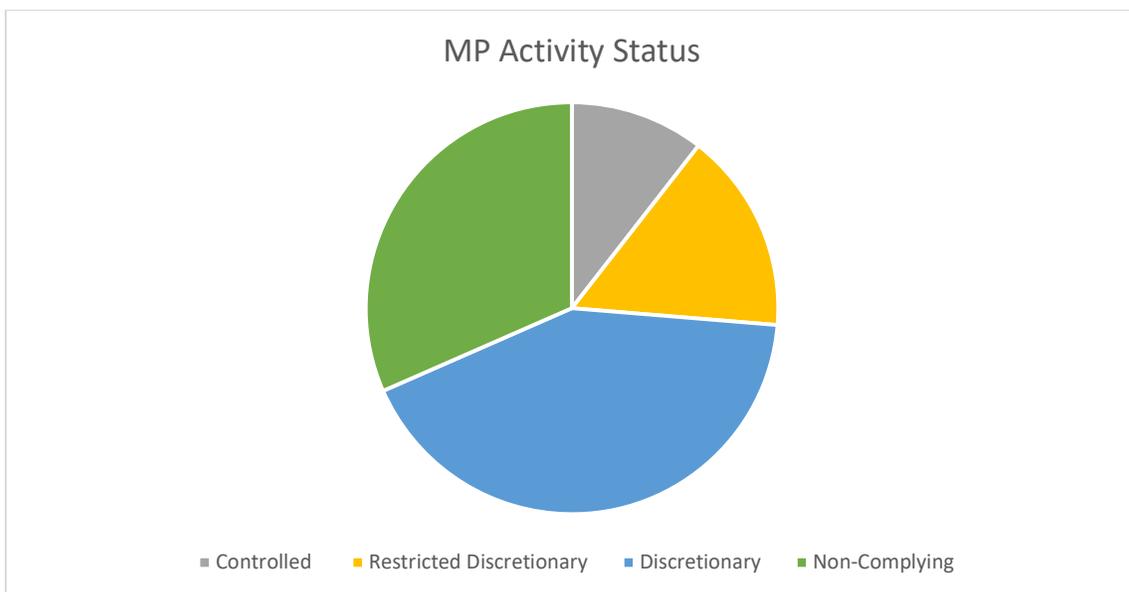


Figure 51: Meadow Park Zone Activity Status

## 10.2.4 Feedback from the Planning Community

There was no feedback in relation to the MP zone from the planning community.

## 10.2.5 Trends

Consents within the MP zone were a mixture of controlled, discretionary, restricted discretionary, and non-complying activities. Changes to consent conditions were the most common reason for discretionary activities.

## 11. Wānaka ODP Zones Activity Status

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These monitored zones include the Northlake Zone (NL) and the Penrith Park Zone (PEN).

208 resource consent applications were monitored within the Wānaka based ODP zones as seen in Tables 54 and 57. 81% of consents within the Wānaka zones occurred within the NL zone, with 169 recorded, with the remaining 39 within the PEN zone.

59% of consents within the zones were undertaken for a residential activity, with the breakdown being 62% of consents within NL and 46% in PEN.

The activity status of consents within the zone were split, with 74 being undertaken as restricted discretionary activities, 42 as discretionary and the same as non-complying, 34 as controlled, 13 as deemed permitted, and 3 as permitted activities.

209 breaches were monitored in the Wānaka ODP zones. 173 of these breaches took place within the NL zone and 36 in the PEN zone. The most common breaches in both zones were for breaches of earthworks standards, with 47 monitored in NL and 16 in PEN.

### 11.1 Northlake (NL)

#### 11.1.1 Activities

The NL zone had 169 resource consents taking place within the monitoring period. These primarily consisted of resource consents relating to residential activities, with 121 being recorded.

The most common residential activity within the zone was undertaken for new residential dwellings with 93 of the 121 residential consents occurring as such. Such activities are anticipated as the zones purpose is to “provide for a predominantly residential mixed use neighbourhood” as stated in Chapter 12.33 of the Operative District Plan.

The other activities monitored in the zone were for earthworks (20 consents), controlled building activities (15 consents), and a mixture of other types of consents which make up the remaining 13 consents monitored.

Activity	Number of Consents	Percentage
New Residential Activity	93	55%

Residential Alteration or addition	7	4%
Other Residential Activities	21	12%
Building – Controlled Activity	15	9%
Earthworks	20	12%
Other Activities	13	8%
Total	169	100%

Table 54: Northlake Activities

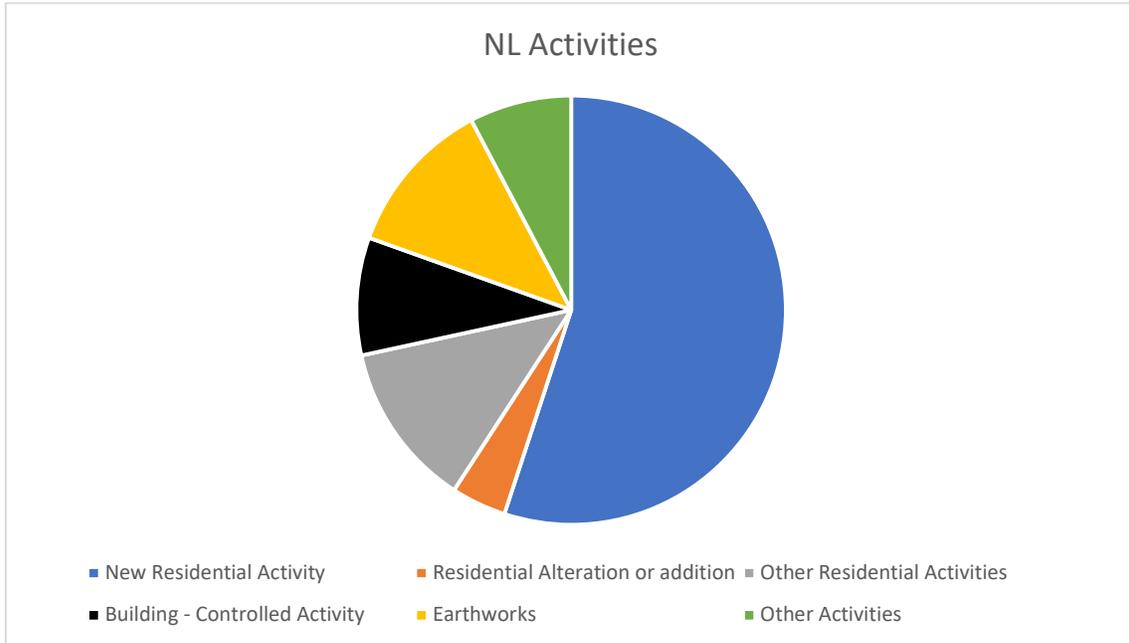


Figure 52: Northlake Zone Monitored Activities

### 11.1.2 Breaches of Standards

In NL, breaches for setbacks were noted at a higher frequency than in other zones, with 26 monitored for internal and 25 for road setback breaches. Access/transport breaches were also notable with 25 being recorded.

91 of the 173 breaches of the site and zone standards occurred in association with new residential dwelling activities.

Breaches	Number of Breaches	Percentage
Access and Transport	25	14%
Earthworks	47	27%
Continuous Building Length	27	16%
Road Boundary Setback	25	14%
Internal Setback	26	15%
Parking Breaches	11	6%
Other Breaches Monitored	12	7%
Total	173	100%

Table 55: Northlake Breaches

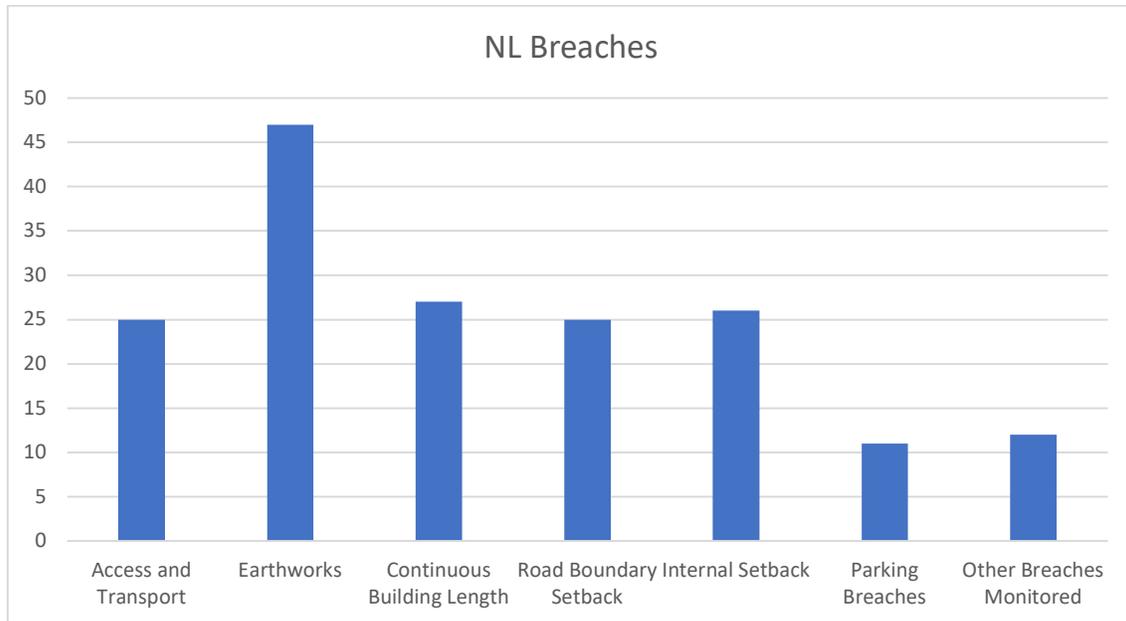


Figure 53: Northlake Zone Breaches

### 11.1.3 Activity Status

In NL, the most common activity status for consents was restricted discretionary with 43% holding this status. 18% of activities within the NL zone were undertaken as controlled activities.

