

Appendix 1 – Reply Recommended Provisions

Key:

Reply recommended changes to the notified, section 42A and rebuttal recommended provisions are shown in green underlined text for additions and ~~green strike through text~~ for deletions.

Rebuttal recommended changes to the notified and section 42A recommended provisions are shown in blue underlined text for additions and ~~blue strike through text~~ for deletions.

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

All black underlined or ~~strike-through text~~ reflect the notified variation.

13 Wānaka Town Centre

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

13.1 Zone Purpose

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

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

13.2 Objectives and Policies

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

Policies

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

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Policies

13.2.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the Town Centre, recognising the existing mixed use character of that area, and making a clear distinction between that transition area and the adjacent residential zone.

13.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.

13.2.2.3 Enable opportunities for ~~further intensification of development~~ in the town centre by providing ~~more generous~~ for increased building heights in the Wānaka Height Precinct that ~~generally comprises, depending on the floor heights, a scale of around three to four storeys as viewed from the street, with a recessed fifth and sixth storey enabled where high quality urban design outcomes can be achieved.~~

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

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

Policies

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

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

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

Policies

13.2.3.1 Encourage new developments to be consistent with the design outcomes sought by the Wānaka Town Centre Character Guideline ~~202311~~ 2011.

13.2.3.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wānaka Town Centre Character Guideline ~~202311~~ 2011.

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

13.2.3.4 Encourage building appearance that is responsive to and reflects the essential character of the town centre and its unique environmental setting.

13.2.3.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, whilst providing appropriate cover for pedestrians.

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- 13.2.3.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the amenity values of the town centre.
- 13.2.3.7 Require high quality comprehensive developments on large sites which provide primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.
- 13.2.3.8 Ensure building design and site layout responds to the characteristics of the site, including orientation and topography, and the planned built form and amenity of the surrounding neighbourhood.
- 13.2.3.9 Apply the principles of Crime Prevention Through Environmental Design (CPTED) to the design of development with particular regard to high levels of passive surveillance through good visual connectivity to public place, including pedestrian laneways.
- 13.2.3.10 Ensure that development is of a human scale, that avoids large-scale monolithic building forms and incorporates key building components that are of a scale to limit the building dominance as viewed from street level within the town centre.
- 13.2.3.11 Allow buildings between 16.5m and 20m heights in the Town Centre in situations when:
- a. the outcome is of high quality design; and
 - b. the additional height would not result in shading that would adversely impact on adjoining Residential zone and/or public space or does not dominate the streetscape.

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

Policies

- 13.2.4.1 Acknowledge that some activities occurring in vibrant town centres can generate higher noise emissions by providing a higher noise limit in the Lower Ardmore Entertainment Precinct.
- 13.2.4.2 Locate the Lower Ardmore Entertainment Precinct so as to minimise the impacts of the higher noise limit on properties in the Residential Zones near the Town Centre.
- 13.2.4.3 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.
- 13.2.4.4 Acknowledge that parts of the Wānaka Town Centre are susceptible to flood risk and require appropriate measures to limit the impact of flooding or ponding in areas of known risk.
- 13.2.4.5 Avoid the establishment of activities that are not consistent with the amenity values of the Town Centre, cause inappropriate environmental effects, and are more appropriately located in other zones.
- 13.2.4.6 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre.

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

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

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

Policies

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

13.3 Other Provisions and Rules

13.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

13.3.2 Interpreting and Apply the Rules

- 13.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables.
- 13.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.
- 13.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 13.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 13.3.2.5 The following abbreviations are used within this Chapter.

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

13.4 Rules - Activities

	Activities located in the Wānaka Town Centre Zone	Activity status
13.4.1	Activities which are not listed in this table and comply with all standards	P
13.4.2	Verandas Control is reserved to: Design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Wānaka Town Centre Character Guideline 2011) to avoid, remedy or mitigate adverse effects on: i. Neighbouring buildings and verandas	C

	Activities located in the Wānaka Town Centre Zone	Activity status
	ii. The extent to which the veranda affects the use and enjoyment of the streetscape and iii. The appearance of the building iv. The enabling of unobstructed kerbside movements of high-sided vehicles	
13.4.3	Visitor Accommodation Control is reserved to: a. The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management; b. Landscaping; c. The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring use; d. the location and screening of bus and car parking from public places to ensure visual amenity is adequately protected; and e. where the site adjoins a residential zone: i. noise generation and methods of mitigation; and ii. hours of operation, in respect of ancillary activities.	C
13.4.4	Buildings Discretion is restricted to: a. external appearance and <u>use of materials to be sympathetic to the planned built form and amenity of the surrounding neighbourhood surrounding natural and build environment;</u> b. signage platform; c. lighting; d. impact on the streetscape, character and amenity, and the relationship with adjoining buildings and verandas (to be guided by the Wānaka Town Centre Character Guideline <u>2023-11-2011</u>); and e. <u>the contribution the building makes to the safety of the Town Centre and public spaces through adherence to CPTED principles, including consideration of appropriate lighting in public places;</u> f. <u>the contribution the building makes to pedestrian flows and linkages (to be guided by the Wānaka Town Centre Character Guideline 2023);</u> g. <u>the provision of active street frontages and active interfaces on to open spaces on to which it fronts and, where relevant, outdoor dining/patronage opportunities;</u> h. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space;</u> i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD

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	Activities located in the Wānaka Town Centre Zone	Activity status
	To ensure that: a. the design of the building blends well with and contributes to an integrated built form; b. the external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged; c. the views along a street or of significant view shafts have been considered and responded to; d. the building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to: i. building materials; ii. glazing treatment; iii. symmetry; iv. external appearance; v. human scale; vi. vertical and horizontal emphasis; and vii. storage areas are appropriately located and screened.	
13.4.5	Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: 13.4.5.1 To any person who is residing (permanently or temporarily) on the premises; and/or 13.4.5.2 To any person who is present on the premises for the purpose of dining up until 12am. Discretion is restricted to: (a) The scale of the activity; (b) Car parking and traffic generation; (c) Effects on amenity (including that of adjoining residential zones and public reserves); (d) The configuration of activities within the building and site (e.g. outdoor seating, entrances); (e) Noise issues; and (f) Hours of operation.	RD
13.4.6	Industrial Activities not otherwise provided for in this table	NC
13.4.7	Factory Farming	PR
13.4.8	Forestry activities, except for of Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR

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	Activities located in the Wānaka Town Centre Zone	Activity status
13.4.9	Mining Activities	PR
13.4.10	Airport	PR
13.4.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
13.4.12	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
13.4.13	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
13.4.14	Cemeteries and Crematoria	PR

13.5 Rules - Standards

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
13.5.1	Setbacks and sunlight access – sites adjoining a Residential zone 13.5.1.1 Buildings shall not project beyond a recession line constructed at an angle of 60°^{34°} inclined towards the site from points 8.3m above any Residential Zone boundary. 13.5.1.2 Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m <u>from the Residential Zone boundary.</u>	RD Discretion is restricted to: a. the visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.
13.5.2	<u>Waste and Recycling Storage Space</u> 13.5.2.1 <u>Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof.</u> 13.5.2.2 <u>Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof.</u> 13.5.2.3 <u>Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>the adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and</u>

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	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	13.5.2.4 <u>Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</u>	<u>sanitised, potentially including a foul floor gully trap for wash down and spills of waste.</u>
13.5.3	Storage 13.5.3.1 For all buildings with frontage to Helwick Street, Dunmore Street and Ardmore Street (west of Bullock Creek) storage areas shall be situated within the building or accessed from a service lane at the rear of the property 13.5.3.2 In all other parts of the Town Centre Zone storage areas shall be screened from view from all public places and adjoining zones.	RD Discretion is restricted to: a. the effects on visual amenity; consistency with the character of the locality; and b. whether pedestrian and vehicle access is compromised.
13.5.4	Residential Activities All residential activities shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.	RD Discretion is restricted to: a. the effects on surrounding buildings and activities; and b. the maintenance of an active street frontage.
13.5.5	Flood Risk No building greater than 20m² with a ground floor level less than RL 281.9 masl shall be relocated to a site, reconstructed on a site, within this zone. Note: This ground floor minimum includes 1.3 metres to allow for wave action where necessary.	RD Discretion is restricted to: a. the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and b. the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.
13.5.6	Verandas Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance at the road frontage, be provided with a veranda which shall be situated no higher	RD Discretion is restricted to: a. consistency with the Wānaka Town Centre Character Guideline (202311 2011);

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	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	than 3m above pavement level and shall provide continuous cover for pedestrians.	b. effects on pedestrian amenity; c. the human scale of the built form; and d. historic heritage values (where relevant).
13.5.7	Setbacks from front boundaries All buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.	RD Discretion is restricted to: a. the effects on the quality of the overall streetscape (including sunlight access, the creation of a consistent building setback and widening of the street over time).
13.5.8	Acoustic insulation 13.5.8.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36. 13.5.8.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.	RD Discretion is restricted to: a. the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; b. the extent of insulation proposed; and c. whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.
13.5.9	Building height setback at upper floors 13.5.9.1 <u>In Height Precinct P1: A 3m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 10m from the ground level.</u> 13.5.9.2 <u>In all other locations:</u>	RD Discretion is restricted to: a. <u>external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u>

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	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	a. A 4m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 12m from the ground level <u>providing that the maximum height of the building is no greater than 16m.</u> b. <u>For buildings greater than 16m in height, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.</u>	b. <u>streetscape character and amenity;</u> c. <u>views along the street and viewshafts;</u> d. <u>any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.</u> e. <u>adequate daylight access to streets;</u> f. <u>wind tunnel effects.</u>
	Maximum building height for all buildings other than those in the Wānaka Height Precinct The maximum building height shall be 8m to the eave line and 10m to the ridge line.	NC
13.5.10	Maximum building height for buildings in the Wānaka Height Precinct 13.5.10.1 In Height Precinct P1, the maximum building height shall be 12m to the eave line and 14m to the ridge line. 13.5.10.2 <u>In all other parts of the Town Centre Zone, up to 16.5m is permitted, and the maximum restricted discretionary building height shall be building heights exceeding 16.5m to a maximum of 20m.</u> 13.5.10.3 <u>In all other parts of the Town Centre Zone, the maximum building height shall not exceed 20m.</u> 13.5.10.4 <u>In Height Precinct P1, any fourth storey (excluding basements) and above shall be set</u>	NC <u>RD</u> <u>Discretion is restricted to:</u> a. <u>Design of the building that avoids dominant built form and provides visual interest when viewed from short, medium and long ranges, particularly from public places and other areas where there are high levels of pedestrian activity.</u> b. <u>The screening of rooftop plant equipment and service apparatus.</u> <u>NC</u>

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	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	back a minimum of 3m from the building frontage. 13.5.10.5 In Height Precinct P2, the maximum building height shall be 10m to the eave line and 12m to the ridge line and shall comprise no more than 3 storeys, excluding basements.	
13.5.11	Noise Town Centre Zone (including the Lower Ardmore Entertainment Precinct): 13.5.11.1 Sound* from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 to 13.5.10.5 below) shall not exceed the following noise limits at any point within any other site in this zone: a. daytime (0800 to 2200 hrs) 60 dB LAeq(15 min) b. night-time (2200 to 0800 hrs) 50 dB LAeq(15 min) c. night-time (2200 to 0800 hrs) 75 dB LAFmax * measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 13.5.11.2 Sound from activities in the Town Centre Zone (excluding sound from the sources specified in rules 13.5.10.3 and 13.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in. 13.5.11.3 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound* from music shall not exceed the following limits: a. 60 dB LAeq(5 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and b. 55 dB LAeq(5 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct. *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008. 13.5.11.4 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound*	NC

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	from voices shall not exceed the following limits: a. 65 dB LAeq(15 min) at any point within any other site in the Lower Ardmore Entertainment Precinct; and b. 60 dB LAeq(15 min) at any point within any other site outside the Lower Ardmore Entertainment Precinct. *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008. 13.5.11.5 Within the Town Centre Zone but excluding those sites north of Ardmore Street, sound* from any loudspeaker outside a building shall not exceed 75 dB LAeq(5 min) measured at 0.6 metres from the loudspeaker. * measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008. Excluding any special audible characteristics and duration adjustments. Exemptions: a. the noise limits in 13.5.10.1 and 13.5.10.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.; b. the noise limits in 13.5.10.1 to 13.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan. Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.	
13.5.12	Lighting and Glare 13.5.12.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky. 13.5.12.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; and c. the night sky.

	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
	at any point inside the boundary of any adjoining property. 13.5.12.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.	
13.5.13	Service Lanes Any development, redevelopment or substantial alteration of any site or property within this zone shall make provision for such service lane or through-site pedestrian access as indicated on the District Plan web mapping application. Such provision shall be taken into account in the assessment of development levies applicable to the development, redevelopment or alteration. Service lanes shall be subdivided and vested in the Council.	NC
13.5.14	Maximum building coverage in relation to comprehensive developments 13.5.14.1 When undertaking a comprehensive development (as defined), the maximum building coverage calculated over the whole land area shall be 75%. 13.5.14.2 When undertaking a comprehensive development the application shall include a comprehensive development plan that covers the entire development area and is of sufficient detail to enable the matters of discretion listed to be fully considered	RD Discretion is restricted to: - the adequate provision of pedestrian links, open spaces, outdoor dining opportunities; - the adequate provision of storage and loading/ servicing areas; - the provision of open space within the site, for outdoor dining or other purposes; - the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility

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	Standards for activities located in the Wānaka Town Centre Zone	Non-compliance status
		with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites.
13.5.15	Outlook Space (per unit) The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow: 13.5.15.1 A principal main living room/space must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and 13.5.15.2 All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m width and; Note: <u>If there is more than one window or glass door in a room, outlook space is measured from the largest one.</u>	RD Discretion is restricted to: a. <u>Effects on amenity values for future occupants buildings on the site;</u> b. <u>Alternatives to achieve the same or better amenity outcomes.</u>
13.5.16	Minimum Ground Floor Height A minimum floor to ceiling floor height of 4m shall apply at the ground floor level of all buildings.	RD Discretion is restricted to: a. <u>The ability to maintain flexibility for a range of commercial uses on the ground floor.</u>

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13.6 Rules - Non-Notification of Applications

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

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

13.6.2.1 Buildings.

13.6.2.2 Building coverage in relation to comprehensive developments.

13.6.2.3 Waste and recycling storage space

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

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

13.6.3.2 Building height setback at upper floors (Rule 13.5.9)

13.6.3.3 Outlook Space (per unit) (Rule 13.5.15)

13.6.3.4 Minimum Ground Floor Height (Rule 13.5.16)

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15 Local Shopping Centre Zone

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

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

15.1 Zone Purpose

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

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

15.2 Objectives and Policies

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

Policies

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

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LOCAL SHOPPING CENTRE ZONE 15

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

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

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

Policies

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

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

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

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

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

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

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

Policies

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

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

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

15.2.3.3 Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places, and promote lighting design that mitigates adverse effects on views of the night sky, and provide a safe and well-lit environment for pedestrians.

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LOCAL SHOPPING CENTRE ZONE 15

- 15.2.3.4** Avoid the establishment of activities that are not consistent with established amenity values, cause inappropriate environmental effects, or are more appropriately located in other zones.
- 15.2.3.5** For development of the site(s) at 1 Hansen Road, between Hansen Road and the Frankton Cemetery (as shown on the District Plan web mapping application), in addition to other Zone-wide requirements:
- ensure that development is undertaken in an integrated manner, having particular regard to ensuring the safe and efficient operation of the transport network;
 - implement specific controls to limit effects on the historic values of the neighbouring cemetery.

15.3 Other Provisions and Rules

15.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

15.3.2 Interpreting and Applying the Rules

- 15.3.2.1** A permitted activity must comply with all the rules listed in the Activity and Standards tables.
- 15.3.2.2** Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.
- 15.3.2.3** Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

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LOCAL SHOPPING CENTRE ZONE 15

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

15.3.2.5 The following abbreviations are used within this Chapter.

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

15.4 Rules - Activities

	Activities located in the Local Shopping Centre Zone	Activity status
15.4.1	Activities which are not listed in this table and comply with all standards	P
15.4.2	Verandas Control is reserved to: a. design; b. materials; c. external appearance; d. the impact on, and relationship to, adjoining verandas; and e. the enabling of unobstructed kerbside movements of high-sided vehicles	C
15.4.3	15.4.3.1 Buildings Discretion is restricted to: a. external appearance, including materials glazing treatment vertical and horizontal emphasis and the location of storage; b. signage platforms; c. lighting; d. the impact of the building on the streetscape, compatibility with adjoining buildings and contribution to an integrated built form; e. where residential units are proposed provision of <u>outlook space and private or communal open space, or a combination thereof;</u> f. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space; and</u> g. where a site is subject to natural hazards and the proposal results in an increase in gross floor area; and; h. natural hazards where the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. whether such risk can be avoided or sufficiently reduced. h. At Lake Hāwea South, staging of development. 15.4.3.2 Development of 1 Hansen Road only The following additional requirements apply to the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery (as shown on the District Plan web mapping application):	RD

	Activities located in the Local Shopping Centre Zone	Activity status
	a. Applications for buildings shall be accompanied by a Spatial Layout Plan for the entire part of this site, which is zoned Local Shopping Centre, showing: i. the location, width and design of roads, laneways, footpaths and accessways, which shall include consideration of pedestrian/cycling connectivity and safety as well as the potential for vehicular access to and from the Local Shopping Centre Zone land to the west of the Frankton Cemetery; ii. proposed building locations and parking areas; iii. concept landscape design treatment; iv. detailed landscaping plan addressing the interface between development and the Frankton Cemetery for the purpose of managing effects on the amenity and historic values in and around the cemetery; and v. three waters infrastructure. Note: where relevant, applications may rely upon an approved Spatial Layout Plan submitted as part of a prior application for this site. Discretion is restricted to consideration of the following in addition to the matters above: a. historic heritage and the amenity values of the Frankton Cemetery; b. the safe and efficient operation of the transport network; c. pedestrian/cycling connectivity and safety; d. amenity values; and e. three waters infrastructure.	
15.4.4	Visitor Accommodation Discretion is restricted to: a. the location, provision, and screening of access and parking, traffic generation, and Travel Demand Management; b. landscaping; c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; d. the location and screening of bus and car parking from public places; and e. where the site adjoins a residential zone: i. noise generation and methods of mitigation; and ii. hours of operation of ancillary activities.	RD

PART 3

LOCAL SHOPPING CENTRE ZONE 15

	Activities located in the Local Shopping Centre Zone	Activity status
15.4.5	Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. Discretion is restricted to: a. the scale of the activity; b. car parking and traffic generation; c. effects on amenity (including that of adjoining residential zones and public reserves); d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise issues; and f. hours of operation.	RD
15.4.6	Development of 16, 18, 18B and 20 McBride Street only Activities Sensitive to Aircraft Noise, other than Residential Units, Residential Flats, Residential Visitor Accommodation, Homestays or as provided for by Rule 15.4.4.	NC
15.4.7	Appliance Stores, Electronic and Electrical goods Stores, Fashion Stores, Furniture and Floor Covering Stores	NC
15.4.8	Industrial Activities not otherwise provided for in this Table	NC
15.4.9	Factory Farming	PR
15.4.10	Forestry Activities, except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
15.4.11	Mining Activities	PR
15.4.12	Airport	PR
15.4.13	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
15.4.14	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
15.4.15	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

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LOCAL SHOPPING CENTRE ZONE 15

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

15.5 Rules - Standards

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
15.5.1	Building Coverage 15.5.1.1 Maximum building coverage - 75% 15.5.1.2 Except that in the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery the maximum building coverage shall be 50%	RD* Discretion is restricted to: - the effects on the quality of the overall streetscape; and - the ability to meet outdoor storage requirements; RD* Discretion is restricted to: - the effects on the quality of the overall streetscape; and - the ability to meet outdoor storage requirements; - the traffic effects of additional building coverage, including the effects on the State Highway, with particular regard to the intersection between Hansen Road and State Highway 6.
15.5.2	Setbacks and Sunlight Access —sites adjoining any Residential zone, Settlement Zone or public open space <u>15.5.2.1 Buildings on sites adjoining a Residential zone shall not project beyond a recession line constructed at the following angles inclined towards the site:</u> <u>from any point 4m above the boundary with the Medium Density Residential Zone at 60 degrees; and</u> <u>from any point 2.5m above the boundary with the Lower Density Residential Zone at 55 degrees.</u> a. buildings shall not project beyond a recession line constructed at an angle of 35°	RD Discretion is restricted to: - the visual effects of the height, scale, location and appearance of the building, in terms of - dominance; - loss of privacy on adjoining properties; and - any resultant shading effects.

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LOCAL SHOPPING CENTRE ZONE 15

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	inclined towards the site from points 3m above any Residential Zone or Settlement Zone boundary;= <u>15.5.2.2 Internal boundary setbacks:</u> Where where the site adjoins any Residential zone, Settlement Zone or land zoned public Open Space the setback shall be not less than 3m.	
15.5.3	Acoustic insulation (excluding development within the Outer Control Boundary (OCB) Queenstown) - a mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36; - all elements of the facade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.	RD Discretion is restricted to: - the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; - the extent of insulation proposed; and - whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.
15.5.4	Acoustic insulation: development within the Outer Control Boundary (OCB) Queenstown - a mechanical ventilation system shall be installed for all critical listening environments in accordance with Rule 36.6.2 in Chapter 36. - all elements of the facade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1	NC
15.5.5	Development of 1 Hansen Road The following additional standards shall apply to development in the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery (as shown on the District Plan web mapping application): the total gross floor area dedicated to retail uses shall not exceed 4000m²;	D

PART 3

LOCAL SHOPPING CENTRE ZONE 15

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	b. the total gross floor area dedicated to office uses shall not exceed 3000m²; c. no retail or office activities (aside from those ancillary to permitted uses) shall take place until an upgrade of the intersection between Hansen Road and State Highway 6 has occurred; d. the total number of residential units (for the purposes of this rule, this shall include residential flats) shall not exceed 50 units; e. there shall be no vehicle access directly onto the State Highway; f. buildings shall be set back a minimum distance of 6m from the boundary with the State Highway; and g. buildings shall be set back a minimum distance of 4m from the boundary with Frankton Cemetery.	
15.5.6	Residential and Visitor Accommodation Activities All residential and visitor accommodation activities shall be restricted to first floor level or above	NC
15.5.7	Building Height a. for the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Lake Hāwea South, Hāwea and Hāwea, Sunshine Bay and Cardrona Valley Road Kelvin Heights the maximum building height shall be 7-14m; b. for the Local Shopping Centre zone located at Lake Hāwea South the maximum building height shall be 12m; and c. for the Local Shopping Centre Zone located at Frankton, Albert Town, Arrowtown, Hāwea, Sunshine Bay and Cardrona Valley Road the maximum building height shall be 10m. for all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.	NC
15.5.8	Noise Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone: a. Daytime (0800 to 2200hrs) 60 dBLAeq(15 min) b. Night-time (2200 to 0800hrs) 50 dB LAeq (15 min)	NC

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	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	c. Night-time (2200 to 0800hrs) 75 dB LAFmax *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 Exemptions: a. the noise limits shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.; b. the noise limits shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan; c. the noise limits shall not apply to sound from aircraft operations at Queenstown Airport. Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.	
15.5.9	Lighting and Glare 15.5.9.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky. 15.5.9.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property. 15.5.9.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; and c. the night sky.

PART 3

LOCAL SHOPPING CENTRE ZONE 15

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
	more than 2m inside the boundary of the adjoining property.	
15.5.10	Retail and Office activities a. individual Retail activities shall not exceed 300m² gross floor area; b. individual Office activities shall not exceed 200m² gross floor area; and c. In the Local Shopping Centre Zone at Cardrona Valley Road, in addition to Rule 15.5.10.a two individual retail activities may exceed 300m² gross floor area, but shall not exceed 400m² gross floor area. d. In the Local Shopping Centre Zone at Lake Hāwea South, in addition to Rule 15.5.10.a one individual retail activity may exceed 300m² gross floor area but shall not exceed 600m² gross floor area. Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall be included in the calculation of the gross floor area.	NC
15.5.11	Retail and Office Activities in the Local Shopping Centre Zone located at Cardrona Valley Road, Wānaka The total combined area of retail and office activities shall occupy no more than 3,000m² gross floor area. Note: For the purposes of this rule the gross floor area calculation applies to the total combined area of retail and office activities within the entire Local Shopping Centre Zone at Cardrona Valley Road.	D
15.5.12	Development of 16, 18, 18B and 20 McBride Street only (as identified on the District Plan web mapping application). a. The total number of residential units, residential flats (which are counted separately for the purpose of this standard) and visitor accommodation units shall collectively not exceed 10 across all sites.	NC
15.5.13	Retail Activities in the Local Shopping Centre Zone at Lake Hāwea South. The total combined area of retail activities shall occupy no more than 4,000m² gross floor area. Note: For the purposes of this rule the gross floor area calculation applies to the total combined area of retail	D

PART 3**LOCAL SHOPPING CENTRE ZONE 15**

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

15.6 Rules - Non-Notification of Applications

- 15.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified.**
- 15.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:**
- 15.6.2.1 Buildings (Rule 15.4.3).
- 15.6.2.2 Building coverage, except for applications to exceed permitted building coverage between Hansen Road and Frankton Cemetery (Rule 15.5.1.2).
- 15.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:**
- 15.6.3.1 Setbacks and sunlight access – sites adjoining any Residential zone, Settlement Zone or public open space.

16 Business Mixed Use

16.1 Purpose

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

16.2 Objectives and Policies

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

Policies

- 16.2.1.1 Accommodate a variety of activities while managing the adverse effects that may occur and potential reverse sensitivity.
- 16.2.1.2 Enable a range and mix of compatible business, residential and other complementary activities to achieve an urban environment that is desirable to work and live in.
- 16.2.1.3 Avoid activities that have noxious, offensive, or undesirable qualities from locating within the business mixed use Zone to ensure that a high quality urban environment is maintained.
- 16.2.1.4 For sites adjoining Gorge Road in Queenstown and Sir Tim Wallis Drive in Three Parks Wānaka, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.
- 16.2.1.5 Provide appropriate noise limits to minimise adverse noise effects received within the business mixed use Zone and by nearby properties.
- 16.2.1.6 Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the building Code to limit the potential for reverse sensitivity effects.
- 16.2.1.7 Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places and promote lighting design that mitigates adverse effects on views of the night sky and provide a safe and well-lit environment for pedestrians.
- 16.2.1.8 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects on public places and adjoining residential zones.
- 16.2.1.9 Minimise opportunities for criminal activity through incorporating Crime Prevention through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/pedestrian links/lanes, and landscaping.

PART 3

BUSINESS MIXED USE 16

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

Policies

- 16.2.2.1 Require development to provide or enhance connections to active transport networks (walking, trails and cycleways) where appropriate and encourage the provision of facilities that would help facilitate mode shift;
- 16.2.2.2 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.
- 16.2.2.3 Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.
- 16.2.2.4 Require development close to residential zones to provide suitable screening to mitigate adverse visual effects, loss of privacy, and minimise overlooking and shading effects to residential neighbours.
- 16.2.2.5 Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout, landscaping and design measures.
- 16.2.2.6 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.
- 16.2.2.7 Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.
- 16.2.2.8 Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.
- 16.2.2.9 Allow buildings between 16.52m and 20m heights in the Queenstown (Gorge Road) and Frankton North business mixed use Zone in situations when:
- a. the outcome is of high quality design;
 - b. the additional height would not result in shading that would adversely impact on adjoining Residential zoned land and/or public space; and
 - c. the increase in height would facilitate the provision of residential activity.
- 16.2.2.10 Apply consideration of the operational and functional requirements of non-residential activities as part of achieving high quality building and urban design outcomes.
- 16.2.2.11 Encourage the layout and design of new buildings and landscaping to integrate with Horne Creek where feasible.
- 16.2.2.12 Require consideration of the relevant design elements identified in the Business Mixed Use Design Guide 2023-1 2021.

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PART 3

BUSINESS MIXED USE 16

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

PART 3

BUSINESS MIXED USE 16

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

16.3 Other Provisions and Rules

16.3.1 District Wide

Attention is drawn to the following District Wide chapters

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated buildings	36 Noise
37 Designations	District Plan web mapping application	

16.3.2 Interpreting and Applying the Rules

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

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

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

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

16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
16.4.1	Activities which are not listed in this table and comply with all standards	P
16.4.2	Residential Visitor Accommodation and Homestays	P
16.4.3	Visitor Accommodation Control is reserved to: a. the location, provision, and screening of access and parking and traffic generation; b. landscaping; c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; d. the location and screening of bus and car parking from public places; and e. where the site adjoins a residential zone: i. noise generation and methods of mitigation; and ii. hours of operation, in respect of ancillary activities.	C

	Activities located in the Business Mixed Use Zone	Activity status
16.4.4	Buildings Discretion is restricted to: a. building materials; b. glazing treatment; c. symmetry; d. vertical and horizontal emphasis; e. location of storage; f. signage platforms; g. landscaping; h. where residential units are proposed as part of a development, provision made for <u>outlook space</u> and open space on site whether private or communal; i. <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space;</u> j. <u>low impact stormwater design;</u> k. where applicable, integration of the development with Horne Creek, including site layout and landscaping; and l. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. m. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5m of that road boundary, any adverse effects on that infrastructure. Assessment matters relating to buildings: a. the impact of the building on the streetscape including whether it contributes positively to the visual quality, vitality, safety and interest of streets and public places by providing active and articulated street frontages and avoids large expanses of blank walls fronting public spaces;	RD

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

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	Activities located in the Business Mixed Use Zone	Activity status
	b. the provision, location and screening of access, parking and traffic generation; and c. landscaping; and d. at Frankton North, effects on adjoining residential areas and activities.	
16.4.8	Community Activities at Sugar Lane	D
16.4.9	Office and retail activities at Frankton North within Area A as shown on the District Plan web mapping application, except for: a. retailing associated with trade suppliers (as provided for by rule 16.4.7); b. administrative offices that are ancillary to the principal use of the site; and c. retail activities that are ancillary to the principal use of the site and not greater than 50m² GFA.	D
16.4.10	Industrial Activities not otherwise provided for in this Table	NC
16.4.11	Service Stations	NC
16.4.12	Panelbeating, spray painting, motor vehicle repair or dismantling.	NC
16.4.13	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking.	PR
16.4.14	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
16.4.15	Factory Farming	PR
16.4.16	Mining Activities	PR
16.4.17	Forestry Activities, except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
16.4.18	Airport	PR
16.4.19	Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control boundary	PR
16.4.20	Warehousing and Lock-up Facilities (including vehicle storage) in the zone at Frankton North	PR
16.4.21	Cemeteries and Crematoria	PR

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

	Standards for activities in the Business Mixed Use Zone	Non-compliance status
16.5A.1	For all restricted discretionary and discretionary activities under Rules 16.4 and 16.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Business Mixed Use Design Guide 2023 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

Commented [AB2]: S42A Amy Bowbyes - Strategic

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.1	Setbacks and sunlight access – sites adjoining a Residential zone or separated by a road from a Residential zone 16.5.1.1 Buildings on sites adjoining or separated by a road from, a Residential zone shall not project beyond a recession line constructed at the following angles inclined towards the site: from points 3m above the Residential zone boundary. a. <u>from any point 8m above the boundary with the High-Density Residential Zone or Medium Density Residential at 60 degrees; and</u> b. <u>from any point 4m above the boundary with the Lower Density Suburban Residential Zone at 60 degrees.</u> 45° applied on the northern boundary; and 35° applied on all other boundaries 16.5.1.2 Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m. 16.5.1.3 For 30-46 Gorge Road (as shown on the District Plan web mapping application):	RD Discretion is restricted to: a. the visual effects of the height, scale, location and appearance of the building, in terms of visual dominance and loss of residential privacy on adjoining properties and any resultant shading effects; and b. For 30-46 Gorge Road (as shown on the District Plan web mapping application) integration of the development with Horne Creek, including site layout and landscaping.

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	a. Standards 16.5.1.1 and 16.5.1.2 only apply to the boundary with 10A-10B Boundary Street; and b. Buildings shall be set back not less than 4.5m from the property boundary adjacent to Horne Creek.	
16.5.2	Storage Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining Residential zones.	RD Discretion is restricted to: a. the effects on visual amenity; b. the location relative to the public realm and adjoining residential properties; c. consistency with the character of the locality; and d. whether pedestrian and vehicle access is compromised.
16.5.3	Residential and visitor accommodation activities All residential activities and visitor accommodation; 16.5.3.1 on sites adjoining Gorge Road in Queenstown located within 10m of the boundary adjoining Gorge Road, or 16.5.3.2 on sites adjoining Sir Tim Wallis Drive in Three Parks Wānaka located within 10m of the boundary adjoining Sir Tim Wallis Drive; shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.	RD Discretion is restricted to: a. the effects of residential and visitor accommodation activities at ground floor level on surrounding buildings and activities; b. the location of residential and visitor accommodation activities at ground floor level relative to the public realm; c. the maintenance of active and articulated street frontages.
16.5.4	Building Coverage Maximum building coverage of 75%	D

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.5	Acoustic insulation For all residential development and visitor accommodation the following shall apply: 16.5.5.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36; and 16.5.5.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 db Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.	D
16.5.6	Fencing A solid fence of 1.8m shall be erected on the boundary of any residential zone, except for 30-46 Gorge Road (as shown on the District Plan web mapping application) where no fence is required along the property boundary adjacent to Horne Creek.	D
16.5.7	Commercial Activities within 30-46 Gorge Road (as shown on the District Plan web mapping application): a. shall not exceed 100m² GFA per site; and b. Shall only occur at ground floor or street level.	D
16.5.8	Discretionary building Height (Queenstown, Frankton Marina (Sugar Lane) and Frankton North Only) <u>16.5.8.1 Queenstown, and Frankton North and Wānaka (Three Parks) – 16.5m.</u> <u>16.5.8.2 Frankton Marina (Sugar Lane) – 12m Building height of 12m.</u>	RD Discretion is restricted to: - the design and quality of the building, including the use of articulated facades, active street frontages and the treatment of corner sites; - modulated roof forms, including screening of plant and services; - material use and quality; - the avoidance of large monolithic buildings; - the impact on the street scene;

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
		f. privacy and outlook for residential uses; g. sunlight access to adjoining Residential zoned land and/or public space; h. Crime Prevention Through Environmental Design (CPTED) considerations; i. where appropriate, the integration of Horne Creek into the development and landscaping; and j. facilitation of the provision of residential activities.
16.5.9	Maximum building height 16.5.9.1 Maximum building height shall be: a. Queenstown - 20m b. Wānaka (excluding Three Parks) – 16.52m c. Frankton Marina – 16.5m d. Frankton North – 20m e. Wānaka (Three Parks) – 20m 16.5.9.2 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.	NC
16.5.10	Noise 16.5.10.1 Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone: a. Daytime (0800 to 2200hrs) 60 dB L_{Aeq}(15 min) b. Night-time (2200 to 0800hrs) 50 dB L_{Aeq}(15 min)	NC

Commented [CF4]: S42A Corinne Frischknecht - Chapters 12, 13, 15, 16 & Business Rezoning

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	c. Night-time (2200 to 0800hrs) 75 dB L_AF_{max} *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 Exemptions: a. the noise limits in rule 16.5.10.1 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. Note: Sound from activities in this zone which is received in another zone shall comply with the noise limits set out in Chapter 36 standards for that zone.	
16.5.11	Lighting and Glare 16.5.11.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky. 16.5.11.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property. 16.5.11.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; and c. the night sky.
16.5.12	Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9): a. Providing for a primary road that links State Highway 6 to Quail Rise; b. Providing for internal connections from the primary road that ensure vehicle access to all sites; c. Precluding any new vehicular access to the State Highway network; and	NC

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	d. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land.	
16.5.13	Residential Visitor Accommodation where: 16.5.13.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 120 nights per annum from the date of initial registration. 16.5.13.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 16.5.13.3 The activity is registered with Council prior to commencement. 16.5.13.4 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.4.	C Control is reserved to: a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise, rubbish, recycling and outdoor activities; d. Guest management and complaints procedures; e. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and f. Monitoring requirements, including imposition of an annual monitoring charge.
16.5.14	Homestay where: 16.5.14.1 The total number of paying guests on a site does not exceed five per night. 16.5.14.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 16.5.14.3 Council is notified in writing prior to the commencement of a Homestay activity. 16.5.14.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice,	C Control is reserved to: a. The location, nature and scale of activities; b. The management of noise, rubbish, recycling and outdoor activities; c. The keeping of records of homestay use and availability of records for council inspection; d. Monitoring requirements, including imposition of an annual monitoring charge; and e. Vehicle access and parking.