Activity Status	Number of Consents	Percentage
Permitted	1	<1%
Deemed Permitted	12	7%
Controlled	30	18%
Restricted Discretionary	73	43%
Discretionary	27	16%
Non-Complying	26	15%
Total	169	100%

Table 56: Northlake Activity Status

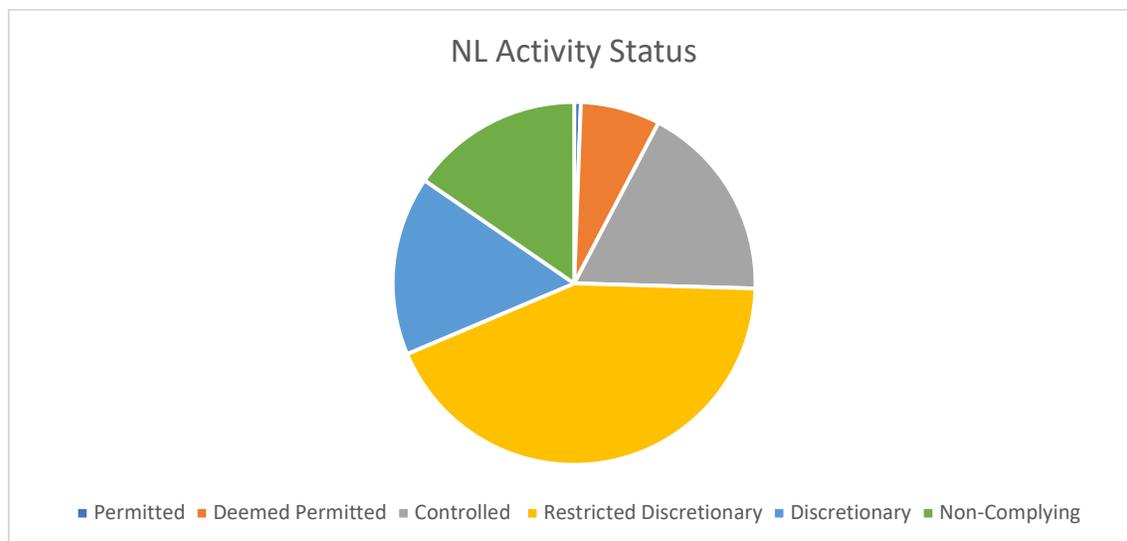


Figure 54: Northlake Zone Activity Status

#### 11.1.4 Feedback from the Planning Community

There was no feedback in relation to the NL zone from the planning community.

#### 11.1.5 Trends

30 of the 169 consents within the NL zone were undertaken as controlled activities, with this primarily being for the construction of buildings within the zone's residential activity areas. The most common activity status observed within the zone was restricted discretionary, with such consents commonly containing breaches for earthworks standards, with many of these consents solely holding such breaches.

A high number of internal and road setback breaches were also monitored within NL, with such breaches triggering a restricted discretionary activity status. The NL chapter also contains provisions (12.34.4.1 (vi)) that establish that carports and garages must be at least level with the front façade of a building which is treated as a setback breach.

A trend within the zone is the continuous building length breaches that have been monitored, with such breaches occurring more regularly than observed within other zones.

As a result of the monitoring it is recommended that the setback and continuous building length standards be reviewed.

### 11.2 Penrith Park (PEN)

#### 11.2.1 Activities

14 consents within the PEN zone were for new residential dwellings.

Consents for earthworks associated with new residential dwellings were also monitored, with the three taking place within the zone.

Activity	Number of Consents	Percentage
New Residential Activity	17	44%
Other Residential Activities	5	13%
Building - Controlled Activity	10	26%
External Appearance of Buildings	4	10%
Earthworks	2	5%
Non-Residential Activity New	1	3%
Total	39	100%

Table 57: Penrith Park Activities

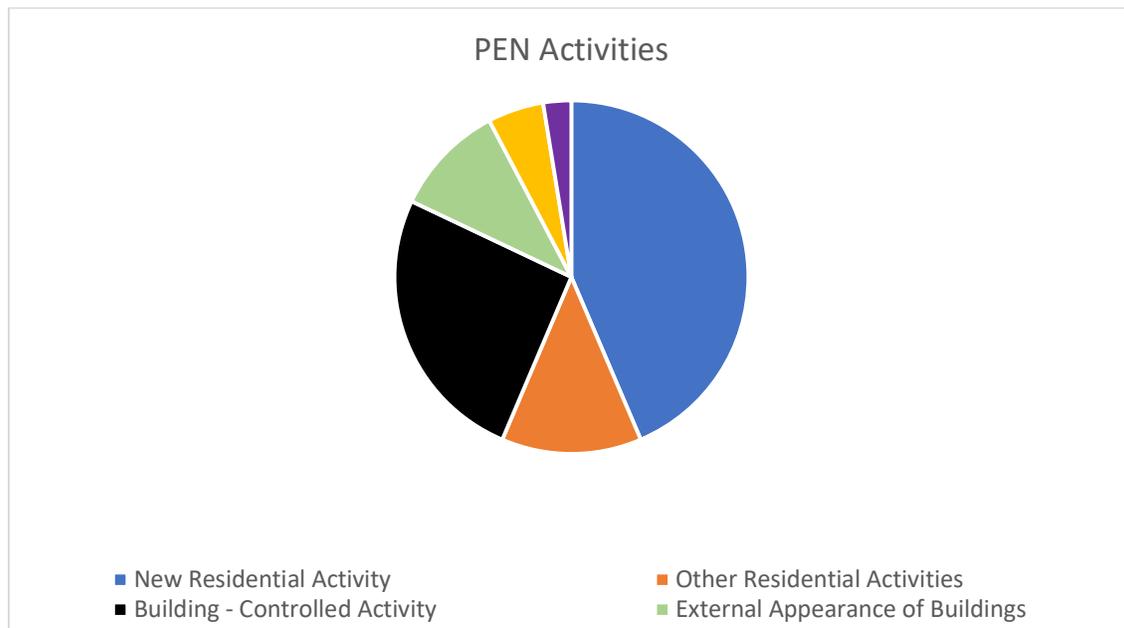


Figure 55: Penrith Park Zone Monitored Activities

### 11.2.2 Breaches of Standards

In PEN, the second most common breach after those for earthworks occurred for internal setbacks with nine being monitored. The breaches monitored mostly occurred for new residential dwellings, with 15 breaches, and buildings as controlled activities with 12.

Maximum building height breaches also occurred with five being monitored within the zone.

Breaches	Number of Breaches	Percentage
Earthworks	16	44%
Setback Breaches	10	28%
Maximum Building Height	5	14%
Other Breaches Monitored	5	14%
Total	36	100%

Table 58: Penrith Park Breaches

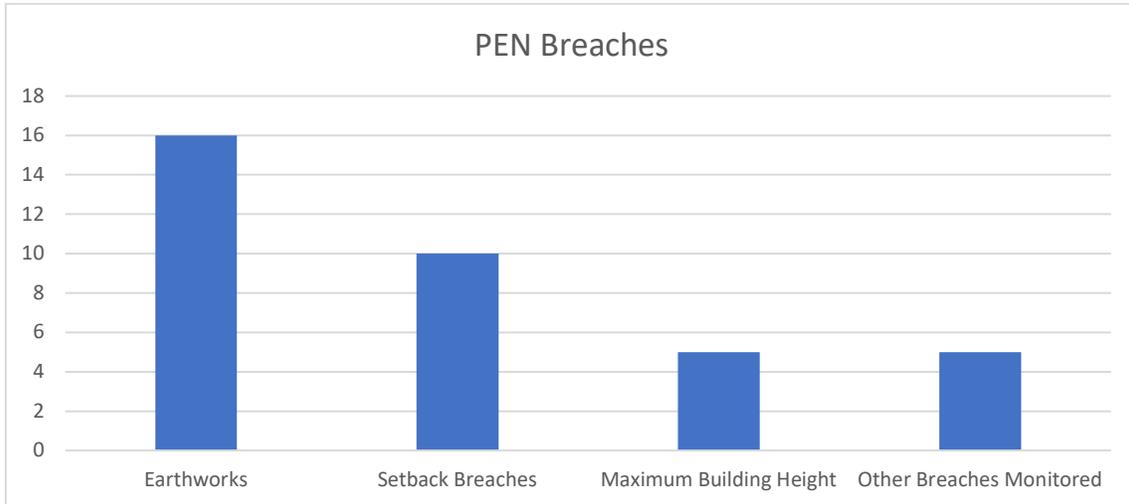


Figure 56: Penrith Park Zone Breaches

### 11.2.3 Activity Status

The most common activity status within the PEN zone was non-complying, with 16 consents holding this status. The second most common activity status monitored was discretionary while the remaining eight consents were undertaken as controlled (four consents), permitted (two consents), deemed permitted (one consent), and restricted discretionary (one consent) activities.