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	in order to monitor compliance with rules 16.5.14.1 to 16.5.14.4.	
16.5.15	At Frankton Marina (Sugar Lane) the following limits on office and retail activities apply: 16.5.15.1 1000m² GFA for retail activities; and 16.5.15.2 1000m² GFA for office activities; and 16.5.15.3 300m² GFA for individual tenancies for retail activities. 16.5.15.4 200m² GFA for individual tenancies for office activities. Exemption: a. The retail limits in 16.5.15.4.1 and 16.5.15.4.3 do not apply to marine retail activities.	D
16.5.16	Sound Insulation and Mechanical Ventilation Within Area A as shown on the District Plan web mapping application any buildings containing an Activity Sensitive to Road Noise, within 80m of the State Highway, shall be designed to achieve an Indoor Design Sound Level of 40dB LAeq24h. Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level.	NC

16.6 Rules - Non-Notification of Applications

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

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- 16.6.3 **The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:**
- 16.6.3.1 Setbacks and sunlight access – sites adjoining, ~~or separated by a road from~~, a Residential zone. In relation to the electricity distribution network and where Rule 16.4.4(~~m~~**k**) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

27 Subdivision and Development

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

27.1 Purpose

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

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

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

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

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

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

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

27.2 Objectives and Policies – District Wide

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

Policies

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

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

27.2.2 Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.

Policies

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

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- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

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

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

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

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

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

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

Policies

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

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

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

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

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Policies

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

Policies

Transport, Access and Roads

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

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

Water supply, stormwater, wastewater

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

Water

- 27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.
- 27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.
- 27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:
- a. the availability, quantity, quality and security of the supply of water to the lots being created;
 - b. water supplies for fire fighting purposes;
 - c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
 - d. any initiatives proposed to reduce water demand and water use.

Stormwater

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

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

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

Wastewater

27.2.5.13 Treat and dispose of sewage in a manner that:

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

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

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

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

Energy Supply and Telecommunications

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

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

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

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

Easements

- 27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

27.2.6 Objective - Esplanades created where opportunities arise.

Policies

- 27.2.6.1 Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:
 - a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
 - b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
 - c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
 - d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;
 - e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
 - f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.
- 27.2.6.2 Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.

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

Policies

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

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

27.3 Location-specific objectives and policies

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

Peninsula Bay

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

Policies

- 27.3.1.1 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.
- 27.3.1.2 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality, recreational resource, with excellent linkages, and opportunities for different community groups.

Kirimoko

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

Policies

- 27.3.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.
- 27.3.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.
- 27.3.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies and that visually sensitive areas such as the spurs are left undeveloped.
- 27.3.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.
- 27.3.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
- 27.3.2.6 Provide for road and walkway linkages to neighbouring developments.

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- 27.3.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.
- 27.3.2.8 Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.
- 27.3.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
- 27.3.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

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

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

Policies

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

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

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

Policies

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

Wyuna Station Rural Lifestyle Zone

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

Policies

- 27.3.5.1 Prohibit or defer development of the zone until such a time that:
- the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the settlement and proposed zone. This may include the provision of land within the zone for such purpose; or
 - the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the settlement and proposed zone; or

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- c. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

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

Policies

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

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

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

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

Jacks Point Zone

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

Policies

27.3.7.1 Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.

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

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- iv. addresses nuisance effects such as from vehicle lights.
- c. subdivision design should ensure:
 - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- d. consideration is to be given as to whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.

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

Waterfall Park

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

Policies

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

Millbrook

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

Policies

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

Coneburn Industrial

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

Policies

27.3.10.1 Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.

27.3.10.2 Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan located in Section 27.13) to:

- a. visually screen development using the planting of native species;

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- b. retain existing native garden species unless they are wilding;
- c. give effect to the Ecological Management Plan required by Rule 44.5.2 so its implementation occurs at the rate of development within the Zone.

- 27.3.10.3 Ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.
- 27.3.10.4 At the time of subdivision ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of the site.
- 27.3.10.5 Ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.
- 27.3.10.6 Ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed, and maintained if development cannot connect to Council services.
- 27.3.10.7 Require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

West Meadows Drive

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

Policies

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

Frankton North

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

Policies

- 27.3.12.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.
- 27.3.12.2 Ensure safe transport connections by:
- (i) avoiding any new access to State Highway 6;
 - (ii) limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout. Hansen Road and Ferry Hill Drive;

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- (iii) providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;
- (iv) providing access to the primary road connection from all sites within Frankton North; and
- (v) providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.

- 27.3.12.3 Ensure subdivision and development at Frankton North provides, or has access to, a safe walking and cycling environment, including by providing internal pedestrian and cycle access and a dedicated pedestrian and cycle path along the State Highway 6 corridor (as shown on the Frankton North Structure Plan (Schedule 27 .13.9) that integrates with, and links to, the public transport network and the surrounding pedestrian and cycle network, including on the southern side of State Highway 6.
- 27.3.12.4 Encourage low impact stormwater design that utilises on-site treatment and storage I dispersal approaches.
- 27.3.12.5 Avoid the impacts of stormwater discharges on the State Highway network.

Criffel Station Rural Lifestyle Zone (upper terrace)

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

- 27.3.13.1 Require a collective landscape strategy for development of the Criffel Station Rural Lifestyle Zone (upper terrace) which:
- a. Achieves consistency with the Structure Plan in 27.13.7 by maintaining the land within Building Restriction Area 1 in an open pastoral state, free of shelterbelts, woodlot planting or other amenity tree planting, and within Building Restriction Area 2 the enhancement of indigenous biodiversity values;
 - b. Ensures buildings are integrated into the landscape;
 - c. Avoids reinforcing individual lot boundaries in order to achieve a seamless transition between the domestic curtilage of the rural living allotments and the pastoral terrace of Building Restriction Area 1; and
 - d. Avoids any built form within Building Restriction Area 1 and Building Restriction Area 2.
- 27.3.13.2 Ensure subdivision of the Criffel Station Rural Lifestyle Zone (upper terrace) maintains and enhances the indigenous vegetation and ecosystems within the gully and escarpment area identified as Building Restriction Area 2 in Structure Plan 27.13.7 and suitably and comprehensively maintains these areas into the future. As a minimum, this shall include:
- a. Planting of indigenous vegetation within the gully area at a coverage of 30%;
 - b. Methods to exclude and suitably manage weeds and pests in order to foster growth of indigenous vegetation on an ongoing basis;

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- c. a programme or list of maintenance work to be carried out on a year to year basis in order to achieve the goals set out above.

Luggate Park

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

Policies

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

Large Lot Residential B Zone at Mt Iron West

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

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

Gibbston Valley Resort Zone

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

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Policies

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

Alpine Meadows

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

Policies

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

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

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

Policies

- 27.3.18.1 Ensure the provision of open spaces that are suitable for the whole community and that are located in safe and accessible areas.
- 27.3.18.2 Protect the character and amenity of the entrance to Wānaka through a Building Restriction Area along SH84.
- 27.3.18.3 Require integration of the Building Restriction Areas for developments within the High Density Residential Zone in Three Parks Wānaka and require high quality landscaping as part of development.
- 27.3.18.4 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
- 27.3.18.5 Require the Three Parks Commercial Zone to include a public square that is greater than 900m².
- 27.3.18.6 Recognise that relocation of fixed or collector roads may significantly affect the integrity of the Three Parks Structure Plan and any relocation should be restricted to;
- a. no greater than 20m for any fixed road shown on the Three Parks Structure Plan; and
 - b. no more than 50m from any collector road location shown on the Three Parks Structure Plan.
- 27.3.18.7 Encourage subdivision design to ensure that sites front the road and restrict the creation of rear sites as follows;

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a. no rear sites within a Medium Density Residential Zone contained within the Three Parks Structure Plan; and

b. no greater than 10% rear sites within all other zones within the Three Parks Structure Plan.

- 27.3.18.8 Limit the impact of vehicle traffic entering and exiting Ballantyne Road by encouraging consolidation and sharing of vehicle crossings into the Three Parks Business Zone land to the northwest of Sir Tim Wallis Drive.

General Industrial and Service Zone

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

Policies

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

Connell Terrace Structure Plan

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

Ballantyne Road Structure Plan

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

Kawarau Heights

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

Policies

- 27.3.20.1 Require subdivision and development to be in accordance with the structure plan located within Section 27.13.15.
- 27.3.20.2 Provide for subdivision and development that:
- is consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020, particularly where a range of densities would result in a diversity of housing;
 - safely integrates with the surrounding urban environment and transport network through both active and non-active transport modes.
- 27.3.20.3 Ensure that the values of the adjacent Rural Zone Outstanding Natural Landscape are protected by locating development in accordance with the Structure Plan in Section 27.13.15, including by avoiding buildings within the building restriction areas.
- 27.3.20.4 Maintain the landscape character and integrity of the escarpments within and directly adjacent to Kawarau Heights, by:
- avoiding buildings on the escarpments, and setting buildings back from the edges of those escarpments and terrace edges as identified by building restriction areas;
 - ensuring any earthworks and mounding are sensitively designed and undertaken to integrate with existing topography;
 - ensuring that any planting on the escarpments and escarpment edges effectively filters and screens views of urban development, in particular as viewed from the adjacent Shotover Country and Lakes Hayes Estate urban areas, and the Kawarau River floodplains.
- 27.3.20.5 Recognise the limitations of the existing roading network by restricting subdivision and development to 55 residential allotments until the State Highway 6 and Howards Drive intersection is upgraded to a roundabout or another intersection design.

Hills Resort Zone

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

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Policies

- 27.3.21.1 Enable subdivision which provides for development that is located in accordance with the Hills Resort Zone Structure Plan within Section 27.13.
- 27.3.21.2 Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 27.3.21.3 Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.
- 27.3.21.4 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

Hogans Gully Resort Zone

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

Policies

- 27.3.22.1 Enable subdivision that provides for development located in accordance with the Hogans Gully Resort Zone Structure Plan within Section 27.13.
- 27.3.22.2 Require the adoption and implementation of ecological management and indigenous revegetation as part of the subdivision process.
- 27.3.22.3 Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 27.3.22.4 Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Zone.
- 27.3.22.5 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone.

Orchard Road and Riverbank Road Wanaka Lower Density Suburban Residential Zone

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

Policies

- 27.3.23.1 Ensure subdivision and development is undertaken in accordance with the Riverbank Road Structure Plan (Schedule 27.13.18) to provide integration and connection of internal

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roading connections between those properties identified on the Riverbank Road Structure Plan, and provision of access onto Orchard Road and Riverbank Road.

- 27.3.23.2 Ensure subdivision and development provides for a safe walking and cycle environment adjacent to and within Orchard Road and Riverbank Road.

Lake Hāwea South Structure Plan (Schedule 27.13.19)

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

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

- 27.3.24.1 Ensure subdivision and development is undertaken in accordance with the Structure Plan to provide integration and coordination of access to the separately owned properties within the Structure Plan area, the existing township and the wider road network.

- 27.3.24.2 Ensure integrated and safe transport connections by providing for key road connections as shown on the Structure Plan and limiting additional access from Domain Road and Cemetery Road.

- 27.3.24.3 Ensure subdivision and development provides:

a. Building Restriction Areas along the boundaries of the Structure Plan area to:

- i. create and maintain a legible and strong urban edge along the western boundary defined by Domain Road, the southern extent, and the eastern boundary of the Structure Plan and urban environment;
- ii. visually integrate urban development with the surrounding rural environment located to the west, south and east of the Structure Plan area;
- iii. provide walking and cycling access;
- iv. mitigate the effects of urban development on the surrounding Rural Zone Rural Character Landscapes, primarily through planting and sympathetic mounding within the Building Restriction Areas that results in a planted buffer that filters views of built development from the surrounding rural landscape; and
- v. vesting of these areas as reserves, except where located on roads.

b. Building Restriction Area over the water race to:

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

c. Recreation Reserves to:

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

Staging

- 27.3.24.4 Ensure subdivision and development of the Lower Density Suburban Residential Zone is undertaken in a north to southward direction to:
- a. provide for an urban form and development pattern that is coherent and avoids a sense of sprawl and ad hoc development as a result of areas of land left undeveloped amidst developed areas;
 - b. integrate with the provision of infrastructure and formation of the walkway connections;
 - c. provide for public access along the water race, and the market square reserve in the Local Shopping Centre Zone shown on the Structure Plan, to be formed as part of the first stage of subdivision to provide opportunity for community facilities;
 - d. form the 2ha Community Park (Sportsground) reserve, and the entire perimeter Building Restriction Area within Area A, as part of any application resulting in 500 residential lots or greater within Area A, to provide for community facilities, open space and recreation.
- 27.3.24.5 Ensure subdivision and development of the Local Shopping Centre Zone is undertaken firstly along Longview Drive, then outwards towards and including the strip along Cemetery Road, to support an initial focus of development around Longview Drive.
- 27.3.24.6 Recognise the limitations of the existing roading network by restricting all subdivision and development on the southern side of Cemetery Road within the Structure Plan area to 990 residential allotments until the Cemetery Road and Doman Road intersection is upgraded to a roundabout.

Wastewater

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

27.4 Other Provisions and Rules

27.4.1 District Wide

The rules of the zone the proposed subdivision is located within are applicable. Attention is drawn to the following District Wide chapters.

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1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	28 Natural Hazards
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27.4.2 Earthworks associated with subdivision

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

27.4.3 Natural Hazards

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

27.5 Rules - Subdivision

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

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

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

	Boundary Adjustments	Activity Status
27.5.2	An adjustment to existing cross-lease or unit title due to: a. an alteration to the size of the lot by alterations to the building outline; b. the conversion from cross-lease to unit title; or c. the addition or relocation of an accessory building;	P

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	Boundary Adjustments	Activity Status
	d. providing the activity complies with all other provisions of the District Plan or has obtained a land use consent. Advice Note: In order to undertake such a subdivision a certificate of compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).	
27.5.3	For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided: a. in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location; b. no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones; c. no additional separately saleable lots are created; d. the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and e. lots must be immediately adjoining each other. Control is reserved to: a. the location of the proposed boundaries; b. boundary treatment; c. easements for existing and proposed access and services.	C
27.5.4	For boundary adjustments that either: a. involve any site that contains a heritage or any other protected item identified on the District Plan web mapping application; or b. are within the urban growth boundary of Arrowtown; where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided: a. no additional separately saleable lots are created; b. the areas of the resultant lots comply with the minimum lot size requirement for the zone; c. lots must be immediately adjoining each other;	RD

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	Boundary Adjustments	Activity Status
	Discretion is restricted to: a. the impact on the heritage values of the protected item; b. the maintenance of the historic character of the Arrowtown Residential Historic Management Zone; c. the location of the proposed boundaries; d. boundary treatment; e. easements for access and services.	

	Unit Title or Leasehold Subdivision	Activity Status
27.5.5	Where land use consent is approved for a multi unit commercial, residential, or visitor accommodation development, or Ski Area Sub-Zone Accommodation or retail activity ancillary to Ski Area Activities within the Ski Area Sub-Zone and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided: a. all buildings must be in accordance with an approved land use resource consent; b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose; c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism. Control is reserved to: a. the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces; b. the effects of and on infrastructure provision. This rule does not apply a subdivision of land creating a separate fee simple title. The intent is that it applies to subdivision of a lot containing an approved land use consent, in order to create titles in accordance with that consent.	C

	Subdivision Activities - District Wide	Activity Status
27.5.6	Any subdivision that does not fall within any rule in this section 27.5.	D

	Subdivision Activities - District Wide	Activity Status
27.5.7	All urban subdivision activities, unless otherwise provided for, within the following zones: 1. Lower Density Suburban Residential Zone; 2. Medium Density Residential Zone; 3. High Density Residential Zone; 4. Town Centre Zones; 5. Arrowtown Residential Historic Management Zone; 6. Large Lot Residential Zone; 7. Local Shopping Centre; 8. Business Mixed Use Zone; 9. Airport Zone – Queenstown; 10. Settlement Zone; 11. General Industrial and Service Zone. Discretion is restricted to: a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; l. ecological and natural values; m. historic heritage;	RD

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	Subdivision Activities - District Wide	Activity Status
	n. easements. For the avoidance of doubt, where a site is governed by a Structure Plan, that is included in the District Plan, subdivision activities shall be assessed in accordance with Rule 27.7.1, unless otherwise stated.	
27.5.8	All subdivision activities, unless otherwise provided for, in the District's Rural Residential and Rural Lifestyle Zones Discretion is restricted to: - in the Rural Lifestyle Zone, the location and size of building platforms in respect of: - external appearance; - landscape character and visual amenity. - subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; - internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions; - property access and roading; - esplanade provision; - the adequacy of measures to address the risk of natural hazards; - fire fighting water supply; - water supply; - stormwater disposal; - sewage treatment and disposal; - energy supply and telecommunications including adverse effects on energy supply and telecommunication networks; - open space and recreation; - ecological and natural values; - historic heritage; - easements.	RD
27.5.9	All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct. Discretion is restricted to:	RD

	Subdivision Activities - District Wide	Activity Status
	a. Location of building platforms and vehicle access; b. Subdivision design and lot layout including the location of boundaries, lot shape and dimensions (but excluding lot area); c. Location, scale and extent of landform modification, and retaining structures; d. Property access and roading; e. Esplanade provision; f. Natural hazards; g. Firefighting water supply and access; h. Water supply; i. Network utility services, energy supply and telecommunications; j. Open space and recreation provision; k. Opportunities for nature conservation values, and natural landscape enhancement; l. Easements; m. Vegetation, and proposed planting; n. Fencing and gates; o. Wastewater and stormwater management; p. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks; q. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment. <u>Advice Note:</u> Refer to the Wakatipu Basin Rural Amenity Zone location specific rules in 27.7.18 – 27.7.21.	
27.5.10	Subdivision of land in any zone within the National Grid Subdivision Corridor except where any allotment identifies a building platform to be located within the National Grid Yard. Discretion is restricted to: a. impacts on the operation, maintenance, upgrade and development of the National Grid; b. the ability of future development to comply with NZECP34:2001;	RD

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	Subdivision Activities - District Wide	Activity Status
	c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line. d. the risk of electrical hazards affecting public or individual safety, and the risk of property damage. e. whether any proposed planting within the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the transmission lines.	
27.5.11	The subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment, where subdivision is a potential threat as set out in Schedule 39.6. For the purposes of this rule, the urban environment relates to those zones set out in Part 3: Urban Environment and the Open Space and Recreation Zones within the Urban Growth Boundary. Except that: a. Subdivision in accordance with rule 27.5.5 is exempt from rule 27.5.11. Discretion is restricted to: a. Effects on Manawhenua values. Any application for resource consent under Rule 27.5.11 for restricted discretionary activities will not be publicly notified and for the purpose of limited notification, assessment of affected persons shall be limited to effects on Manawhenua.	RD
27.5.12	All subdivision activities in the Rural Visitor Zone (excluding the Maungawera Rural Visitor Zone), Rural and Gibbston Character Zones and Airport Zone - Wānaka, unless otherwise provided for.	D
27.5.13	The subdivision of land containing a heritage or any other protected item scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.5.4.	D
27.5.14	The subdivision of land identified on the District Plan web mapping application as a Heritage Overlay Area.	D
27.5.15	The subdivision of a site containing a known archaeological site.	D
27.5.16	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
27.5.17	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.	D

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	Subdivision Activities - District Wide	Activity Status
27.5.18	Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding: a. in the R(HD) activity area, where the creation of lots less than 380m ² shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).	D
27.5.19	Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.	D
27.5.20	Within the Wakatipu Basin Lifestyle Precinct, subdivision which does not comply with the minimum net site area specified in Part 27.6 provided that the minimum net site area is not less than 4,000m ² and the average area of all lots in the subdivision is not less than 0.8ha per lot.	D
27.5.21	Within the Wakatipu Basin Lifestyle Precinct, subdivision with a minimum net site area less than 4,000m ² or where the average area of lots in the subdivision is less than 0.8ha per lot.	NC
27.5.22	Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.18 and Coneburn Industrial Zone Activity Area 2a which is assessed pursuant to Rule 27.5.19, Wakatipu Basin Lifestyle Precinct Rules 27.5.20 and Cardrona Settlement Zone which is assessed pursuant to Rules 27.5.31 and 27.5.32.	NC
27.5.23	A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.17 where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.	NC
27.5.24	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.	NC
27.5.25	The subdivision of land resulting in the division of a building platform.	NC
27.5.26	The subdivision of a residential flat from a residential unit.	NC
27.5.27	Any subdivision of land in any zone within the National Grid Corridor, which does not comply with Rule 27.5.10.	NC
27.5.28	Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.33.	NC
27.5.29	The further subdivision of an allotment that has previously been used to calculate the average lot size net site area for subdivision in the Wakatipu Basin Lifestyle Precinct, except where the further subdivision and any prior subdivision together complies with Rule 27.6.1 or Rule 27.5.20.	NC
27.5.30	All subdivision activities in the Maungawera Rural Visitor Zone	NC

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	Subdivision Activities - District Wide	Activity Status
27.5.31	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, but which relate to development that complies with Standard 20.5.22.	D
27.5.32	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, other than subdivision which relates to development that complies with Standard 20.5.31.	NC

27.6 Rules - Standards for Minimum Lot Areas

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

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

Zone		Minimum Lot Area
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²
	Frankton North	No minimum
Airport		No minimum
Coneburn Industrial	Activity Area 1a	3000m ²
	Activity Area 2a	1000m ²
Residential	High Density	600 450m ²
	High Density at Frankton North	No minimum
	Medium Density	250m ²
	Lower Density Suburban	300 450m ² Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m ² At Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.28: 800m ²
	Arrowtown Residential Historic Management	800m ²
	Large Lot Residential A	1500m ² providing the average lot size is not less than 2000m ² (total area)
	Large Lot Residential B	4000m ²
Settlement	Luggate, Glenorchy, Kinloch, Kingston, Cardrona	800m ²
	Makarora	1,000m ²
Rural	Rural Gibbston Character	No minimum

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Zone		Minimum Lot Area
	Wakatipu Basin Rural Amenity Zone	80ha
	Wakatipu Basin Lifestyle Precinct	6000m ² 1.0ha minimum average
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ² .
	Rural Residential Camp Hill	4000m ² with no more than 36 lots created for residential activity
Jacks Point	Residential Activity Areas – being the R(JP), R(HD), R(JP-SH), and R(HD-SH) areas.	380m ² In addition, subdivision shall comply with the average density requirements set out in Rule 41.5.1.1.
	All other activity areas.	No minimum
Millbrook		No minimum
Waterfall Park		No minimum
Open Space and Recreation Zones		No minimum
Gibbston Valley Resort Zone		No minimum
General Industrial and Service Zone		1000m ² Except: Subdivision of lots between 1000m ² and 500m ² shall be a discretionary activity. Subdivision of lots less than 500m ² shall be a non-complying activity.
Three Parks Commercial		No minimum
Three Parks Business		No minimum
High Density Residential – Three Parks Wānaka		No minimum
Rural Visitor Zone		No minimum
Hills Resort Zone		No minimum

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Zone	Minimum Lot Area
Hogans Gully Resort Zone	Activity Areas VAR1 – VAR9: 600m ² All other Activity Areas: No Minimum

Advice Note:

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

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

27.7 Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans 27.13.7 Criffel Station, 27.13.9 Frankton North, 27.13.13 Connell Terrace, 27.13.14 Ballantyne Road and 27.13.19 Lake Hāwea South). Control is reserved to: a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; and l. ecological and natural values; m. historic heritage; n. easements; o. any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.	C

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	Zone and Location Specific Rules	Activity Status
27.7.2	Kirimoko	
	27.7.2.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Kirimoko Structure Plan shown in part 27.13, the following shall be additional matters of control: a. roading layout; b. the provision and location of walkways and the green network; c. the protection of native species as identified on the structure plan as green network.	C
	27.7.2.2 Any subdivision that does not comply with the principal roading layout and reserve net-work depicted in the Kirimoko Structure Plan included in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).	NC
	27.7.2.3 Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.	NC
	27.7.2.4 Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural.	NC
27.7.3	Bob's Cove Rural Residential Sub-Zone	
	27.7.3.1 Activities that do not meet the following standards: a. boundary planting – Rural Residential sub-zone at Bobs Cove: i. within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and ii. where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected. b. development areas and undomesticated areas within the Rural Residential sub-zone at Bob's Cove: i. within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and	NC

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	Zone and Location Specific Rules	Activity Status
	shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council; ii. at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council; iii. the remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council; iv. the landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and v. this area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots; vi. any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.	
27.7.4	Ladies Mile 27.7.4.1 Subdivision of land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes that is zoned Lower Density Suburban Residential or Rural Residential as shown on the District Plan web mapping application and that does not meet the following standards: a. the landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.	NC

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	Zone and Location Specific Rules	Activity Status
	b. no separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas ad-joining the land subject to the application for subdivision consent.	
27.7.5	Jacks Point 27.7.5.1 Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Section 27.13. For the purposes of interpreting this rule, the following shall apply: a. a variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable; b. Public Access Routes and Secondary Roads, except as provided for in d. below, may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; c. subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable; d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process; and e. The following variances in the alignment of the secondary road access to Homesite HS58 shall be acceptable: i. Section 1 (S1) shall be aligned along the existing farm track with no variance allowed; ii. Section 2 (S2) shall be aligned within 5m of the identified access; and iii. Section 3 (S3) shall be aligned within 20m of the identified access.	D
	27.7.5.2 Subdivision failing to comply with the 380m² minimum lot size for subdivision within the Hanley Downs part of the Jacks Point Zone. Discretion is restricted to: a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;	RD

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	Zone and Location Specific Rules	Activity Status
	b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; and l. ecological and natural values; m. historic heritage; n. easements; o. location and height of buildings, or parts of buildings, including windows; p. configuration of parking, access and landscaping.	
	27.7.5.3 Subdivision within the OSR-North Activity Area of the Jacks Point Zone that does not, prior to application for subdivision consent being made: a. provide to the Council noise modelling data that identifies the 55dB Ldn noise contour measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics, based on any consented operations from the airstrip on Lot 8 DP443832; and b. register a consent notice on any title the subject of subdivision that includes land that is located between the 55 dB Ldn contour and the airstrip preventing any ASAN from locating on that land.	NC
	27.7.5.4 Subdivision of land comprising any of Homesite Activity Areas HS₃₈ – HS₅₆	C

	Zone and Location Specific Rules	Activity Status
	Control is reserved to: a. Those matters listed under Rule 27.7.1; b. The content of the Vegetation Management Strategy; c. Indigenous biodiversity values; d. Ecological values; e. Landscape character and visual amenity values; f. The measures to ensure implementation of the Vegetation Management Strategy (including potential enforceability provisions); and g. The appropriateness of a legal instrument (s) registered on the titles to secure implementation of the Vegetation Management Strategy. <u>Information requirements:</u> The Vegetation Management Strategy submitted as part of this Rule shall be prepared by a suitably qualified and experienced person to provide a holistic approach to revegetation of the homesites and the surrounding area of the tablelands. The Vegetation Management Strategy shall include the following information: (a) A Vegetation Plan which includes: (i) A schedule of plant species numbers, and spacing, using locally appropriate eco-sourced native species; (ii) The boundaries of the area subject to the Vegetation Management Strategy and the location of Homesites HS₃₈ to HS₅₆; (iii) Identification of existing indigenous vegetation communities, including grey shrubland and wetland species, and provides a coherent pattern of new planting, which integrates with the existing indigenous vegetation and reinforces the existing landform patterning; (iv) Any earthworks associated with the Vegetation Management Strategy; and (v) The location and alignment of access, roading, sites for future dwellings and any associated earthworks, and integration of these built elements into the landscape when viewed from neighbouring homesites, public walkways, the Lodge Activity Area, Lake Wakatipu and Jacks Point Zone residential activity areas. (b) Measures relating to the implementation of the Vegetation Plan, including:	

	Zone and Location Specific Rules	Activity Status
	(i) Protection of indigenous vegetation from grazing stock, weeds and other pests; (ii) Irrigation methods, if required; and (iii) Staging and timing of planting. (c) A landscape assessment which: (i) Includes the rationale for the boundaries for the proposed Vegetation Plan; (ii) Demonstrates that the Vegetation Plan will result a coherent pattern of new planting, which integrates with the existing indigenous vegetation; establishes indigenous vegetation links within and between Homesites; and reinforces the existing landform patterning; (iii) Demonstrates that the proposed planting will result in an improvement in indigenous biodiversity values across these Homesites and the surrounding Tablelands Landscape Protection Area; (iv) Demonstrates that subdivision design elements, including vehicle access, have been integrated into the design of the proposed planting, taking into account views from: • neighbouring homesites; • public walkways; • the Lodge Activity Area; • Lake Wakatipu; and • Jacks Point Zone residential activity areas. <u>Advice Note</u> Noting that the purpose of the proposed planting is to assist the visual integration of development; and (v) Demonstrates that the Vegetation Plan will accommodate views from homesites to the surrounding mountains and lake.	
	Subdivision of any land containing Homesite Activity Areas HS₃₈ -HS₅₆ 27.7.5.5 Subdivision of any land containing Homesite Activity Areas HS₃₈ — HS₅₆, that does not: a. Include a Vegetation Management Strategy that satisfies the information requirements in Rule 27.7.5.4; or	NC

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	Zone and Location Specific Rules	Activity Status
	b. Include all of Homesite Activity Areas HS38 to HS56 and any land within the Activity Areas OSL or OSG that is located between these Homesites. 27.7.5.6 Subdivision of any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆ that does not provide for the implementation of the Vegetation Management Strategy provided in accordance within Rule 27. 7.5.4 prior to the issue of s224c) certification. 27.7.5.7 Subdivision of any land containing Homesite Activity Areas HS₃₈ - HS₅₆ that does not provide for the registration of a legal instrument on the relevant Record of Title which: For the lot containing the Homesite Activity Area: (i) requires implementation of the Vegetation Management Strategy in accordance with Rule 27.7.5.4, including any ongoing commitments associated with the implementation of the vegetation plan, as relevant to each lot containing a homesite, including areas of existing vegetation prior to the occupation of the residential unit; (ii) requires implementation of the measures detailed within provision 27.7.5.4 b.; and For those lot/s containing any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆ (iii) requires any ongoing commitments associated with the implementation of the measures detailed within provision 27.7.5.4 b.	
27.7.6	Millbrook Resort Zone 27.7.6.1 Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan contained in Section 27.13.	D
27.7.7	Coneburn Industrial 27.7.7.1 Subdivision not in general accordance with the Coneburn Industrial Structure Plan located in Section 27.13. For the purposes of this rule: a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres; b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;	NC

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	Zone and Location Specific Rules	Activity Status
	c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres.	
	27.7.7.2 Subdivision failing to comply with any of the following: a. consent must have been granted under Rule 44.4.10 for landscaping of the Open Space Area shown on the Structure Plan in accordance with an Ecological Management Plan prior to lodgement of the subdivision application; b. subdivision of more than 10%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 25% of the Open Space Area shown on the Structure Plan; c. subdivision of more than 25%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 50% of the Open Space Area shown on the Structure Plan; d. subdivision of more than 50%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 100% of the Open Space Area shown on the Structure Plan.	NC
	27.7.7.3 Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone: a. prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate; b. any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted.	NC

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	Zone and Location Specific Rules	Activity Status
27.7.8	West Meadows Drive 27.7.8.1 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 which is consistent with the West Meadows Drive Structure Plan in Section 27.13. Control is reserved to: a. the matters of control listed under Rule 27.7.1; and b. roading layout.	C
	27.7.8.2 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 that is inconsistent with the West Meadows Drive Structure Plan in Section 27.13.	D
27.7.9	Frankton North 27.7.9.1 Subdivision in accordance with the Structure Plan 27.13.9 Frankton North. 27.7.9.2 All subdivision at Frankton North that complies with the following standards: a. access to the wider roading network shall only be via one or more of: i. Hansen Road; ii. Ferry Hill Drive; and/or iii. Hawthorne Drive/State Highway 6 roundabout. b. no subdivision shall be designed so as to preclude compliance with clause 27.7.9.2a, including in respect of access to adjacent sites. c. provision for a pedestrian and cycle path along the boundary with State Highway 6. Discretion is restricted to: a. the matters contained in Rule 27.5.7; b. safe and effective functioning of the State Highway network, including no new access to State Highway 6; c. provision and integration of internal connections throughout Frankton North with the primary road that links State Highway 6 to Quail Rise, and Hansen Road;	RD

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	Zone and Location Specific Rules	Activity Status
	d. integration with pedestrian and cycling networks, including those across State Highway 6. e. provision for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land. f. Road design accounts for long-term traffic demands without the need for subsequent retrofitting or upgrade.	
27.7.10	Any subdivision activity at Frankton North that does not comply with Rule 27.7.9.	D
27.7.11	Criffel Station Rural Lifestyle (upper terrace) 27.7.11.1 Subdivision consistent with Structure Plan 27.13.7 for the Criffel Station Rural Lifestyle (upper terrace). Discretion is restricted to: a. The matters contained in Rule 27.5.8 with particular regard to the effects of lighting and mitigating the prominence of development from public places at night; b. Landscaping and land management (including fencing and any restrictions on ornamental gates) within the Building Restriction Areas of the Structure Plan consistent with Policies 27.3.13.1 and 27.3.13.2; and c. Weed and pest control within Building Restriction Area 2 of the Structure Plan in order to maintain and enhance indigenous vegetation and ecosystems consistent with Policy 27.3.13.2.	RD
27.7.12	Luggate Park 27.7.12.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision, the following shall be additional matters of control: a. Mounding and planting at the eastern edge of the Upper Plateau as identified on the Structure Plan in 27.13.8; b. Provision for restricting the height of buildings within the area identified on the Structure Plan in 27.13.8: c. Provision for the finished ground level of the area identified on the Structure Plan in 27.13.8 as subject to building height restriction of 5.5m being no greater than +279.00 MASL.	C

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	Zone and Location Specific Rules	Activity Status
	Note: for the western fixed road, two options are shown on the structure plan. Only either A or B is required to be constructed, not both.	
	27.7.15.2 Any subdivision within the Three Parks High Density Residential zone.	D
	27.7.15.3 Any subdivision that does not comply with the Three Parks Structure Plan located in Section 27.13.12 For the purposes of this rule: a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres; b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction; c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and d. for the western fixed road, only either A or B is required to be constructed, not both.	NC
	27.7.15.4 At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.	NC
27.7.16	Connell Terrace Structure Plan 27.7.16.1 Subdivision consistent Structure Plan 27.13.13 Connell Terrace. Discretion is restricted to: a. the matters of control listed in Rule 27.7.1; b. roading layout; c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas.	RD
	27.7.16.2 Any subdivision that does not comply with the Connell Terrace Structure Plan located in Section 27.13. For the purposes of this rule: a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres;	NC

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	b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and c. landscaping along the western boundary of the BRA shall be either; i. a 3-5m height and 15-20m width mounding with predominantly evergreen planting with a height of 5-6m; or ii. 30m strip of dense predominantly evergreen planting with a height of at least 8 metres.	
27.7.17	Ballantyne Road Structure Plan 27.7.17.1 Subdivision consistent Structure Plan 27.13.14 Ballantyne Road. Discretion is restricted to: a. the matters of control listed in Rule 27.7.1 b. roading layout; c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas.	RD
	27.7.17.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13. For the purposes of this rule: a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres.	NC
	Kawarau Heights 27.7.17.3 In addition to those matters of control listed under Rule 27.7.1, when assessing any subdivision, the following shall be additional matters of control: a. consistency with the Kawarau Heights Design Guidelines 2020; b. earthworks, mounding and planting within the southern extent of the Structure Plan area and the escarpments in proximity to the Rural Zone ONL.	C

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	Zone and Location Specific Rules	Activity Status
	27.7.17.4 Any subdivision that is not in accordance with the Structure Plan contained in 27.13.15.	NC
	27.7.17.5 Prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, up to 55 residential allotments may be created; or 27.7.17.6 If, prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, the Boat Shed cafe approved pursuant to resource consent SH160140 is operational, up to 19 residential allotments may be created. Note: The creation of allotments means the issue of s224(c) certification under the Resource Management Act 1991.	NC
27.7.18	Wakatipu Basin Rural Amenity Zone Setback from Roads 27.7.18.1 The minimum setback of any building platform identified through subdivision from any road boundary (other than an unformed road) shall be: a. 75m in the Lifestyle Precinct; and b. 20m in the Rural Amenity Zone. 27.7.18.2 The minimum setback of any building platform identified through subdivision from any unformed road shall be 20m in the Rural Amenity Zone and Lifestyle Precinct. Discretion is restricted to: a. Building Platform location as it relates to views from the road or unformed road to ONFs and ONLs and other mapped features; b. Scale of future buildings; c. Landscaping/planting (existing and proposed).	RD
27.7.19	Wakatipu Basin Rural Amenity Zone Setback from Escarpment, Ridgeline and River Cliff Features 27.7.19.1 Within the Lifestyle Precinct only, any building platform identified through subdivision, or vehicle access shall be located a minimum of 50m from the boundary of any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application. Discretion is restricted to: a. Building platform location as it relates to any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application;	RD

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	Zone and Location Specific Rules	Activity Status
	b. Scale of buildings; c. Landform modification and earthworks; d. Landscaping/planting (existing and proposed).	
27.7.20	Wakatipu Basin Rural Amenity Zone Setback from waterbodies 27.7.20.1 The minimum setback of any building platform identified through subdivision from the bed of a wetland, river or lake shall be 30m. This rule shall not apply to waterbodies that have been built or are proposed as part of a subdivision or development for the primary purpose of treating and disposing of stormwater. Discretion is restricted to: a. Biodiversity and nature conservation values; b. Landscape and natural character; c. Landform modification and earthworks; d. Natural hazards; e. Esplanade provision.	RD
27.7.21	Wakatipu Basin Rural Amenity Zone Size of Building Platforms 27.7.21.1 Any building platform identified shall be not less than 70m ² in area and not greater than 1 000m ² in area.	NC
27.7.22	Hills Resort Zone 27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2 and HS1 - HS5: Control is reserved to: a. The matters listed under Rule 27.7.1 b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. c. The effectiveness of the LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including:	C

	Zone and Location Specific Rules	Activity Status
	i. the extent to which any existing vegetation should be retained; ii. the size, volume and batter of any earthworks required; iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity; iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; v. irrigation methods; vi. the extent to which the earthworks are congruous with the landscape. d. The approach to establishment of the LAMA. For these purposes “established” means that the works required, including all planting, irrigation installation, and any earthworks: i. are implemented and physically completed; and ii. have been audited by the Council no sooner than 6 months following physical completion; and iii. have been certified by the Council as being completed. e. For the purpose of clause c above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas 4.1, 4.2 and 4.3), as shown on the indicative LAMA design/layout plans in Section 47.8. f. The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that: i. Any LAMA will be established prior to construction of any buildings in any Activity Area; ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; ii. Ongoing monitoring requirements. Information requirements Where LAMA is proposed as part of any application for subdivision, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information: A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.	