Activity Status	Number of Consents	Percentage
Permitted	2	5%
Deemed Permitted	1	3%
Controlled	4	10%
Restricted Discretionary	1	3%
Discretionary	15	38%
Non-Complying	16	41%
Total	39	100%

Table 59: Penrith Park Activity Status

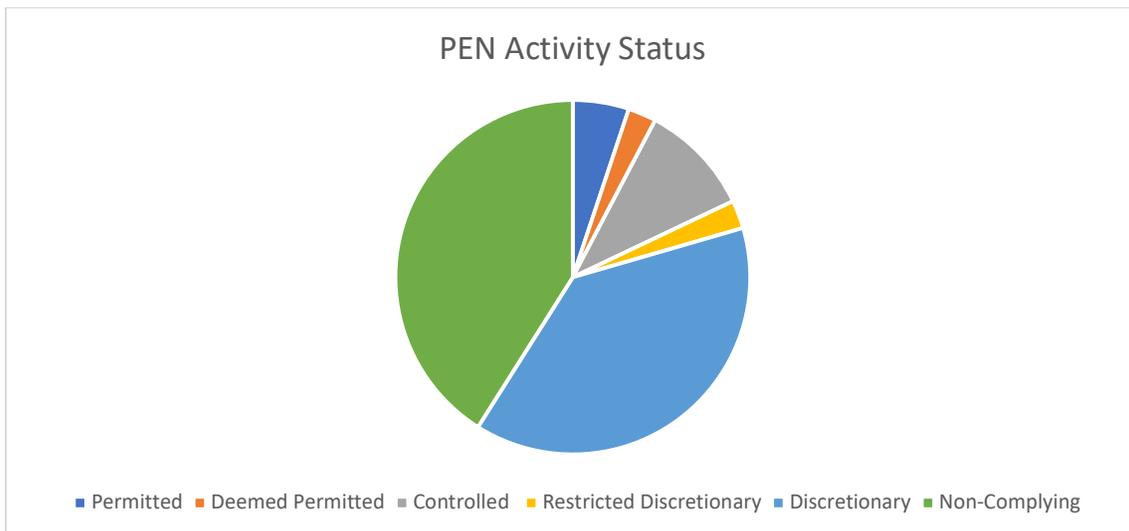


Figure 57: Penrith Park Zone Activity Status

## 11.2.4 Feedback from the Planning Community

There was no feedback in relation to the PEN zone from the planning community.

## 11.2.5 Trends

As observed within the other zones monitored, the PEN zone consents frequently contained breaches of earthworks standards. All buildings require a controlled activity consent which correlates with the amount of such consents occurring.

The PEN zone also includes standards for internal setback boundaries of 6 metres for side/rear yards, and 9 metres for front yards with 10 consents being granted for breaches of these. Consideration of these setback requirements is recommended to ensure that the outcomes being sought are consistent with the zone purpose.

## 12. Subdivisions

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### 12.1 Monitoring

Due to the scope and purpose of this report regarding intensification of activities within the monitored zones, consents for subdivisions have also been analysed. Figure 58 displays the number of resource consents monitored regarding subdivision activities across the monitored zones while Table 60 shows the different activity statuses at which subdivision activities occurred. It is also important to consider that Table 60 contains the number of resource consents undertaken for subdivision activities and not the number of lots created through said consents which would be of a greater number as consents may contain multiple lots within them.

The dataset used for the monitoring of subdivision activities within the monitored zones is different to the general set used to monitor activities in this report. The dataset shown in Table 60 includes resource consents which do not have a listed activity attached to the consent. Such consents were not included for other activities monitored as seen in Sections 6, 7, 8, 9, 10, 11 and 13 of this report as they could not be categorised based on the activities undertaken. Regarding subdivision consents, a separate activity status is monitored for subdivision activities individually, which allows for such consents to be filtered without the information regarding the activity of a consent being flagged by Council's Techone system. The resource consents monitored which contained a subdivision activity contained those undertaken solely for that purpose as well as those which were undertaken to undertake a subdivision and another land-use activity.

Monitored Zone and Activity Status	Non-Complying	Discretionary	Restricted Discretionary	Controlled	Grand Total
Low-Density Suburban Residential zone	42	22	37	6	107
Northlake zone	24	8	16	0	48

High-Density Residential zone	17	10	7	10	44
Shotover Country Special zone	17	14	3	3	37
Jacks Point zone	15	11	1	5	32
Remarkables Park zone	1	16	2	9	28
Medium-Density Residential zone	7	4	8	1	20
Frankton Flats B zone	2	8	6	0	16
Quail Rise zone	2	2	0	3	7
Business Mixed-Use zone	2	2	1	1	6
Penrith Park zone	4	1	1	0	6
Meadow Park zone	4	1	0	0	5
Queenstown Town Centre zone	1	2	1	1	5
Frankton Flats A zone		1	1	1	3
Local Shopping Centre zone	2	0	0	0	2
Arrowtown South zone	1	0	1	0	2
Wanaka Town Centre zone	0	0	0	1	1
Grand Total	141	102	85	41	369

*Table 60: Total number of consents and proportion of consents that are subdivisions*

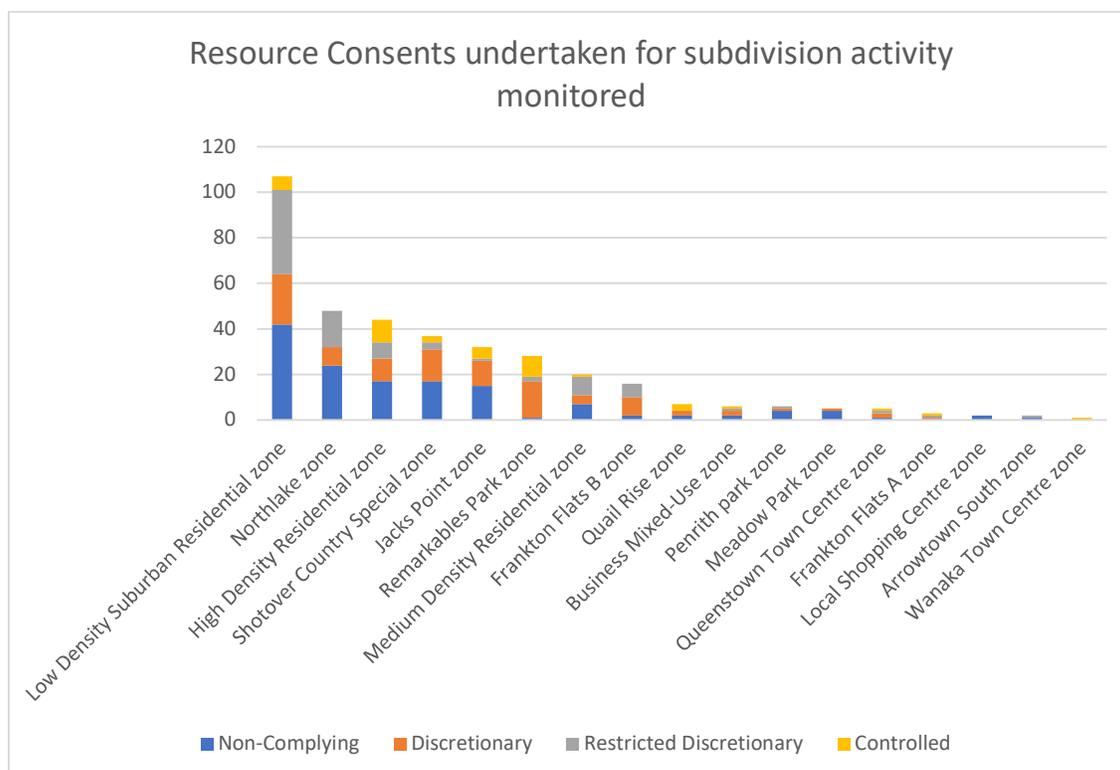


Figure 58: Monitored Subdivisions

It is important to note that of the 369 subdivision consents, 162 (44%) were undertaken solely for the purpose of a subdivision while the remaining 207 (56%) were undertaken for both a subdivision and land-use consent. As shown in Figure 58, 29% of subdivision resource consents were undertaken within the LDSR, with these consents primarily being undertaken as non-complying (42 consents) and restricted discretionary (37 consents) activities. Resource consents for subdivisions also occurred within the NL, HDR, SCS, JP, and RPR zones, with between 48 and 28 consents occurring in these zones for subdivision activities.

The PDP establishes that subdivisions are a restricted discretionary activity within the LDSR, MDR, HDR, Town Centre zone, ARHM, LSC, and BMU unless otherwise provided for under Rule 27.5.7. The majority of subdivision consents were undertaken as non-complying activities, with 38% occurring as a non-complying activity.

Consents which triggered rules under both the ODP and PDP were also observed however this is anticipated given the timing of the monitoring and the status of the PDP during the monitoring period.

Controlled activity consents such as those under Rule 27.5.3 relating to boundary adjustment subdivision activities were limited as can be seen in Table 61 below.

Activity Status of Subdivisions	Number of Consents	Percentage
Controlled	41	11%
Restricted Discretionary	85	23%
Discretionary	102	28%
Non-complying	141	38%
Total	369	100%

Table 61: Activity status of Subdivision Consents

## 12.2 Feedback from Planning Community

A number of respondents to the survey highlighted concerns with regard to the PDP subdivision provisions.

With regard to subdivision within the LDSR zone, one respondent has stated that Rule 27.7.32 is overly onerous in requiring resource consent or a certificate of compliance to be obtained to subdivide a site to a density of less than 450m<sup>2</sup>. It is sought that the rule be linked to the maximum density or minimum vacant lot size. Furthermore, removing the requirement to register a consent notice and limit building height to 5.5m is also recommended by the respondent as it does impact intensification.

The respondent notes that there is not much incentive to undertake infill subdivisions and suggests a controlled activity status for these within the urban growth boundary.

Minimum lot size should be based upon total site area rather than minimum net site area as currently occurs in the PDP to allow for flexibility and will allow a marginal increase to density.

One respondent has requested that Rule 27.5.17 which relates to unit title subdivisions lodged concurrently with a building consent or resource consent being a discretionary activity, be deleted. The response states that this rule makes it difficult for different types of unit title subdivision.

Non-compliance with the dimensions of lots as outlined in Standard 27.7.29 is recommended by one survey respondent to be changed from a non-complying to restricted discretionary activity.

Site by site investigations of hazards are identified by one respondent as creating a huge cost and barrier to intensification. A solution to this as outlined by the respondent is a Council commissioned wide scale report within the urban areas to reduce this barrier.

Whilst not strictly in relation to subdivision, one respondent recommended review of the transport standards in Chapter 25 that require upgrading or vesting of shared accessways or ROWs as a lot of properties in the District are capable of being developed to greater densities but are restricted by the requirement to upgrade access.

It is recommended that the related subdivision provisions be reviewed in conjunction with each of the chapters to ensure that the enabling of subdivision to achieve greater intensification within the urban zones is not being prevented.

## 13. Building Consents

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### 13.1 Overview

Similarly, to the resource consent data, the building consent activities occurring in the zones has been compiled from Council's TechOne system. The data only includes applications for building consents which have been issued within the monitored time period and zones (and does not include amendments to existing building consents). The monitored data includes where building consents have been issued a Code Compliance Certificate and the related construction has been completed.

The monitored building consent data is included to highlight what developments have occurred within the relevant zone that have required a resource consent to be undertaken. This also shows what activities have occurred within the monitored zones that have not required a resource consent, with this indicating what activities the District Plans are enabling within each of the zones.

Regarding the consent categories monitored, amendments to existing buildings were not included, while building consents for the following new developments were monitored:

- Building Consent: Commercial
- Building Consent: Group Dwellings
- Building Consent: Multi-Unit dwellings
- Building Consent: New detached dwellings or relocated dwellings

A total of 3,829 building consents were issued and monitored within the zones between January 2015 and April 2022. Overall, 82% of monitored building consents were undertaken for new or relocated dwellings.

880 of the consents monitored solely occurred within an ODP zone, with 669 (76%) of such consents occurring within the SCS. The remaining 2,843 building consents monitored have taken place within a PDP zone, or under both a PDP and ODP zone.

<b>Building Consents Activity</b>	<b>Number of Consents</b>	<b>Percentage</b>
Commercial	481	13%
Group Dwelling	3	<1%
Multi-Unit Dwellings	200	5%
New Detached Dwellings or Relocated Dwellings	3145	82%
Total	3,829	100%

*Table 62: Building Consent Activities*

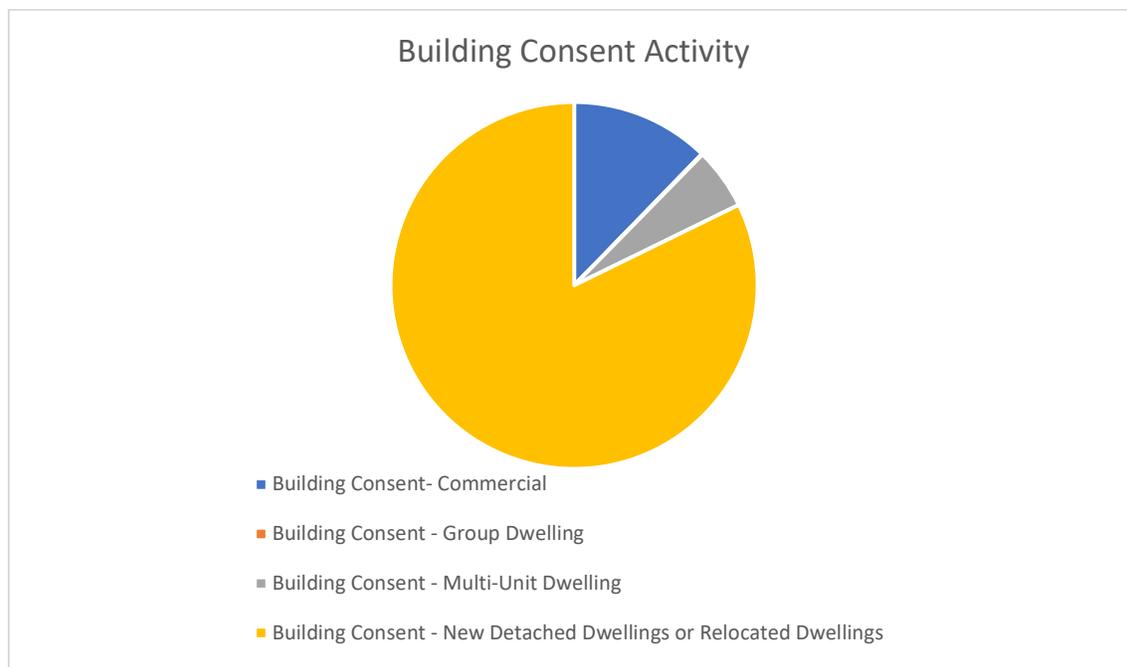


Figure 59: Building Consents Activity Types

### 13.2 Building Consents – Commercial

The 481 consents monitored were split with 128 occurring within zones under the ODP and 353 under the PDP. The zones where commercial building consents occurred regularly were the Frankton Flats (44) and Remarkables park (74) zones within the ODP and the town centre zones within the PDP.

Notably 166 commercial consents were included within the QTC, with this making up 35% of all commercial consents monitored. This aligns with the purpose, objectives and policies of the zone which promote it as being *'the principal administrative centre for the District and offers a wide variety of activities for residents and visitors'*.

The BMU also contained a number of such consents including visitor accommodation consents as commercial activities.

### 13.3 Building Consents – Group Dwellings

Consents for group dwellings were uncommon across the zones monitored, with three being monitored. These consents occurred within the LDSR and MDR with two and one being monitored respectively.

### 13.4 Building Consents – Multi-Unit Dwellings

The 200 consents for multi-unit dwellings were split with 167 being consented under the PDP and 33 under the ODP. The majority of such consents took place in the JP and SCS zones, with 105 and 26 respectively. The JP consents were primarily for single level residential unit with a residential flat, with similar developments also taking place within the SCS zone. This shows a demand for such types of developments which did not appear in the resource consent data. This is due to residential flats being a permitted activity in the zones.

### **13.5 Building Consents – New Residential Dwellings or Relocated Dwellings**

Most of the building consents monitored were related to the development of new or relocated residential dwellings, with 3,145 occurring as such. Such consents primarily took place within zones that primarily focus on residential activities such as the LDSR, MDR, JP, and SCS.

The LDSR zone had 1434 building consents for the development of new dwellings, with the zone making up 46% of new or relocated developments.

The SCS zone contained almost all of such consents within the monitored ODP zones with 635 of the 698 recorded. This result is to be expected due to the subdivision of the SCS zone during the monitored period.

Such results are to be expected due to the focus such zones put upon residential developments within their provisions and objectives. The large number of such consents occurring within such zones highlights that the focus put upon such activities matching the demand for them, with the resource consent data also supporting this conclusion in general.