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	If the LAMA proposed departs from the indicative LAMA plans in Section 47.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone. 27.7.22.2 Any subdivision wholly within Activity Area G that will create a new site for any visitor accommodation, residential or commercial activity.	NC
27.7.23	Hills Resort Zone Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3, or is not proposed through subdivision.	NC
27.7.24	Hills Resort Zone Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.15.1 (if applicable).	NC
27.7.25	Hogans Gully Resort Zone 27.7.25.1 Subdivision comprising all of any part of Activity Areas C, M, VA, VAR 1 – VAR 9, HS, PG, EG and LP Control is reserved to: - The matters listed under Rule 27.7.1. - The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. - The methods to ensure that the design and external appearance of all buildings within the lots created will be sympathetic to the landscape setting. - The content of the Hogans Gully Ecological Management Plan and Revegetation Strategy (EMPRS). The purpose of the EMPRS is to ensure that Policies 48.2.1.12 and 48.2.1.13 are achieved, that viable indigenous habitats that can support a variety and indigenous fauna are established within the Zone, and that the planting areas contribute to blending built development into the local and wider landscape. - Implementation of the EMPRS including (but not limited to) requirements for works to be completed prior to any certification under s224(c) of the Act and via any legal instruments on the title(s) of the land within Activity Areas VA and VAR 1 – VAR 9 to ensure ongoing compliance and monitoring with the EMPRS.	C

	Zone and Location Specific Rules	Activity Status
	f. The content of legal instruments on the title(s) of the land within Activity Areas VAR1 – VAR9 requiring the following ongoing responsibilities of owners: i. the lot owner shall ensure that the lot is kept free of noxious weeds and in a neat and tidy condition; ii. All vegetation required within the lot by Part 48.7 (Landscaping and Site Treatment Details) shall be maintained in perpetuity by the owner. <i>Information and outcomes requirements:</i> Any application for subdivision shall include an EMPRS. The EMPRS shall be prepared by a suitably qualified ecologist and shall set out the detail of and programme for the specific works required in Items 1 – 110 below and the satisfaction of Item 11: 1. The areas shall be rabbit fenced and where necessary stock fenced to permanently exclude grazing animals from these areas. 2. All woody weeds and wilding species including but not limited to willows, briar, hawthorn, broom and wilding conifers shall be removed and shall not be replanted. 3. Pest species shall be controlled. 4. No indigenous vegetation shall be removed except where necessary for restoration purposes or for the replacement of diseased or dying vegetation. 5. New indigenous vegetation shall be: • planted at a maximum of 1.2 m centres; • planted within a protective shelter; • planted with fertiliser, • of revegetation grade and eco-sourced. 6. Restoration of dryland communities should consist of a combination of indigenous species that represent the pre-human plant diversity within the Wakatipu Basin and provide for vegetation complexity (e.g. kowhai, Olearia's, Coprosma's, hebes and native broom). Species selected shall increase plant diversity and provide a food source for invertebrates, lizards and birds within these areas. 7. Restoration of wetlands and riparian areas shall occur using native species such as <i>Carex</i>, <i>Juncus</i>, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as <i>Coprosma propinqua</i>, <i>Olearia lineata</i>, and kowhai.	

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	8. All indigenous vegetation within the dryland areas shall be supported by irrigation for at least 3 years following the installation of the plantings. 9. Twice yearly maintenance (Autumn and Spring) of ecological plantings shall occur for the first five years. 10. An annual audit shall be undertaken to assess the performance of the ecological plantings for the first 3 years of the project and subsequently on a biennial basis. An audit report shall be submitted to council documenting the findings of the audit. The audit report shall address pest and weed control programs undertaken throughout the year, any replacement planting required, the overall plant losses and percentage survival of the plantings and proposed amendments to the EMPRS. 11. Completion of the works in 1 – 10 above will be when all the plantings, irrigation and rabbit and stock proof fencing has been installed for a period of 12 months and the first audit report finds the performance metrics and objectives of the EMPRS have been achieved. <i>Staging</i> The ecological works required in Items 1 – 10 above shall be undertaken in accordance with A, B, C and R of the Ecological Planting and Staging Plan at Chapter 48, Part 48.12.																			
	27.7.25.2 Subdivision comprising all of any part of Activity Areas VA, VAR 1 – VAR 9 where the application is not accompanied by the information required by Rule 27.7.XX.1 (if applicable).	NC																		
	27.7.25.3 Subdivision that: a. would exceed the following lot numbers per Activity Area in Activity Areas VAR 1 – VAR 9: <table><tr><th>Activity Area</th><th>Number of lots</th></tr><tr><td>VAR 1</td><td>5</td></tr><tr><td>VAR 2</td><td>10</td></tr><tr><td>VAR 3</td><td>13</td></tr><tr><td>VAR 4</td><td>4</td></tr><tr><td>VAR 5</td><td>4</td></tr><tr><td>VAR 6</td><td>6</td></tr><tr><td>VAR 7</td><td>7</td></tr><tr><td>HS</td><td>1</td></tr></table>	Activity Area	Number of lots	VAR 1	5	VAR 2	10	VAR 3	13	VAR 4	4	VAR 5	4	VAR 6	6	VAR 7	7	HS	1	NC
Activity Area	Number of lots																			
VAR 1	5																			
VAR 2	10																			
VAR 3	13																			
VAR 4	4																			
VAR 5	4																			
VAR 6	6																			
VAR 7	7																			
HS	1																			

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	Zone and Location Specific Rules	Activity Status
27.7.26	Subdivision that is not in accordance with the Hogans Gully Resort Zone Structure Plan at 27.13.17.	NC
27.7.27	Orchard Road and Riverbank Road Any subdivision, use or development that is inconsistent with the Riverbank Road Structure Plan contained in Section 27.13.18.	D
	Lake Hāwea South Structure Plan (Schedule 27.13.19) All references to a structure plan in the following rules are to the Lake Hāwea South Structure Plan	
27.7.28	27.7.28.1 In addition to those matters listed under Rule 27.5.7, when assessing any subdivision in accordance with the Lake Hāwea South Structure Plan contained in Schedule 27.13.19, the following shall be additional matters of discretion: a. the comprehensive landscape design and planting of the building restriction areas to the extent applicable for each sage and as required by Rule 27.7.28.6 Building Restriction Areas below. b. design parameters are required to be secured through an appropriate legal mechanism for lots that adjoin open space areas including the location and visual permeability/transparency of fencing, materials and landscaping, and restricting fencing height to 2.0 metres. c. the extent that any subdivision and development of Area A identified on the Structure Plan ensures a logical progression of subdivision from north to southwards. d. The extent that subdivision and development of the Medium Density Residential Zone ensures a logical progression from the east adjacent to Longview Drive, to a westwards direction. e. Where a reserve as identified on the Structure Plan forms part of an area proposed for subdivision, the final position of the reserve and its dimensions, except the market square which has a fixed location and dimensions.	RD
	27.7.28.2 Structure Plan Any subdivision that is not in accordance with the Structure Plan contained in Section 27.13.19 For the purposes of interpreting this rule, the following shall apply: a. the Primary Road connections on Domain Road may move, however the same number of connections shall be provided.	NC

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	Zone and Location Specific Rules	Activity Status
	b. roading connections may move by up to 50m where they do not connect to an existing road. c. the location of the reserves may move and dimension amended provided the area of each reserve and frontage to roads and walkways remain, except the market square which has a fixed location and dimensions.	
	27.7.28.3 Rooding Upgrades The subdivision of land (within the entire Structure Plan area) when taken cumulatively, results in more than 990 lots for residential or commercial activity unless: a. the Domain/Cemetery Roundabout has been completed and is available for public use; or b. any resource consent which exceeds 990 lots as identified in Rule 27.7.28.3 includes a condition requiring that the Domain/Cemetery Roundabout must be completed prior to the issuing of a s224 certificate	NC
	27.7.28.4 Future Potential School The subdivision of the area identified as a Future School Site for residential activity or any other activity other than for education purposes, for a period of 7 years commencing on 29 May 2023. This rule shall not apply if the Ministry of Education has designated land for a new school elsewhere in Lake Hāwea (not including the existing school at Hāwea Flat), or the Ministry of Education confirms in writing to the Chief Executive of the Council that the Future School Site is of no interest as a school to the Ministry of Education.	NC
	27.7.28.5 All subdivision and development within the Structure Plan area must be connected to Council owned and operated wastewater treatment and disposal systems.	NC
	27.7.28.6 Building Restriction Area a. The subdivision of any land for residential activity within Area A of the Lower Density Suburban Residential Zone as identified on the Structure Plan, and the Medium Density Residential Zone, shall include the development of the entire water race as it relates to the land on the eastern side of the unformed north to south road. b. The subdivision of land for residential activity on the western side of the unformed legal road shall include the development of the entire water race as it relates to the land on the western side of the unformed legal road, except for subdivision within Area B as identified on the Structure Plan.	NC

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	c. Any resource consent which exceeds an accumulative total of 500 lots for residential activity within Area A shall include the 2.0ha reserve and the entire Building Restriction Area within Area A bordering the western, southern and eastern perimeters of the Structure Plan area, and the development of the Building Restriction Area trail and planting must be completed prior to the issuing of a s224 certificate for the relevant subdivision which exceeds 500 lots for residential activity. Note: In rules a. to c. development means the formation of the walkway/trail for use by the public and installation of plantings, and any necessary maintenance measures such as irrigation and pest management measures (as necessary).	

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

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

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

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

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

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

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

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27.7.33 Subdivision associated with residential development ~~where proposed on sites are less than 300450m²~~ in the Lower Density Suburban Residential Zone

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

- ~~a. a certificate of compliance is issued for a residential unit(s); or~~
- ~~b. a resource consent has been granted for a residential unit(s).~~
- a. In addition to any other relevant matters pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:
 - I. that the construction of any residential unit shall be undertaken in accordance with the ~~applicable certificate of compliance or approved land use~~ resource consent (applies to the additional undeveloped lot to be created);
~~the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).~~
 - II. there shall be not more than one residential unit per lot (applies to all lots).
- ~~b. Where applicable, all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;~~
- ~~c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.~~

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

27.7.34 Standards related to servicing and infrastructure

Water

27.7.34.1 Subject to Rule 27.7.33.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:

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

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

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

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

Telecommunications/Electricity

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

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

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

27.8 Rules - Esplanade Reserve Exemptions

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

27.9 Assessment Matters for Resource Consents

27.9.1 Boundary Adjustments

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

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

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

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- d. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

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

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

27.9.2 Controlled Unit Title and Leasehold Subdivision Activities

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

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

- a. whether all buildings comply with an approved resource consent;
- b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;
- c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;

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- d. the effects of and on infrastructure provision;
- e. The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.

27.9.3 Restricted Discretionary Activity Subdivision Activities

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

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

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

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

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

- a. The extent to which subdivision design (including the location of building platforms) manages effects on landscape values, landscape character and visual amenity values;
- b. the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;
- c. whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;
- d. the extent to which lots have been orientated to optimise solar gain for buildings and developments;
- e. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.
- f. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- g. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- h. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- i. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- j. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- k. whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001;
- l. whether appropriate easements are provided for existing and proposed access and services;

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- m. where no reticulated water supply is available, whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is provided.
- n. the extent to which a natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

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

Subdivision Design and Landscape

- a. The extent to which the location of future buildings, ancillary elements and landscaping responds to the identified elements set out in Schedule 24.8 - Landscape Character Units for the relevant landscape unit, and the following assessment matters:
 - i. the retention of existing vegetation and landform patterns;
 - ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
 - iii. earth mounding, and framework planting to integrate buildings and vehicle access;
 - iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;
 - v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement;
 - vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);
 - vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;
 - viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.
- b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.
- c. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.
- d. The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.
- e. Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the surrounding Outstanding Natural Landscape mountain context when viewed from the road.

- f. Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.
- g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.
- h. Whether the layout of reserves and accessways provides for adequate public access and use.
- i. Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained.

Access and Connectivity

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

Infrastructure and Services

- o. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
- p. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
- q. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- r. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- s. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.

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

Nature Conservation and Cultural values

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

Hazards

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

Lake Hayes Catchment

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

- dd. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in 12articular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.
- ee. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.
- ff. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.
- gg. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.
- hh. The extent to which the proposal contributes to water quality improvement, including by:
 - i. stabilising the margins of waterways, riparian planting and ongoing management;
 - ii. Reducing inputs of phosphorus and nitrogen into the catchment;
 - iii. Implementing a nutrient management plan;
 - iv. Restoring, maintaining, and constructing new, wetlands for stormwater management;
 - v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.
- ii. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.
- jj. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.

27.9.4 Restricted Discretionary Activity - Subdivision Activities within National Grid Corridor

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

- 27.9.4.1 Assessment Matters in relation to Rule 27.5.10. (National Grid Subdivision Corridor)
 - a. whether the allotments are intended to be used for residential or commercial activity;

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- b. the need to identify a building platform to ensure future buildings are located outside the National Grid Yard;
- c. the ability of future development to comply with NZECP34:2001;
- d. potential effects of the location and planting of vegetation on the National Grid;
- e. whether the operation, maintenance and upgrade of the National Grid is restricted;
- f. the extent to which Policy 27.2.2.8A is achieved.

27.9.5 Controlled Subdivision Activities – Structure Plan

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

27.9.5.1 Assessment Matters in relation to Rule 27.7.1

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

27.9.5.2 Assessment Matters in relation to Rule 27.7.2.1 (Kirimoko)

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

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

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

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

- a. the assessment criteria identified under Rule 27.7.1 as it applies to the Jacks Point Zone;
- b. the visibility of future development from State Highway 6 and Lake Wakatipu;

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- c. the appropriateness of the number, location and design of access points;
- d. the extent to which nature conservation values are maintained or enhanced;
- e. the adequacy of provision for creation of open space and infrastructure;
- f. the extent to which Policy 27.3.7.1 is achieved;
- g. the extent to which sites are configured:
 - i. with good street frontage;
 - ii. to enable sunlight to existing and future residential units;
 - iii. to achieve an appropriate level of privacy between homes.
- h. the extent to which parking, access and landscaping are configured in a manner which:
 - i. minimises the dominance of driveways at the street edge;
 - ii. provides for efficient use of the land;
 - iii. maximises pedestrian and vehicular safety;
 - iv. addresses nuisance effects such as from vehicle lights.
- i. the extent to which subdivision design satisfies:
 - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- j. whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.
- k. the extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.7 Controlled Activity-Subdivision Activities on West Meadows Drive

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

27.9.7.1 Assessment Matters in relation to Rule 27.7.8.1

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

27.10 Rules - Non-Notification of Applications

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

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- a. where the Council is required to undertake statutory consultation with iwi;
- b. where the application falls within the ambit of Rule 27.5.4;
- c. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application;
- d. where discretion or control relates to property access and roading and the site adjoins or has access directly onto a State Highway, an activity may be limited notified, in respect of those matters of discretion or control, if the written approval of the New Zealand Transport Agency has not been obtained to the application.
- d.(i). notwithstanding d. above, where an application falls within the ambit of Rule 27.7.9, an activity may be limited notified if the written approval of the New Zealand Transport Agency has not been obtained to the application.
- e. Where applications fail to comply with location specific Wakatipu Basin Rural Amenity Zone Rules 27.7.18.1 - Setback from Roads and 27.7.19.3 - Setback from Escarpment, Ridgeline, or River Cliff features.

27.11 Advice Notes

27.11.1 State Highways

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

27.11.2 Esplanades

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

27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

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

To assist plan users in complying with NZECP 34:2001, the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the District Plan web mapping application.

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

27.12 Financial Contributions

The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council

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forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions via this process.