### **13.6 Related/Associated Application**

The Council's TechOne system allows for consents that are associated with each other to be noted, with this being used to show which building consents required a resource consent. The dataset showed that 454 of the building consents monitored also had an associated resource consent for the development.

## **14. Concluding Remarks**

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### **14.1 Are the Provisions of the Operative and Proposed District Plan Effective?**

The resource consents monitored contained various breaches of standards related to increased land-use density. Breaches of such standards monitored were minor, with those for maximum building height primarily being within one metre of the height standard for the relevant zone. This would indicate that the District Plans do facilitate for increased levels of land-use intensification in regard to minor breaches of standards while either declining consents with major breaches of standards or discouraging development proposals with major breaches from being applied for. Further analysis would be required beyond the scope of this report to assess if such proposals are being applied for, and therefore showing that the ODP and PDP are restricting such types of developments. The monitored breaches of standards for maximum building height, site density and building coverage indicate developments of such densities are being applied for and subsequently consented within the District.

### **14.2 Findings**

The monitoring report examines the operative zones within the QLD to assess if the current provisions within the monitored zones are enabling or restricting land-use intensification. Resource consents contained breaches of standards such as maximum building height limits, site density and building coverage and were approved, although most of such breaches were minor and not in directly in contrast with the established provisions for each zone. It is important to note that all of the consents

monitored in this report have been given approval, excluding the resource consents that were declined due to more than minor adverse effects of proposed developments. It is advised that further study would be required to examine if proposed developments with larger breaches of zones provisions are being declined, or if the current provisions within the District Plans are dissuading development typologies of such densities and heights.

The above outlined monitoring data, trends and feedback from the planning community has assessed all such matters.

There are several provisions within the ODP and PDP that are identified in the above analysis that require further review and consideration in light of the requirements of the NPS-UD. These primarily relate to alignment of the zone purpose, objectives, and policies with the built form standards for the zones.

The data and feedback have also identified the need to review a number of the built form standards in the zones, particularly in relation to density, building heights, coverage and setbacks as well as subdivision requirements.

### **14.3 Trends**

Overall, breaches of standards related to land-use intensification such as maximum building height and site density were recorded in resource consents across all the zone monitored in this report. Resource consents containing such breaches are being approved and therefore proposed developments at such densities are obtainable under the current provisions of the ODP and PDP. However, the need for obtaining a resource consent for developments at such densities does establish financial restrictions on developers and may be reducing the number of applications for developments at such land-use standards. The requirement for resource consents at such levels of density may potentially lead developers to reduce density standards of developments to reduce financial costs associated with developments.

### **14.4 District Plan Review**

This report set out to identify:

- Whether the consents being granted for development reflect the outcomes anticipated for the zones.
- Whether the activity status of activities and standards are unduly restricting intensification in each of the zones.
- Whether the consents being granted identify a pattern of standards being breached within zones that allow for intensification and whether these standards are restricting developments taking place.
- Whether the District Plan rules reflect how people are using and developing the zones.

This monitoring report has identified that the District Plan Review regarding the NPS-UD should address the following:

- Current provisions regarding site density and the established activity status for breaches of such standards be examined further.

- Further examination of declined resource consents to establish what breaches of standards are causing resource consents to be declined.
- Examine if the established zone rules and standards are in line with the desired outcomes for the operative zones, and what amendments to the provisions are needed to align them with the expected outcomes outlined in the NPS-UD.

## 15. Appendices

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### 15.1 Appendix A: Limitations

Limitations arise from the way data is collected within the Councils TechOne system and how that data is stored. It is of note that all the resource consents included within this report were granted either outright or subject to consent conditions. Due to only including the granted consents, it is important to note that the barriers to development such as design costs, the costs associated with applied consent conditions or the time necessary to gain such consents did not stop the monitored consents being obtained. The data included within this report shows what breaches are commonly occurring, which will lead to increased costs of consents within the monitored zones.

Another important limitation to raise within this report regards how consent data is stored, and as such presented in the report. Consents taking place will often be listed under a single activity, for example a proposed consent to undertake the development of a residential unit would be listed as being for an earthworks activity associated with a new residential dwelling. Depending on the zone such a consent is taking place within it may hold a range of activity statuses.

The District Plan does not include rules or standards which would lead to an activity being non-complying for breaches of earthworks standards however, such consents do hold such a status. This has occurred due to breaches of standards not included within the Earthworks Chapters of the Plan and instead occur due to maximum building height, building coverage, or permeable surface standards within another chapter of the Plan. This is important as it does lead to certain activities having breaches of standards that would not immediately seem to be associated with such a consent application.

Certain activity types such as for the development of residential flats were irregular across all of the zones monitored. This is misinformative as such developments have occurred across many of the monitored zones such as in JP and SCS. This has happened as such developments have regularly been included within consents listed under another activity type monitored such as for new residential developments. This has occurred as consents for residential flats commonly took place in concurrence with the development of new residential units. It is important to take into account that such developments are taking place despite the monitored data shadowing such developments taking place. Such consents will be highlighted within the identified trends taking place within the different zones.

## 15.2 Appendix B: In depth Activity Tables

### 15.2.1 Residential PDP

Activity Status	Permitted	Deemed Permitted	Controlled	Restricted Discretionary	Discretionary	Non-Complying	Total
<b>Lower Density Suburban Residential</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>62</b>	<b>103</b>	<b>68</b>	<b>239</b>
Building - Controlled Activity	0	1	0	0	0	1	2
Car Parking/Access	0	0	0	3	8	3	14
Earthworks associated with new dwelling	0	0	0	22	13	12	47
Earthworks	0	0	0	12	22	11	45
External appearance of buildings	0	0	0	1	3	1	5
Residential activity	0	1	0	5	11	4	21
Residential Dwelling - Alteration or addition	0	1	0	0	5	8	14
Residential dwelling - new	0	2	0	15	29	23	69
Residential flat	0	0	0	0	3	0	3
Structures	0	0	0	0	1	0	1
Subdivision of Existing Dwelling	0	0	1	2	7	3	13
Visitor accommodation - new build	0	0	0	2	1	2	5
<b>Medium Density Residential</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>41</b>	<b>26</b>	<b>19</b>	<b>87</b>
Car Parking/Access	0	0	0	2	4	1	7
Earthworks associated with new dwelling	0	0	0	19	6	3	28
Earthworks	0	0	0	7	2	1	10
External appearance of buildings	0	0	0	0	2	1	3
Non-residential activity - alteration or addition	0	0	0	1	1	0	2
Non-residential building - new	0	0	0	1	0	0	1
Residential activity	0	0	0	2	3	2	7

Residential Dwelling - Alteration or addition	0	0	0	2	0	0	2
Residential dwelling - new	0	1	0	5	7	6	19
Subdivision of Existing Dwelling	0	0	0	1	0	1	2
Visitor accommodation - new build	0	0	0	1	1	4	6
<b>High Density Residential</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>36</b>	<b>27</b>	<b>45</b>	<b>118</b>
Building - Controlled Activity	0	0	2	1	0	0	3
Car Parking/Access	0	0	0	2	4	3	9
Earthworks associated with new dwelling	0	0	0	5	1	7	13
Earthworks	0	0	0	12	2	7	21
External appearance of buildings	0	0	2	1	2	0	5
Non-residential activity - alteration or addition	0	0	1	1	0	0	2
Non-residential building - new	0	0	0	0	1	0	1
Residential activity	1	0	0	3	0	4	8
Residential Dwelling - Alteration or addition	0	2	0	3	2	1	8
Residential dwelling – new	0	0	0	3	7	14	24
Subdivision of Existing Dwelling	0	0	2	3	2	1	8
Visitor accommodation - new build	0	0	0	2	6	8	16
Grand Total	1	8	8	139	156	132	444

Table 63: Activity Status in PDP Residential Zones

### 15.2.2 Jacks Point/ Arrows town Residential Historic Management

Activity Status	Restricted Discretionary	Discretionary	Non-Complying	Controlled	Deemed Permitted	Permitted	Grand Total
<b>Jacks Point</b>	<b>68</b>	<b>46</b>	<b>29</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>157</b>
Building - Controlled Activity	3	1	3	5	0	0	12
Car Parking/Access	0	3	2	0	0	0	5

Earthworks Associated with New Dwelling	33	6	1	0	0	0	40
Earthworks	17	6	9	1	0	0	33
External Appearance of Building	0	3	0	1	0	0	4
Residential Activity	5	6	3	0	0	1	15
Residential Dwelling Alteration or Addition	1	2	0	0	0	0	3
Residential Dwelling New	9	18	11	4	2	0	44
Subdivision of existing Dwelling	0	1	0	0	0	0	1
<b>Arrowtown Residential Historic Management Zone</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>
Earthworks	0	1	0	0	0	0	1
The External Appearance of Building	1	1	0	0	0	0	2
Residential Dwelling Alteration or Addition	2	1	3	0	0	0	6
Residential Dwelling New	1	0	1	0	0	0	2
<b>Grand Total</b>	<b>71</b>	<b>48</b>	<b>33</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>168</b>

Table 64: Activity Status in Location Specific Zones

### 15.2.3 Mixed-Use Zones

Activity Status	Discretionary	Restricted Discretionary	Non-Complying	Controlled	Deemed Permitted	Permitted	Grand Total
<b>Queenstown Town Centre</b>	<b>38</b>	<b>13</b>	<b>13</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>71</b>
Building - Controlled Activity	7	2	1	2	0	0	12
Car Parking/Access	4	0	0	0	0	0	4
Earthworks associated with new dwelling	0	1	1	0	0	0	2
Earthworks	1	0	0	0	0	0	1
External appearance of buildings	14	9	6	4	0	0	33
Non-residential activity - alteration or addition	5	0	2	0	0	0	7

Non-residential building - new	4	1	0	0	0	0	5
Residential activity	1	0	1	0	0	1	3
Structures	1	0	0	0	0	0	1
Visitor accommodation - new build	1	0	2	0	0	0	3
<b>Wānaka Town Centre</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>18</b>
Building - Controlled Activity	2	2	0	2	0	0	6
Car Parking/Access	0	1	0	0	0	0	1
Earthworks	1	0	1	0	0	0	2
External appearance of buildings	3	1	2	1	0	0	7
Non-residential activity - alteration or addition	0	1	0	0	0	0	1
Non-residential building - new	0	0	1	0	0	0	1
<b>Arrowtown Town Centre</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>9</b>
External appearance of buildings	3	1	0	0	0	0	4
Non-residential activity - alteration or addition	1	2	1	0	1	0	5
<b>Business Mixed Use</b>	<b>7</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
Car Parking/Access	2	0	1	0	0	0	3
Earthworks associated with new dwelling	0	0	1	0	0	0	1
Earthworks	2	0	0	0	0	0	2
External appearance of buildings	1	0	1	0	0	0	2
Non-residential activity - alteration or addition	0	2	0	0	0	0	2
Non-residential building - new	1	0	0	0	0	0	1
Residential dwelling - new	1	0	0	0	0	0	1
<b>Local Shopping Centre</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
Car Parking/Access	1	1	0	0	0	0	2
Earthworks	0	0	1	0	0	0	1
Visitor accommodation - new build	1	0	1	0	0	0	2
<b>Grand Total</b>	<b>57</b>	<b>24</b>	<b>23</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>115</b>

Table 65: Activity Status in Mixed-use Zones

## 15.2.4 Queenstown ODP

Activity Status	Discretionary	Restricted Discretionary	Non-Complying	Controlled	Deemed Permitted	Permitted	Grand Total
<b>Shotover Country Special</b>	<b>29</b>	<b>41</b>	<b>13</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>90</b>
Building – Controlled Activity	0	0	0	1	0	0	1
Car Parking/Access	3	1	1	0	0	0	5
Earthworks associated with new dwelling	0	4	1	0	0	0	5
Earthworks	2	5	3	0	0	0	10
External appearance of buildings	0	0	1	0	0	0	1
Non-residential building – new	0	1	1	0	0	0	2
Residential activity	4	6	2	0	0	1	13
Residential Dwelling – Alteration or addition	1	5	0	0	2	0	8
Residential dwelling – new	18	19	3	0	2	0	42
Residential flat	0	0	1	0	0	0	1
Structures	1	0	0	0	0	0	1
Subdivision of Existing Dwelling	0	0	0	1	0	0	1
<b>Quail rise</b>	<b>10</b>	<b>7</b>	<b>16</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>60</b>
Building – Controlled Activity	0	0	2	3	0	0	5
Car Parking/Access	0	0	1	0	0	0	1
Earthworks associated with new dwelling	0	1	1		0	0	2
Earthworks	5	0	2	0	0	0	7
External appearance of buildings	0	2	0	5	0	0	7
Non-residential building – new	0	1	0	0	0	0	1
Residential Dwelling – Alteration or addition	3	0	1	8	0	0	12
Residential dwelling – new	2	3	9	6	0	0	20
Residential flat	0	0	0	5	0	0	5
<b>Remarkables park</b>	<b>24</b>	<b>7</b>	<b>14</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>49</b>

Building – Controlled Activity	4	1	3	1	0	0	9
Car Parking/Access	3	1	4	0	0	0	8
Earthworks	2	3	1	2	0	0	8
External appearance of buildings	3	0	0	0	0	0	3
Non-residential building – new	2	0	0	0	0	0	2
Residential activity	1	1	1	0	0	0	3
Residential dwelling – new	2	0	1	0	0	0	3
Residential flat	1	0	0	0	0	0	1
Subdivision of Existing Dwelling	3	0	0	0	0	0	3
Visitor accommodation – new build	3	1	4	1	0	0	9
<b>Frankton Flats B</b>	<b>25</b>	<b>6</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43</b>
Building – Controlled Activity	4	2	3	0	0	0	9
Car Parking/Access	3	0	1	0	0	0	4
Earthworks	3	2	1	0	0	0	6
External appearance of buildings	4	1	0	0	0	0	5
Non-residential activity – alteration or addition	2	0	0	0	0	0	2
Non-residential building – new	7	1	4	0	0	0	12
Residential activity	0	0	2	0	0	0	2
Residential dwelling – new	0	0	1	0	0	0	1
Subdivision of Existing Dwelling	1	0	0	0	0	0	1
Visitor accommodation – new build	1	0	0	0	0	0	1
<b>Frankton Flats A</b>	<b>10</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>16</b>
Building – Controlled Activity	1	1	1	1	0	0	4
Car Parking/Access	1	0	0	0	0	0	1
Earthworks	1	0	0	0	0	0	1
External appearance of buildings	1	0	0	0	0	0	1
Non-residential activity – alteration or addition	1	0	1	0	0	0	2

Non-residential building - new	1	1	0	0	0	0	2
Residential dwelling - new	0	0	1	0	0	0	1
Subdivision of Existing Dwelling	1	0	0	0	0	0	1
Visitor accommodation - new build	3	0	0	0	0	0	3
<b>Grand Total</b>	<b>98</b>	<b>63</b>	<b>58</b>	<b>34</b>	<b>4</b>	<b>1</b>	<b>258</b>

Table 66: Activity Status in Queenstown ODP Zones

### 15.2.5 Arrowtown ODP

Activity Status	Non-Complying	Discretionary	Restricted Discretionary	Controlled	Grand Total
<b>Arrowtown South</b>	<b>14</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>21</b>
Building - Controlled Activity	0	0	0	1	1
Earthworks associated with new dwelling	4	0	1	0	5
Earthworks	1	0	1	0	2
External appearance of buildings	0	0	1	0	1
Residential activity	2	1	0	0	3
Residential Dwelling - Alteration or addition	1	0	0	0	1
Residential dwelling - new	6	0	2	0	8
<b>Meadow Park</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>2</b>	<b>19</b>
Building - Controlled Activity	0	2	1	1	4
Earthworks	1	1	1	0	3
External appearance of buildings	0	2	0	0	2
Residential activity	2	1	0	0	3
Residential Dwelling - Alteration or addition	1	1	1	0	3
Residential dwelling - new	2	1	0	1	4
<b>Grand Total</b>	<b>20</b>	<b>9</b>	<b>8</b>	<b>3</b>	<b>40</b>

Table 67: Activity Status in Arrowtown ODP Zones

## 15.2.6 Wanka ODP

Activity Status	Restricted Discretionary	Discretionary	Non-Complying	Controlled	Deemed Permitted	Permitted	Grand Total
<b>Northlake</b>	<b>73</b>	<b>27</b>	<b>26</b>	<b>30</b>	<b>12</b>	<b>1</b>	<b>169</b>
Building - Controlled Activity	5	0	1	9	0	0	15
Car Parking/Access	3	0	1	0	0	0	4
Earthworks associated with new dwelling	9	3	2	1	0	0	15
Earthworks	12	2	6	0	0	0	20
External appearance of buildings	3	3	0	0	1	0	7
Non-residential building - new	0	1	0	0	0	0	1
Residential activity	8	5	5	1	0	1	20
Residential Dwelling - Alteration or addition	0	1	0	6	0	0	7
Residential dwelling - new	33	12	9	13	11	0	78
Subdivision of Existing Dwelling	0	0	1	0	0	0	1
Visitor accommodation - new build	0	0	1	0	0	0	1
<b>Penrith Park</b>	<b>1</b>	<b>15</b>	<b>16</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>39</b>
Building - Controlled Activity	1	5	3	1	0	0	10
Earthworks associated with new dwelling	0	1	2	0	0	0	3
Earthworks	0	1	1	0	0	0	2
External appearance of buildings	0	2	0	2	0	0	4
Non-residential building - new	0	0	0	0	1	0	1
Residential activity	0	0	0	0	0	2	2
Residential Dwelling - Alteration or addition	0	0	1	1	0	0	2
Residential dwelling - new	0	6	8	0	0	0	14
Subdivision of Existing Dwelling	0	0	1	0	0	0	1
Grand Total	74	42	42	34	13	3	208