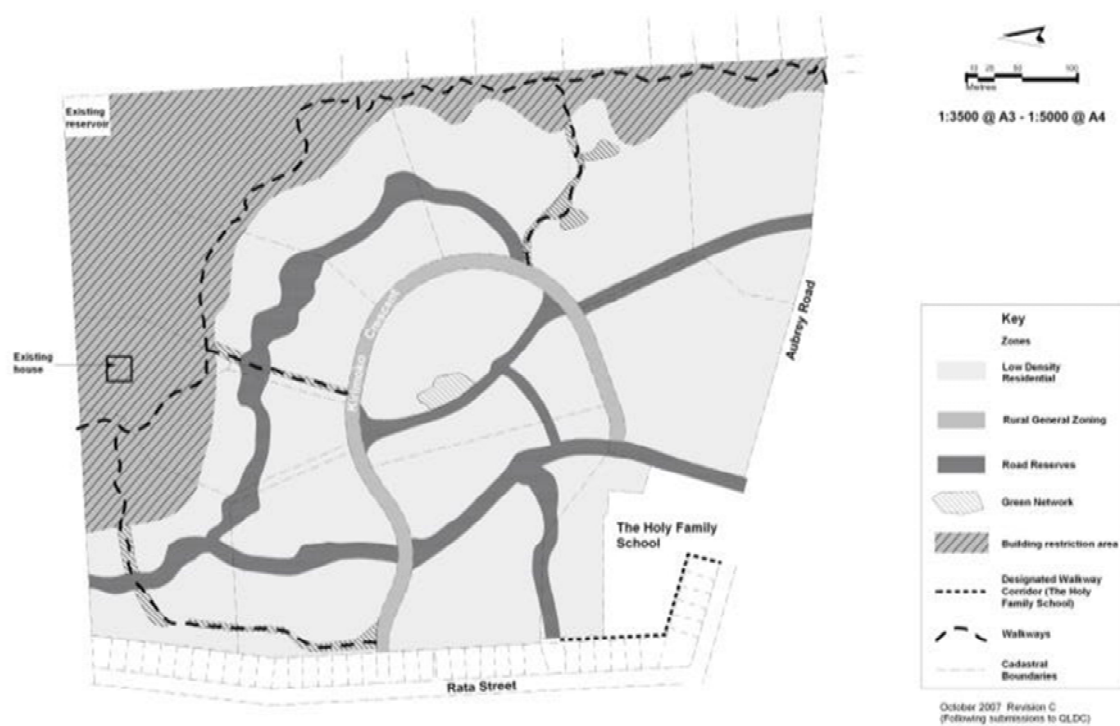
The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions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

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27.13 Structure Plans

27.13.1 Kirimoko Structure Plan

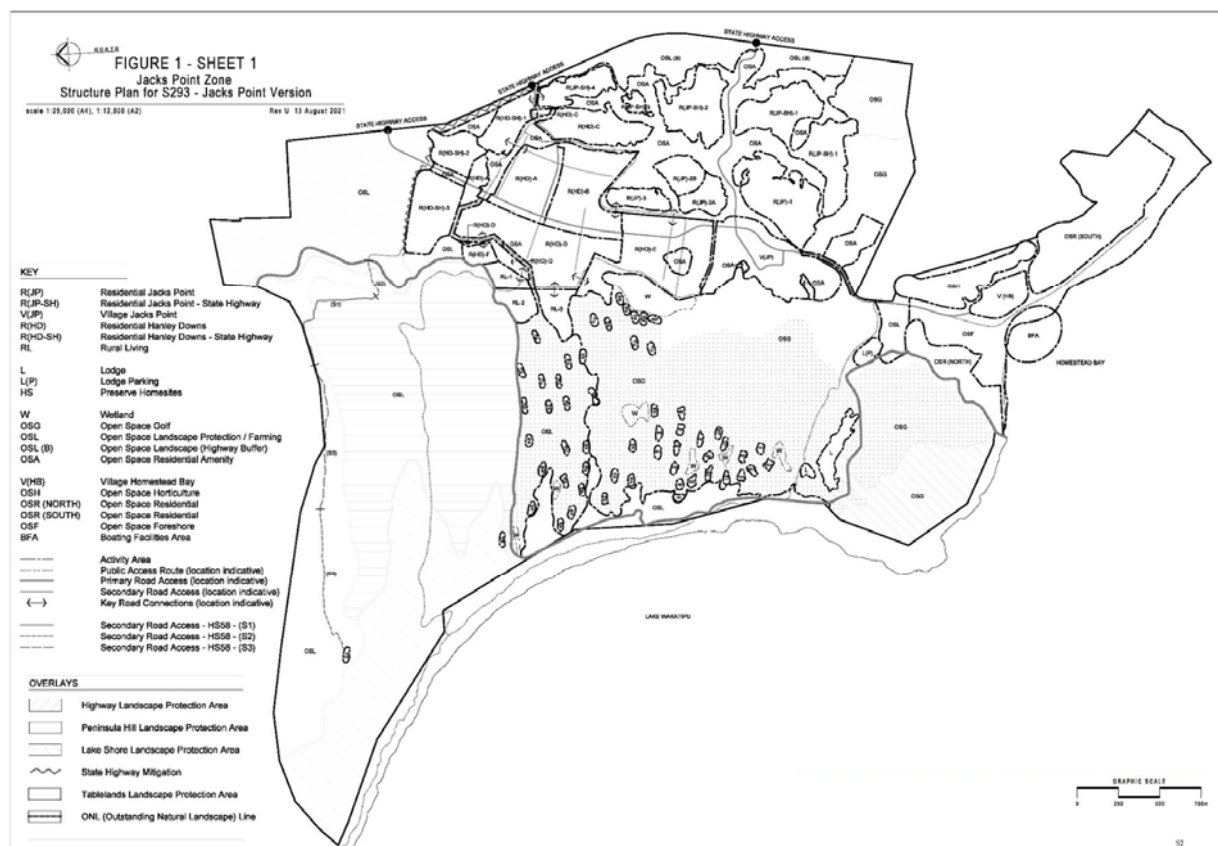
Kirimoko Block - Wanaka - Structure Plan



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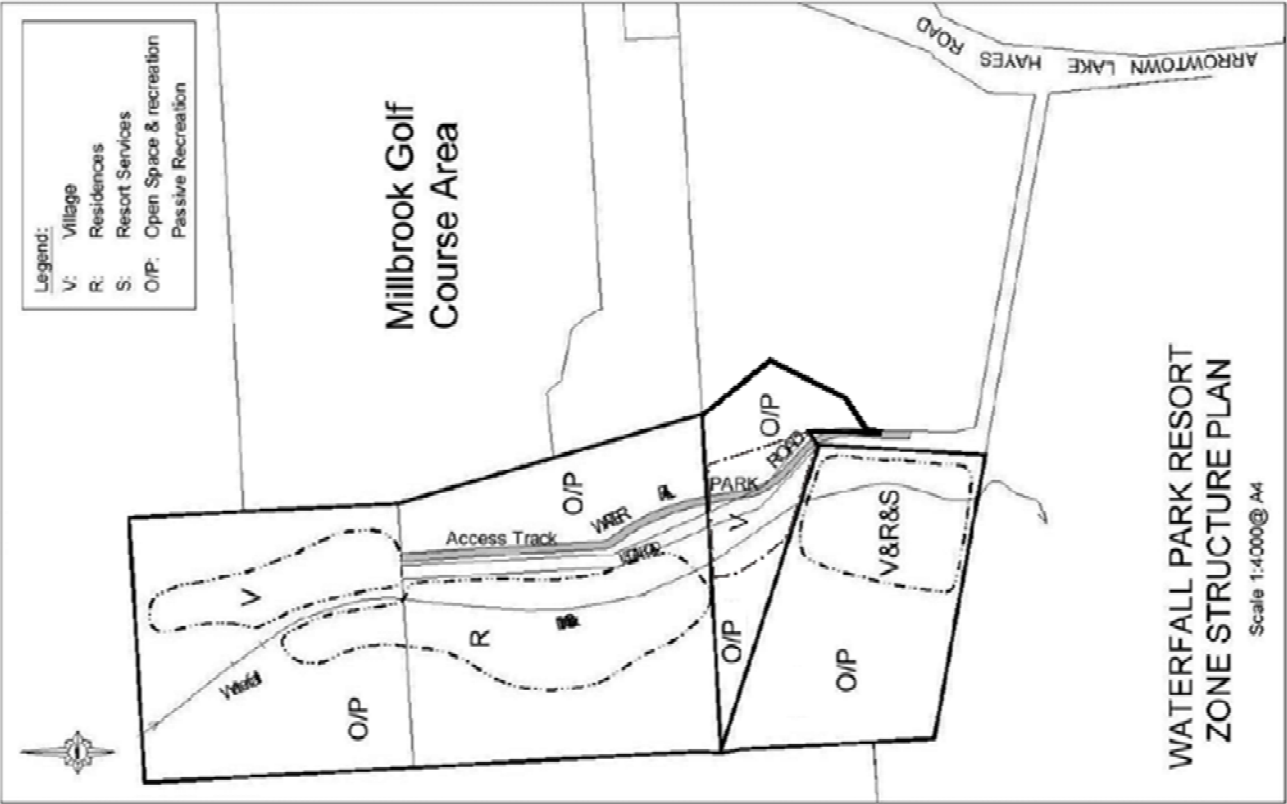
27.13.2 Jacks Point Structure Plan



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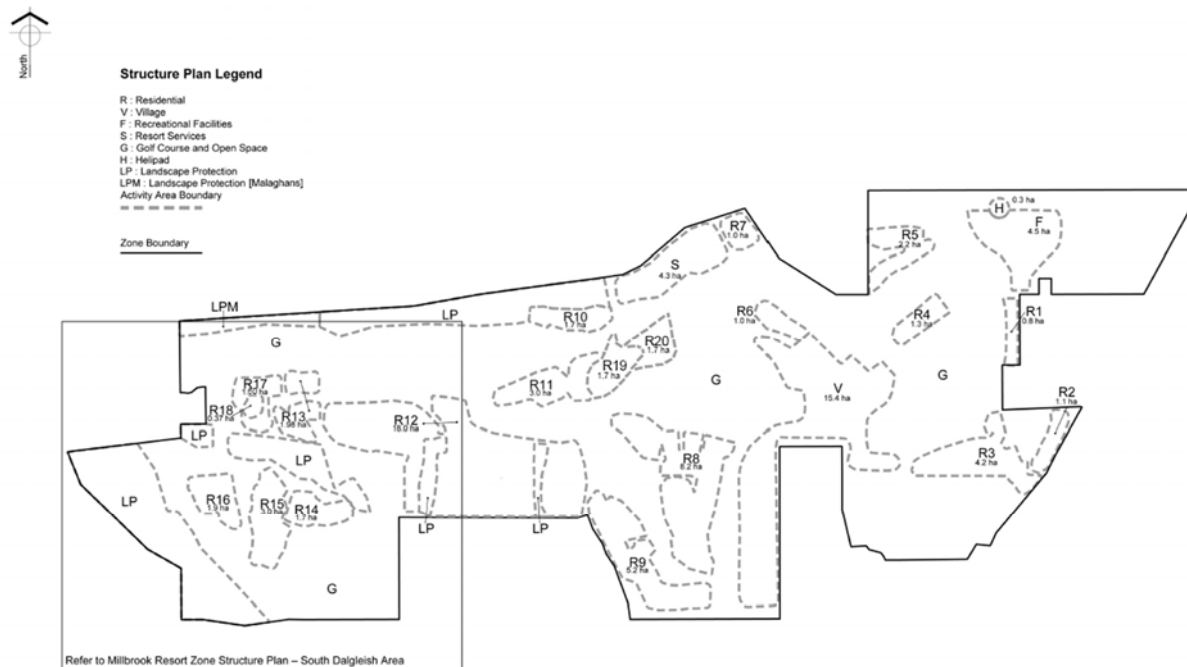
27.13.3 Waterfall Park Structure Plan



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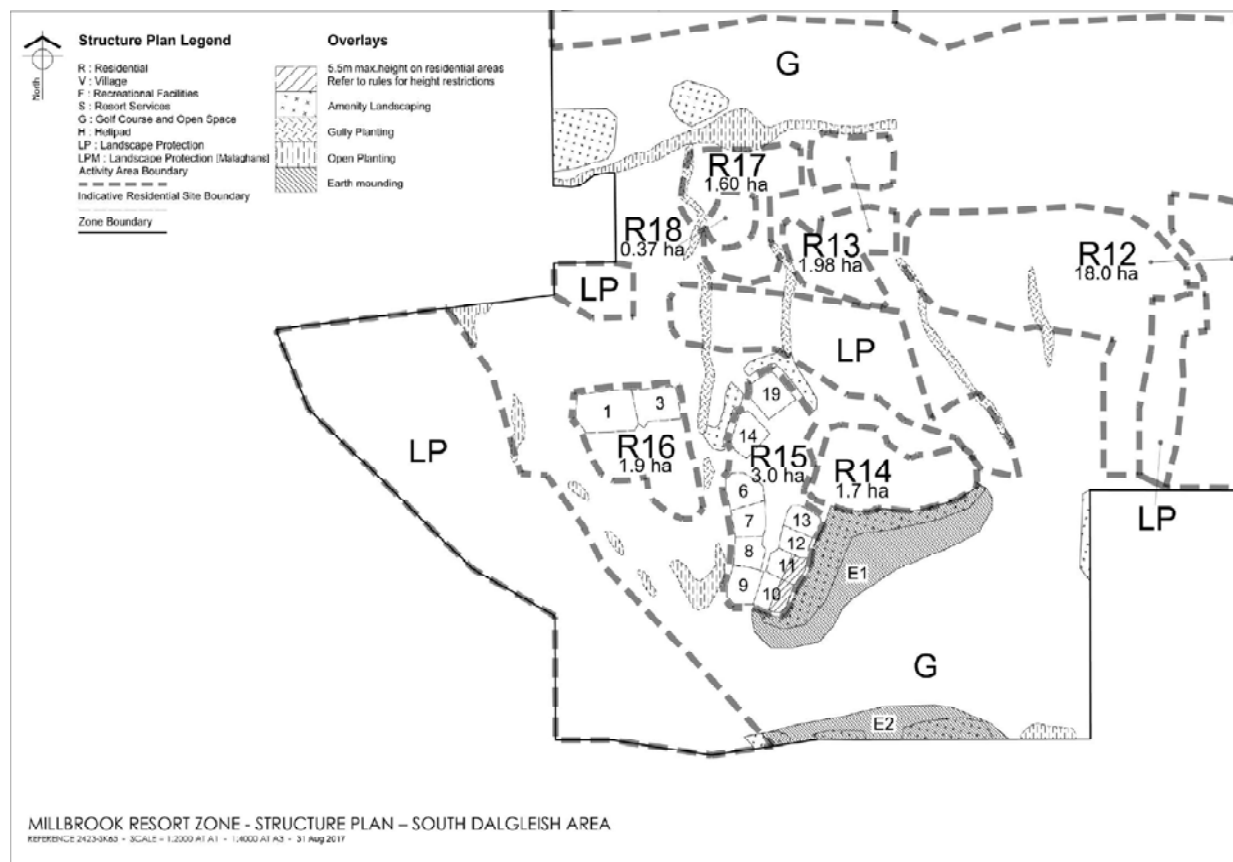
27.13.4 Millbrook Structure Plan



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

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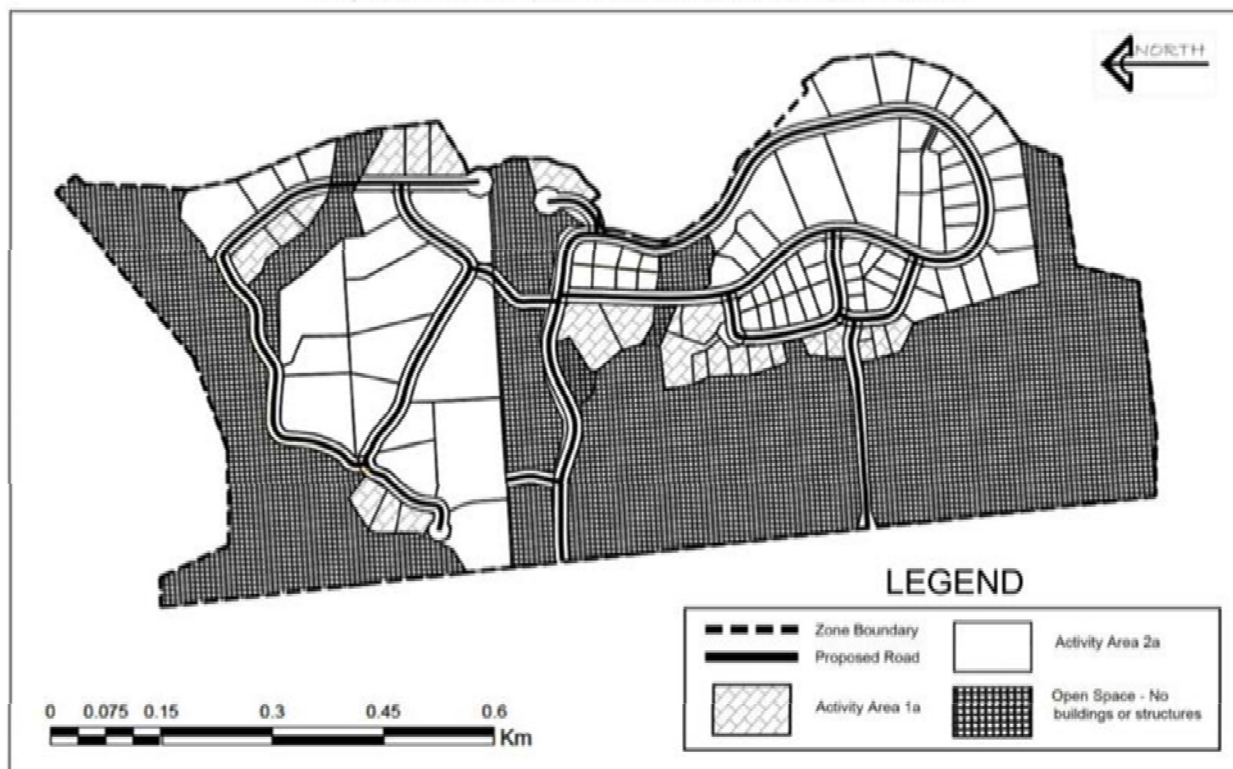