Table 68: Activity Status in Wānaka ODP Zones

## 15.3 Appendix C: Tables of Breaches

### 15.3.1 PDP Residential Zones Breaches

Column: Types of Breaches	Access/Transport	Building footprint	Continuous building length	Earthworks	Internal setback	Maximum Building height	Minimum lot size	Multi-unit development	Noise breach	Non-residential activity	Parking design	Parking number	Road setback	Recession plane	Site density	Total
<b>Rows: Proposed Activities</b>																
<b>Low Density Suburban Residential</b>	<b>43</b>	<b>10</b>	<b>39</b>	<b>114</b>	<b>48</b>	<b>33</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>38</b>	<b>20</b>	<b>12</b>	<b>375</b>
Building-Controlled Activity	0	0	0	1	1	0	1	1	0	0	0	0	0	0	0	4
Car Parking/Access	11	0	1	3	0	1	0	0	0	0	1	0	2	1	0	20
Earthworks associated with new dwelling	2	0	4	44	8	8	2	0	0	0	1	0	4	2	2	77
Earthworks	10	2	3	39	5	3	0	1	0	0	0	1	4	1	3	72
External appearance of buildings	0	1	4	1	1	0	0	0	0	0	0	0	2	0	6	15
Non-residential activity - alteration or addition	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Residential activity	3	0	3	1	6	3	0	0	0	0	0	2	2	1	0	21
Residential Dwelling - Alteration or addition	0	0	3	2	3	2	0	0	0	0	0	1	5	3	0	19
Residential dwelling - new	12	7	20	21	16	15	0	0	1	0	1	1	17	10	0	121
Residential Flat	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
Structures	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1

Subdivision of Existing Dwelling	3	0	0	0	6	0	2	0	0	0	0	0	0	2	1	14
Visitor accommodation - new build	2	0	1	2	1	1	0	0	0	1	0	0	0	0	0	8
<b>Medium Density Residential</b>	<b>15</b>	<b>3</b>	<b>5</b>	<b>44</b>	<b>18</b>	<b>13</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>128</b>
Car Parking/Access	4	0	0	1	0	0	0	0	0	0	0	1	0	0	0	6
Earthworks associated with new dwelling	3	1	2	26	4	2	0	1	0	0	0	0	3	2	1	45
Earthworks	1	1	0	8	2	0	0	0	1	0	1	1	0	0	0	15
External appearance of buildings	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	3
Non-residential activity - alteration or addition	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	2
Residential activity	2	0	0	1	2	2	0	0	0	0	0	0	1	1	0	9
Residential Dwelling - Alteration or addition	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Residential dwelling - new	4	0	1	6	9	6	0	0	0	0	0	0	0	4	3	33
Subdivision of Existing Dwelling	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
Visitor accommodation - new build	0	1	2	2	0	2	0	0	0	0	3	0	0	0	1	11
<b>High Density Residential</b>	<b>29</b>	<b>6</b>	<b>17</b>	<b>45</b>	<b>30</b>	<b>33</b>	<b>2</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>9</b>	<b>3</b>	<b>4</b>	<b>196</b>
Building-Controlled Activity	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Car Parking/ Access	6	0	1	2	2	1	0	0	0	1	0	0	0	0	0	13
Earthworks associated with new dwelling	4	1	1	9	3	4	0	1	2	0	0	0	1	0	1	27
Earthworks	5	1	2	17	5	4	0	0	0	0	1	0	0	0	0	35
External appearance of buildings	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Non-residential activity - alteration or addition	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Non-residential building - new	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
Residential activity	2	0	1	2	4	3	0	0	0	0	0	0	1	0	1	14
Residential Dwelling - Alteration or addition	2	1	2	0	3	2	0	0	0	0	0	0	0	0	0	10
Residential dwelling - new	7	3	6	8	7	11	1	2	0	0	0	0	4	2	1	52
Subdivision of Existing Dwelling	0	0	0	0	3	0	1	0	0	0	0	0	0	0	0	4
Visitor accommodation - new build	2	0	3	5	3	7	0	4	1	0	0	5	3	1	1	35
Grand Total	87	19	61	203	96	79	7	12	5	4	8	13	52	31	22	699

Table 69: Breaches in PDP Residential Zones

### 15.3.2 Location Specific PDP Zones Breaches

Column: Types of Breaches	Access/Transport	Building Footprint	Continuous Building Length	Earthworks	Internal Setback	Maximum Building Height	Minimum Lot Size	Multi-Unit Development	Noise Breach	Non-residential Activity	Parking Design	Parking Number	Road Setback	Recession Plane	Site Density	Total
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<b>Rows: Proposed Activities</b>																	
<b>Arrowtown Residential Historic Management Zone</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>
Earthworks	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Residential Dwelling Alteration or Addition	0	2	0	0	3	1	0	0	0	0	0	0	0	0	0	0	6
Residential Dwelling New	0	0	0	0	1	1	0	0	0	0	0	0	1	0	0	0	3
<b>Jacks Point</b>	<b>23</b>	<b>1</b>	<b>3</b>	<b>82</b>	<b>20</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>151</b>
Building - Controlled Activity	1	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	7
Car Parking/Access	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	5
Earthworks associated with New Dwelling	3	0	1	36	3	1	0	0	0	0	0	0	1	0	0	0	45
Earthworks	4	0	0	27	1	1	1	1	0	0	0	0	1	0	1	0	37
External Appearance of Building	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
Residential Activity	5	0	0	6	2	1	0	0	0	0	0	2	0	0	0	0	16
Residential Dwelling Alteration or Addition	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Residential Dwelling New	7	1	1	9	11	5	0	0	0	0	0	0	0	2	1	0	37
Subdivision of Existing Dwelling	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
<b>Grand Total</b>	<b>23</b>	<b>3</b>	<b>3</b>	<b>82</b>	<b>25</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>161</b>

Table 70: Breaches in Location Specific Zone

### 15.3.3 PDP Mixed-Use Zones Breaches

Column: Types of Breaches	Access/ transport standard	Building footprint	Earthworks	Maximum Building height	Multi-Unit Development	Noise breach	Non- residential activity	Parking design	Parking number	Recession Plane	Road Setback	Site Density	Grand Total
<b>Rows: Proposed Activities</b>													
<b>Arrowtown Town Centre</b>	0	1	0	0	0	0	0	0	0	0	0	0	1
External Appearance of Building	0	1	0	0	0	0	0	0	0	0	0	0	1
<b>Queenstown Town Centre</b>	2	5	9	11	0	4	2	1	1	0	1	0	36
Building - Controlled Activity	1	3	3	2	0	0	0	0	0	0	0	0	9
Car Parking/Access	0	0	1	0	0	0	1	1	0	0	0	0	3
Earthworks Associated with New Dwelling	0	0	2	1	0	0	0	0	0	0	1	0	4
Earthworks	0	0	1	0	0	0	0	0	0	0	0	0	1
External Appearance of Building	0	2	1	5	0	0	1	0	0	0	0	0	9
Non-residential Activity - Alteration or addition	0	0	0	0	0	2	0	0	0	0	0	0	2
Non-residential Building - New	0	0	0	0	0	1	0	0	0	0	0	0	1
Residential Activity	0	0	1	2	0	1	0	0	0	0	0	0	4
Visitor Accommodation - New Build	1	0	0	1	0	0	0	0	1	0	0	0	3
<b>Wānaka Town Centre</b>	1	0	2	3	0	1	0	1	0	0	0	0	8
Car Parking/Access	0	0	0	0	0	0	0	1	0	0	0	0	1
Earthworks	0	0	2	1	0	0	0	0	0	0	0	0	3
External Appearance of Building	1	0	0	1	0	1	0	0	0	0	0	0	3
Non-residential Building - New	0	0	0	1	0	0	0	0	0	0	0	0	1

<b>Business Mixed Use</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>15</b>
Car Parking/Access	1	0	0	0	0	0	0	1	2	0	0	1	5
Earthworks Associated with New Dwelling	0	0	1	0	0	1	0	0	0	0	0	0	2
Earthworks	0	0	1	0	0	0	0	0	0	0	0	0	1
External Appearance of Building	0	1	1	1	1	0	0	0	0	0	0	0	4
Non-residential Activity - Alteration or Addition	0	0	0	0	0	0	0	0	1	0	0	0	1
Non-residential building - New	1	0	1	0	0	0	0	0	0	0	0	0	2
<b>Local Shopping Centre</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>9</b>
Car Parking/Access	0	0	0	0	0	0	0	2	0	0	0	0	2
Earthworks	1	0	1	0	0	0	0	0	0	1	0	0	3
Visitor Accommodation - New Build	0	0	1	1	0	0	1	0	0	1	0	0	4
<b>Grand Total</b>	<b>6</b>	<b>7</b>	<b>17</b>	<b>16</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>69</b>