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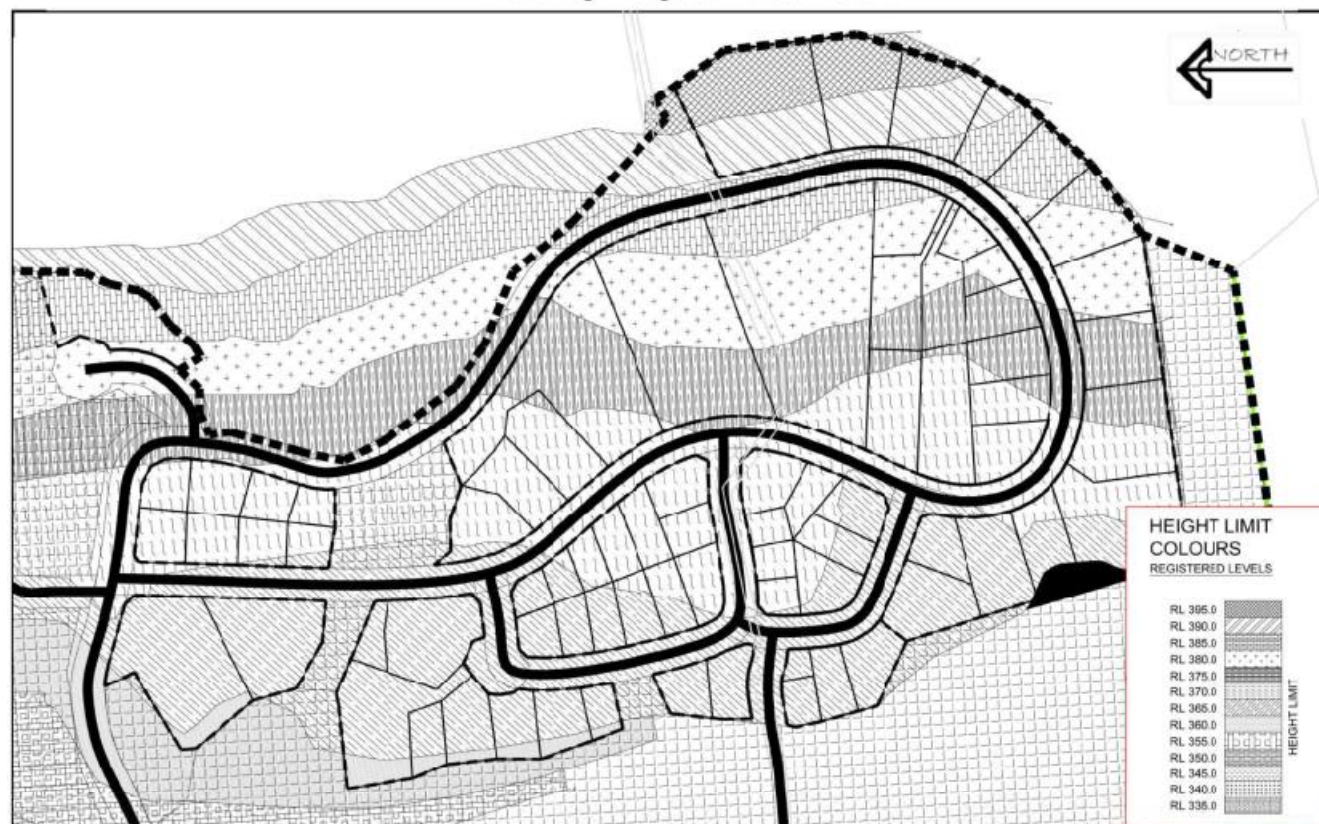
27.13.5 Coneburn Industrial Structure Plan

Coneburn Structure Plan Layout of Activity Areas, Roads and Open Space



Coneburn Structure Plan

Building Height Limits: Part 1

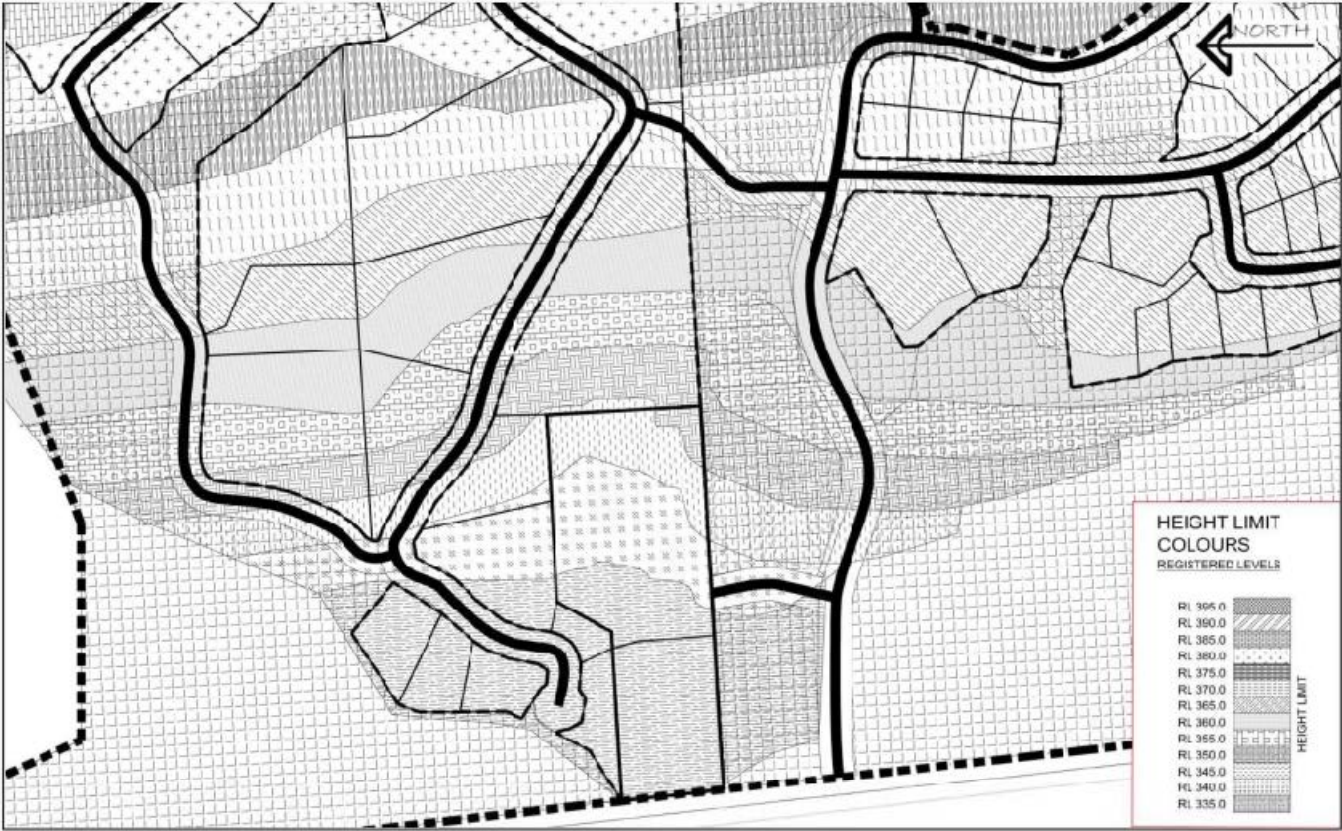


Coneburn Structure Plan

Building Height Limits: Part 2



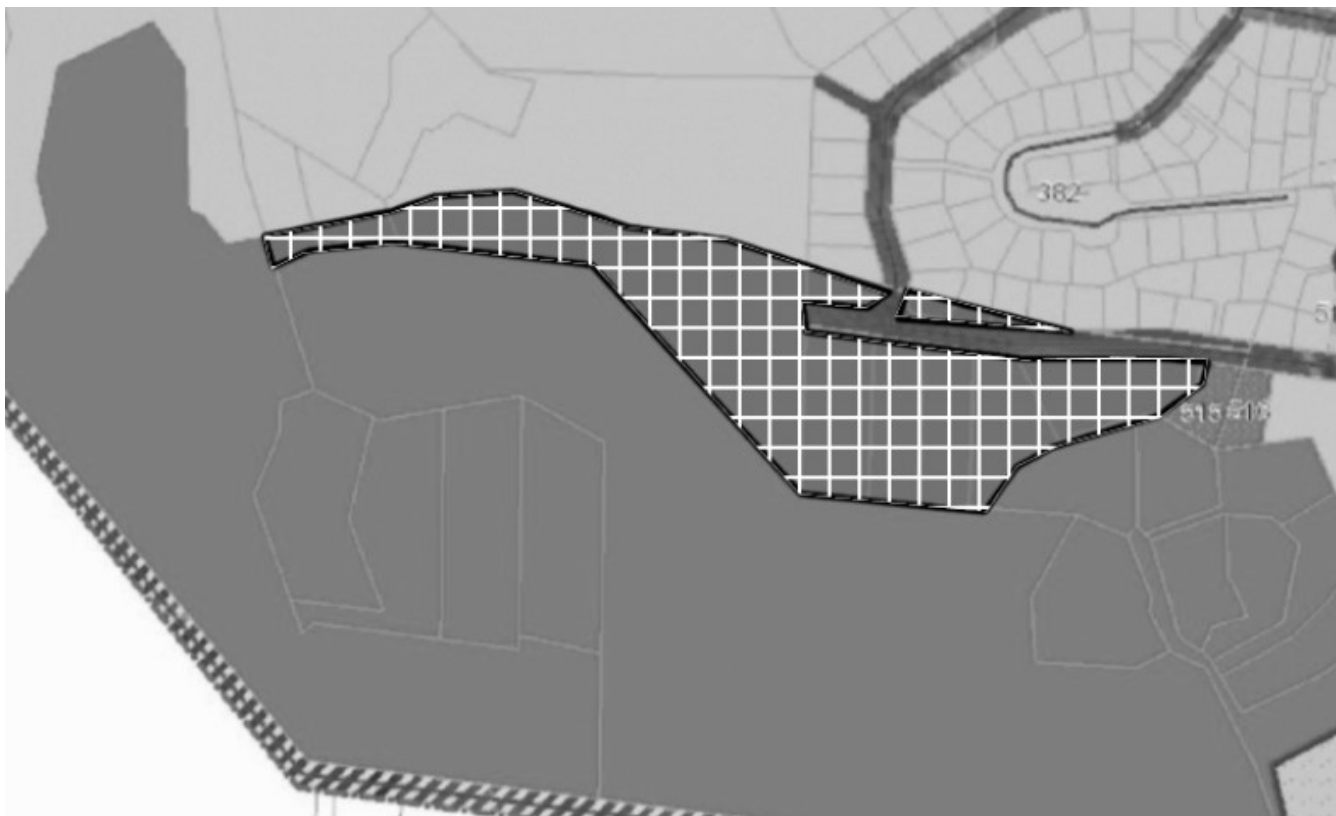
Coneburn Structure Plan
Building Height Limits: Part 3



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27.13.6 West Meadows Drive Structure Plan

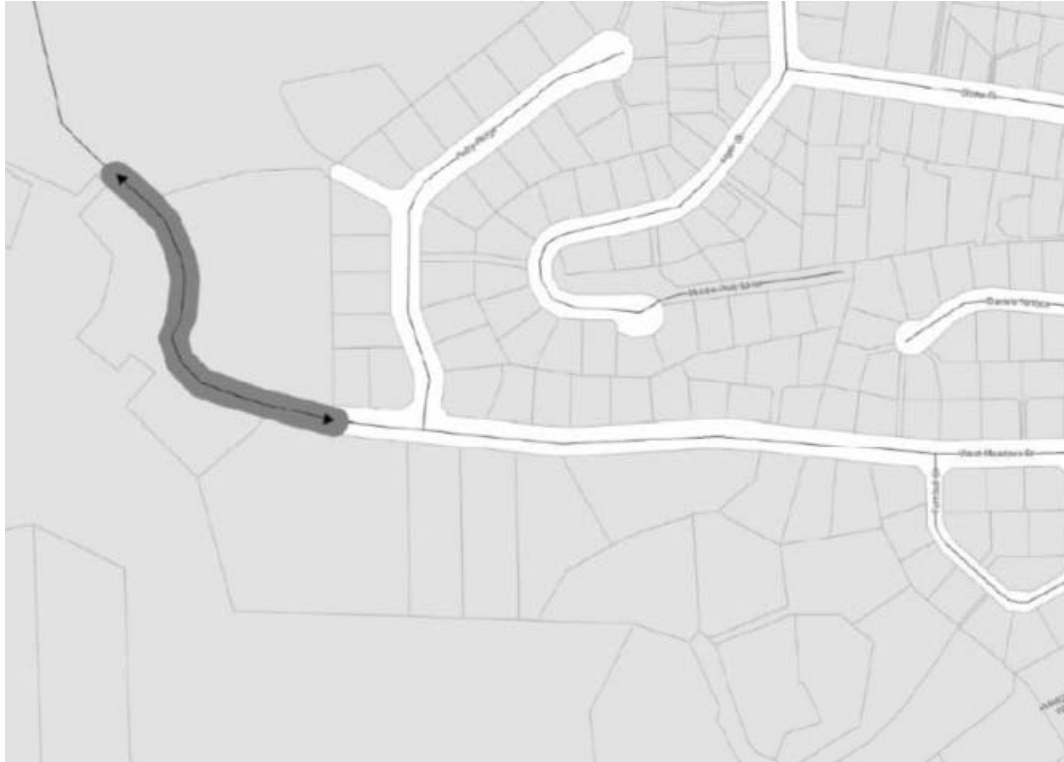
Area of Lower Density Suburban Residential zoned land the subject of the West meadows Structure Plan



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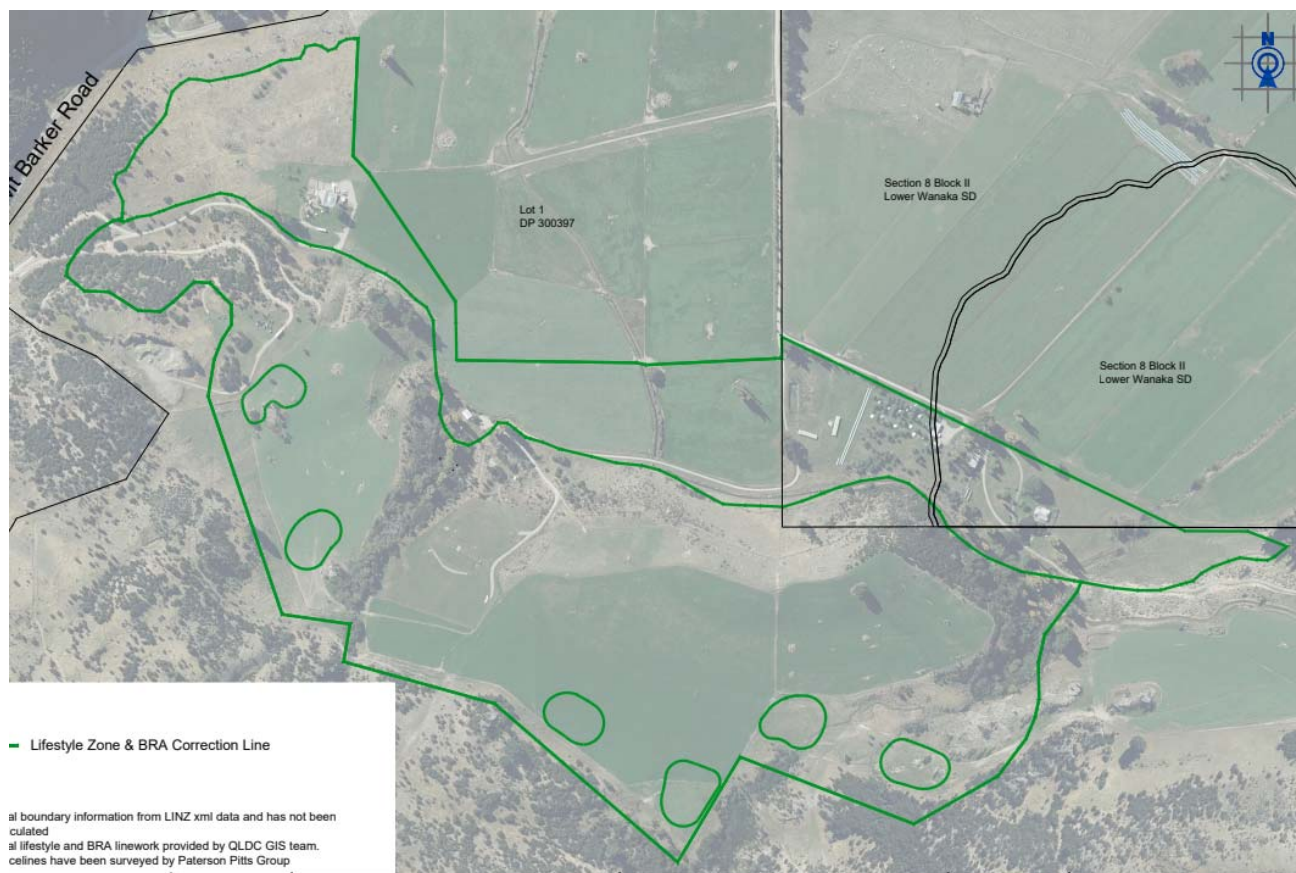
West Meadows Drive Structure Plan



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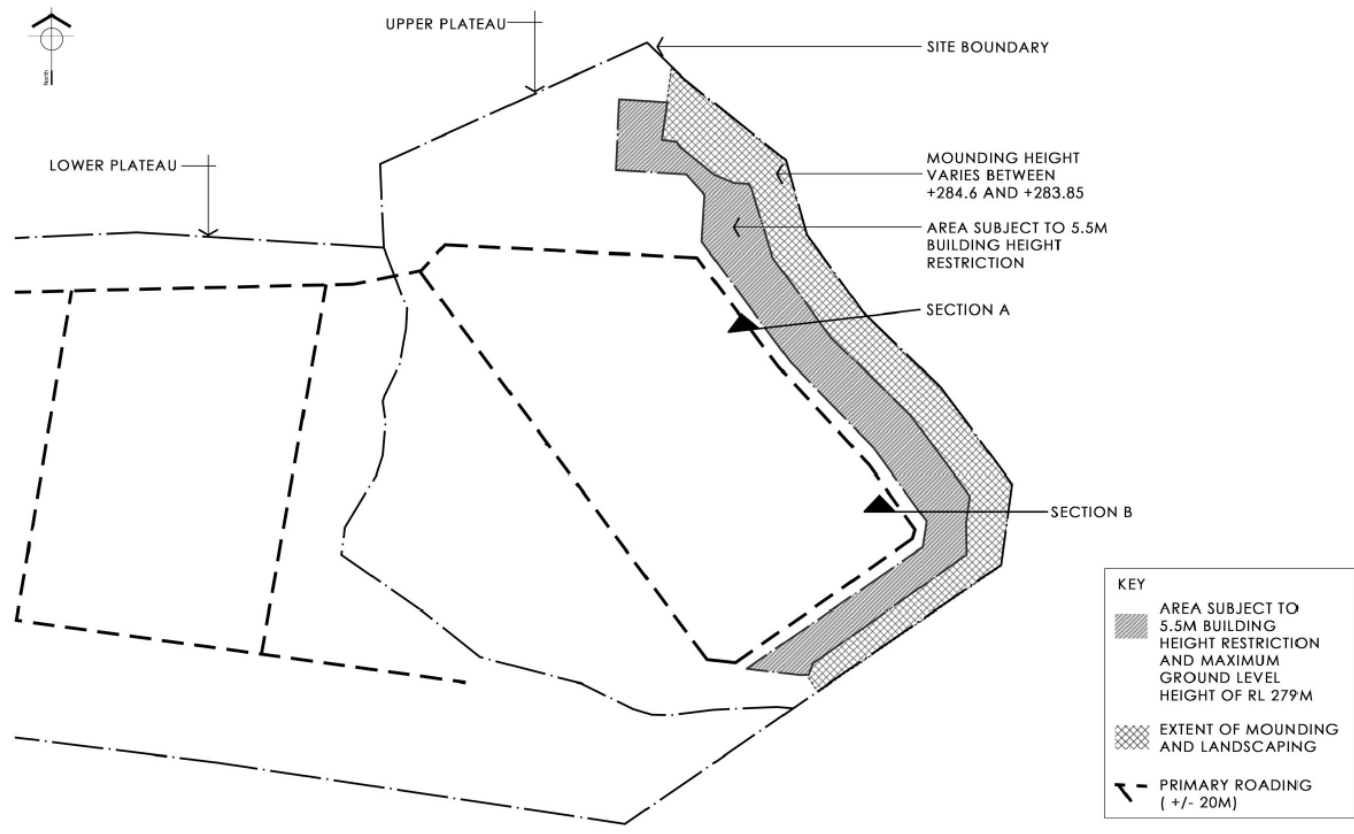
27.13.7 Criffel Station Rural Lifestyle Zone (Upper Terrace)