Table 71: Breaches in Mixed-use Zones

### 15.3.4 ODP Queenstown/ Frankton Zones Breaches

Column: Types of Breaches	Access/transport standard	Building footprint	Earthworks	Internal setback	Maximum Building height	Minimum lot size	Multi-unit development	Non-residential activity	Parking Design	Parking number	Road setback	Recession plane	Site density	Grand Total
<b>Rows: Proposed Activities</b>														
<b>Frankton Flats A</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>16</b>
Building - Controlled Activity	1	0	0	0	0	0	0	0	1	0	1	0	0	3
Earthworks	0	0	1	0	0	0	0	0	0	0	0	0	0	1
External Appearance of Building	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Non-residential activity - Alteration or Addition	1	0	0	0	1	0	0	0	0	1	0	0	0	3
Non-residential Building - New	1	1	0	0	0	0	0	0	0	0	1	0	0	3
Residential Dwelling - New	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Visitor Accommodation - New Build	1	1	0	0	1	0	0	0	0	1	0	0	0	4
<b>Frankton Flats B</b>	<b>12</b>	<b>2</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>41</b>
Building - Controlled Activity	2	0	1	0	0	0	0	0	2	0	1	0	0	6
Car Parking/Access	1	0	1	0	0	0	0	0	0	2	0	0	0	4
Earthworks	2	0	6	0	0	0	0	0	0	0	1	0	0	9
External Appearance of Building	2	0	0	0	0	0	0	0	0	0	2	0	0	4
Non-Residential Activity - Alteration or Addition	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Non-Residential Building - New	4	1	1	0	1	1	0	2	1	0	3	0	0	14
Residential Activity	1	0	1	0	0	0	0	0	0	0	0	0	0	2
Visitor Accommodation - New Build	0	0	0	0	1	0	0	0	0	0	0	0	0	1
<b>Quail Rise</b>	<b>3</b>	<b>2</b>	<b>17</b>	<b>9</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>45</b>
Building - Controlled Activity	0	1	1	0	2	0	0	0	0	0	0	0	0	4
Car Parking/Access	1	0	0	0	1	0	0	0	0	0	0	0	0	2
Earthworks Associated with New Dwelling	0	0	2	1	1	0	0	0	0	0	0	0	0	4
Earthworks	2	0	7	0	2	0	0	0	0	0	0	0	0	11
External Appearance of Building	0	0	1	1	0	0	0	0	0	0	0	0	0	2
Non-Residential Building – New	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Residential Dwelling - Alteration or Addition	0	1	0	1	0	0	0	0	0	0	0	0	0	2

Residential Dwelling – New	0	0	5	6	6	0	0	0	0	0	1	0	0	18
Residential Flat	0	0	0	0	0	0	0	0	1	0	0	0	0	1
<b>Remarkables Park</b>	<b>11</b>	<b>1</b>	<b>13</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>49</b>
Building - Controlled Activity	2	1	1	0	1	0	1	0	0	1	0	0	0	7
Car Parking/Access	4	0	2	0	3	0	0	0	2	0	0	0	0	11
Earthworks	0	0	7	0	0	0	0	1	0	1	0	1	0	10
External Appearance of Building	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Non-Residential Building – New	0	0	0	0	0	0	0	0	1	2	0	0	0	3
Residential Activity	1	0	1	0	2	0	0	0	0	0	0	0	0	4
Residential Dwelling – New	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Visitor Accommodation - New Build	4	0	2	0	4	0	0	1	0	0	0	0	0	11
<b>Shotover Country</b>	<b>11</b>	<b>2</b>	<b>12</b>	<b>34</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>2</b>	<b>98</b>
Car Parking/Access	4	0	0	1	0	0	0	0	1	0	1	0	0	7
Earthworks Associated with New Dwelling	1	0	4	1	0	0	1	0	0	0	1	0	0	8
Earthworks	2	0	8	0	1	0	0	0	0	0	0	0	0	11
Non-Residential Building – New	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Residential Activity	2	0	0	4	0	0	0	0	0	0	7	0	1	14
Residential Dwelling - Alteration or Addition	0	0	0	6	0	0	0	0	0	0	2	0	0	8
Residential Dwelling - New	2	1	0	21	1	0	1	0	0	0	20	0	1	47
Structures	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Subdivision of Existing Dwelling	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Grand Total	42	9	53	43	30	1	3	4	10	8	42	1	3	249

Table 72: Breaches in Queenstown ODP Zones

### 15.3.5 ODP Arrowtown Zones Breaches

Column: Types of Breaches	Access/ transport standard	Building footprint	Earthworks	Internal setback	Maximum Building height	Minimum lot size	Road setback	Continuou s Building Length	Site density	Grand Total
<b>Rows: Proposed Activities</b>										
<b>Arrowtown South</b>	2	2	9	5	3	1	2	1	2	27
Earthworks Associated with New Dwelling	1	0	3	2	1	0	0	1	1	9
Earthworks	1	0	2	1	0	0	0	0	0	4
External Appearance of Building	0	1	0	0	0	0	0	0	0	1
Residential Activity	0	0	0	1	0	1	0	0	1	3
Residential Dwelling - New	0	1	4	1	2	0	2	0	0	10
<b>Meadow Park</b>	0	0	3	4	3	0	1	0	0	11
Earthworks	0	0	3	0	1	0	0	0	0	4
Residential Activity	0	0	0	0	2	0	0	0	0	2
Residential Dwelling - Alteration or Addition	0	0	0	2	0	0	0	0	0	2
Residential Dwelling - New	0	0	0	2	0	0	1	0	0	3
Grand Total	2	2	12	9	6	1	3	1	2	38

Table 73: Breaches in Arrowtown ODP Zones

### 15.3.5 ODP Wānaka Zones Breaches

Column: Types of Breaches	Access/ transport standard	Buildin g footpri nt	Continuo us building length	Earthwor ks	Intern al setbac k	Maximu m Building height	Minimum lot size	Non- residential activity	Parking numbe r	Parkin g Design	Road setback	Recessio n plane	Multi-Unit Developme nt	Site densit y	Tota l
<b>Rows: Proposed Activities</b>															
<b>Northlake</b>	25	3	27	47	26	3	1	1	8	3	25	0	1	3	173
Building - Controlled Activity	1	0	0	5	0	0	0	0	0	0	0	0	1	0	7

Car Parking/Access	5	0	0	2	0	0	0	0	0	0	1	0	0	0	8
Earthworks associated with new dwelling	1	0	0	15	1	1	0	0	1	1	0	0	0	0	20
Earthworks	3	1	0	17	1	0	0	0	0	0	0	0	0	0	22
External Appearance of Building	1	0	2	1	0	0	0	0	0	0	1	0	0	0	5
Non-residential building - new	0	0	0	0	0	0	0	1	1	0	1	0	0	0	3
Residential Activity	1	1	4	2	2	0	1	0	1	0	2	0	0	2	16
Residential Dwelling - New	12	1	21	5	22	2	0	0	5	2	20	0	0	1	91
Visitor Accommodation – New Build	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Penrith Park</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>16</b>	<b>9</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>36</b>
Building - Controlled Activity	1	0	0	7	3	0	0	0	0	0	0	1	0	0	12
Earthworks associated with new dwelling	0	0	0	3	0	1	0	0	0	0	0	0	0	0	4
Earthworks	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Non-residential building - new	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Residential dwelling - alteration or addition	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Residential Dwelling - New	0	1	0	4	5	3	0	0	0	0	1	0	0	1	15
Subdivision of Existing Dwelling	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Grand Total	26	4	27	63	35	8	2	1	8	3	26	1	1	4	209

Table 74: Breaches in Wānaka ODP Zones

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Figure 23: Arrowtown Town Centre Zone Monitored Activities  
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Figure 25: Business Mixed-Use Zone Monitored Activities

Figure 26: Business Mixed-Use Zone Breaches  
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Figure 59: Building Consents Activity Types

## 15.6 Appendix F: List of Acronyms

ARHM: Arrowtown Residential Historic Management Zone

AS: Arrowtown South Zone

ATC: Arrowtown Town Centre Zone

BMU: Business Mixed-Use Zone

FFA: Frankton Flats A Zone

FFB: Frankton Flats B Zone

HBA: Housing and Business Capacity Assessment

HDR: High-Density Residential Zone

JP: Jacks Point Zone

LDSR: Lower-Density Suburban Residential Zone

LSC: Local Shopping Centre Zone

MDR: Medium-Density Residential Zone

MP: Meadow Park Zone

NL: Northlake Zone

NPSUD: National Policy Statement on Urban Development

ODP: Operative District Plan

PDP: Proposed District Plan

PEN: Penrith Park Zone

QLD: Queenstown-Lakes District

QLDC: Queenstown-Lakes District Council

QR: Quail Rise Zone

QTC: Queenstown Town Centre Zone

RMA: Resource Management Act

RPR: Remarkables Park Zone

SCS: Shotover Country Special Zone

UGB: Urban Growth Boundary

WTC: Wānaka Town Centre Zone