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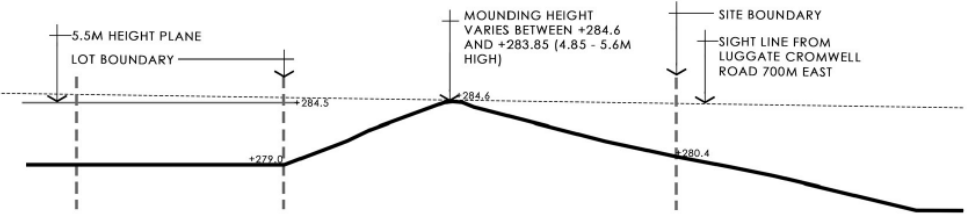
27.13.8 Luggate Park – Structure Plan



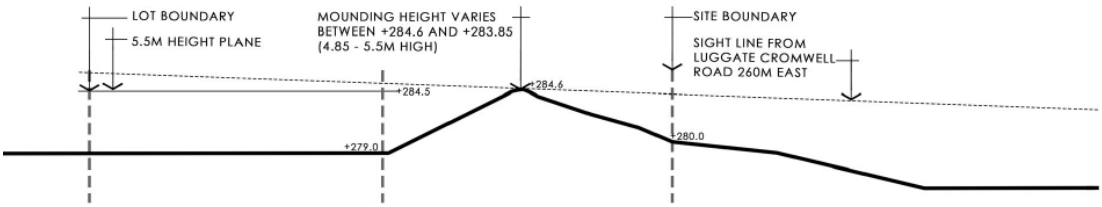
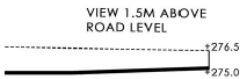
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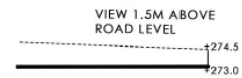
Luggate Park - Structure Plan Sections A & B



CROSS SECTION A SCALE = 1:300 AT A3
PURPOSE OF MOUND: TO SCREEN 4.75 - 5.5M OF BUILT FORM, ABOVE THE RL 279, FROM LUGGATE CROMWELL ROAD (SH6)



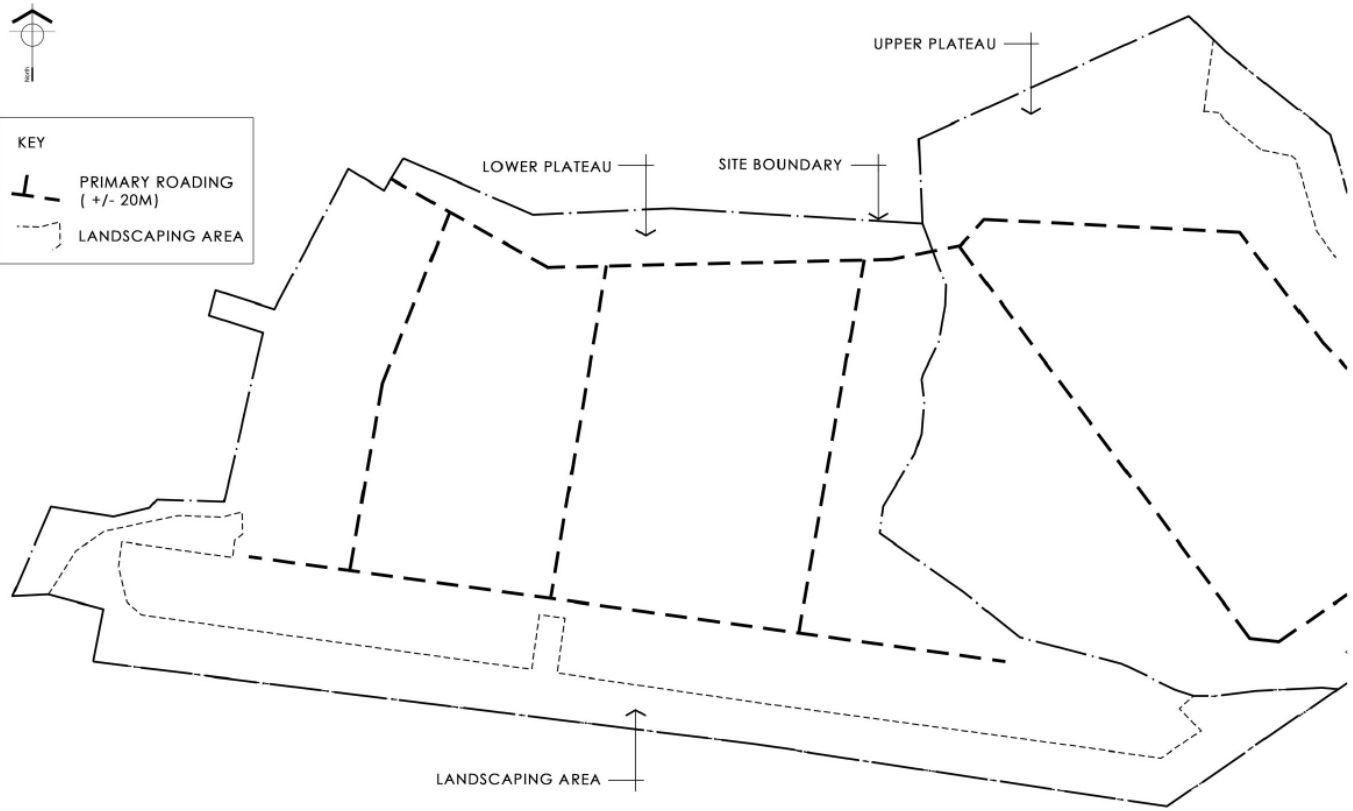
CROSS SECTION B SCALE = 1:300 AT A3
PURPOSE OF MOUND: TO SCREEN 4.75 - 5.5M OF BUILT FORM, ABOVE THE RL 279, FROM LUGGATE CROMWELL ROAD (SH6)



PART 5

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Luggate Park - Structure Plan Landscaping Area



PART 5

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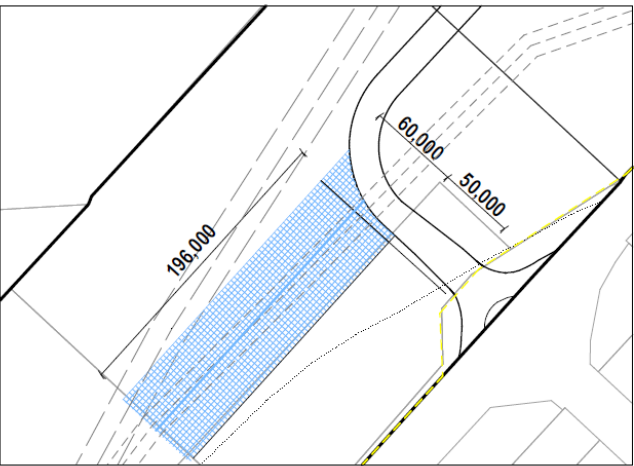
27.13.9 Frankton North – Structure Plan



PART 5

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Frankton North – Structure Plan



LEGEND

STRUCTURE PLAN ELEMENTS

- PRIMARY ROAD CONNECTION BETWEEN SH6 & FERRY HILL DRIVE (LOCATION INDICATIVE +/- 50 METRES)
- INTERNAL CONNECTION (LOCATION INDICATIVE)
- FRANKTON NORTH
- PEDESTRIAN AND CYCLE PATH (LOCATION INDICATIVE AND MAY BE LOCATED WITHIN THE STATE HIGHWAY ROAD RESERVE)
- INTERNAL ROAD 1 (LOCATION INDICATIVE +/- 12 METRES WITHIN THE WATCHED CORRIDOR)
- INTERNAL ROAD 2 (LOCATION INDICATIVE +/- 30 METRES WITHIN THE WATCHED CORRIDOR)
- FIXED LOCATION FOR ACCESS BETWEEN PROPERTIES

NEEDMATION LAYERS

- AURORA DISTRIBUTION 8M SETBACK (REFER ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES - NZECP 34:2001)
- TRANSMISSION CORRIDOR 12M SETBACK (REFER TO CHAPTER 30 ENERGY AND UTILITIES AND CHAPTER 37 DESIGNATIONS, DESIGNATION 5)
- QUEENSTOWN AIRPORT OUTER CONTROL BOUNDARY (LINES) (REFER TO PLANNING MAP 31 A)

NOTE: The Queenstown Airport Approach and Land Use Controls designation also applies to this land and may impose further height constraints on the land. Refer to Chapter 37 Designation 03.

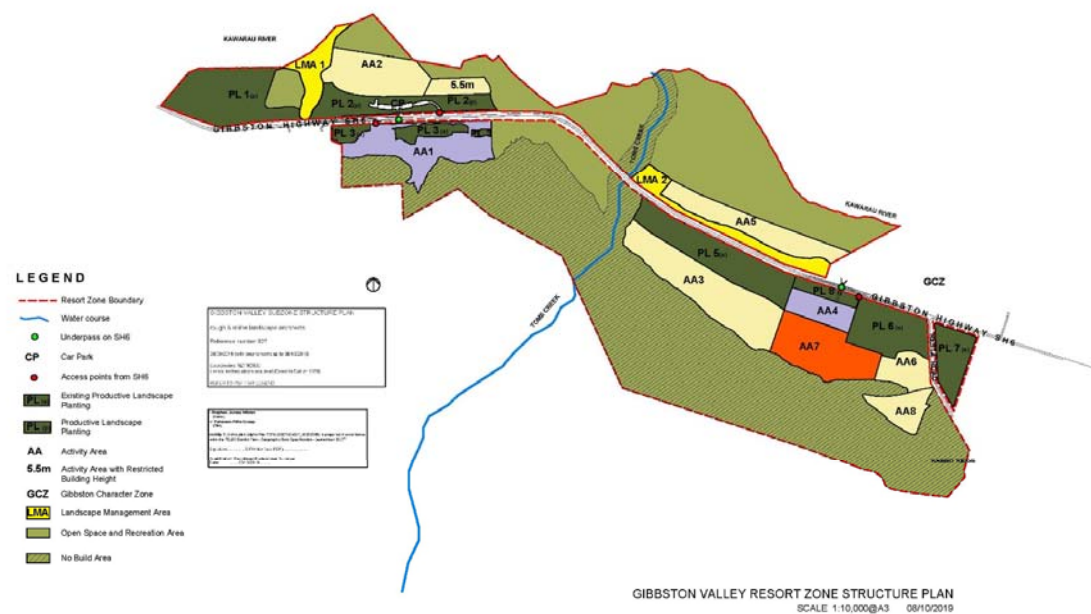


DIMENSION SNAPSHOT - 25.08.2020

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SUBDIVISION & DEVELOPMENT 27

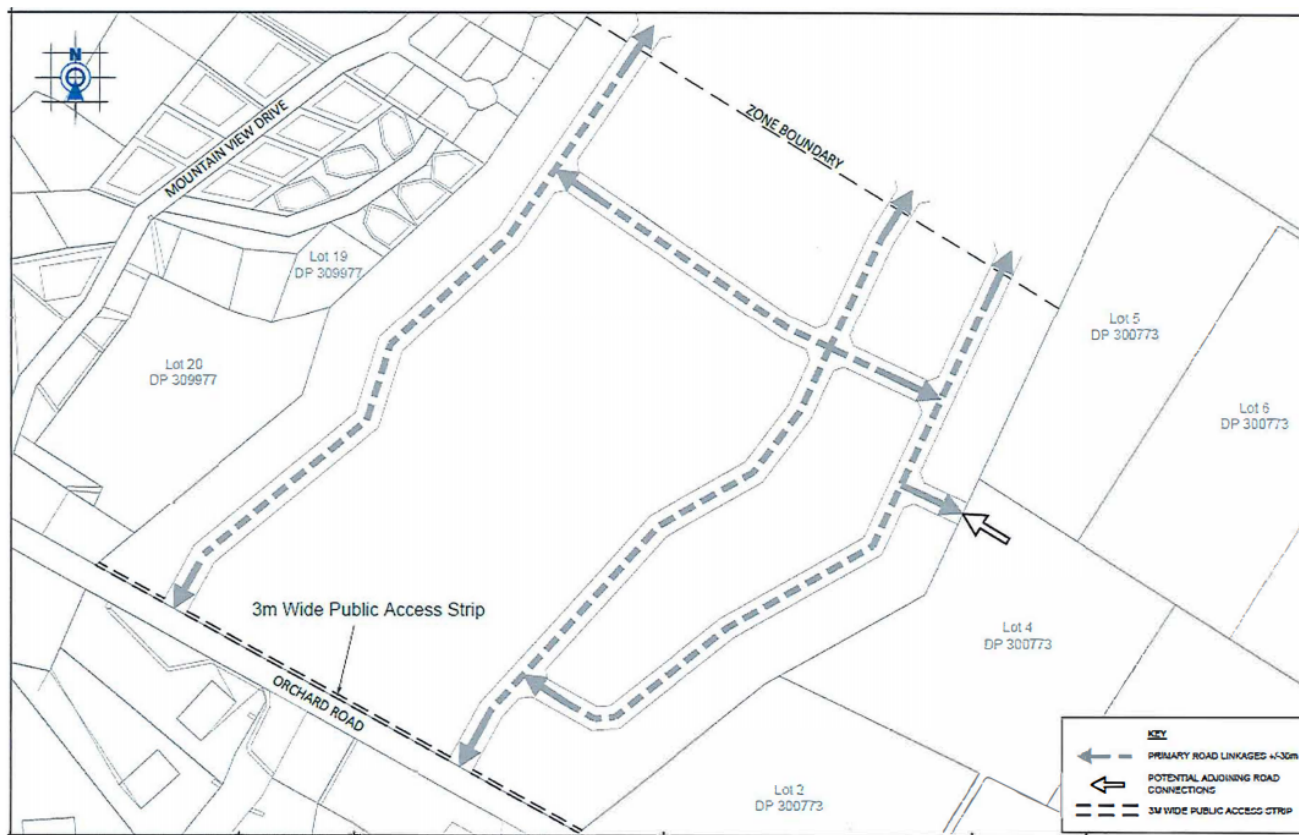
27.13.10 Gibbston Valley Resort Zone – Structure Plan



PART 5

SUBDIVISION & DEVELOPMENT 27

27.14.11 Alpine Meadows Structure Plan

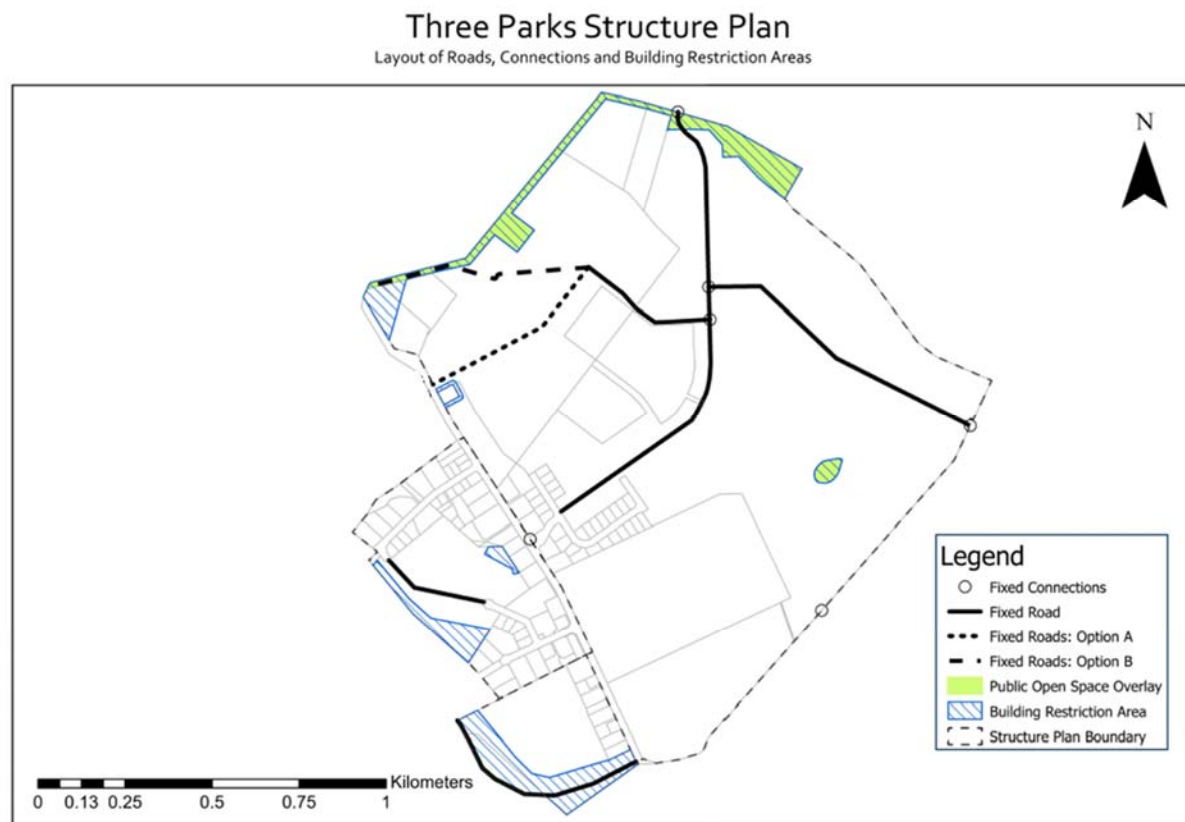


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27.13.12

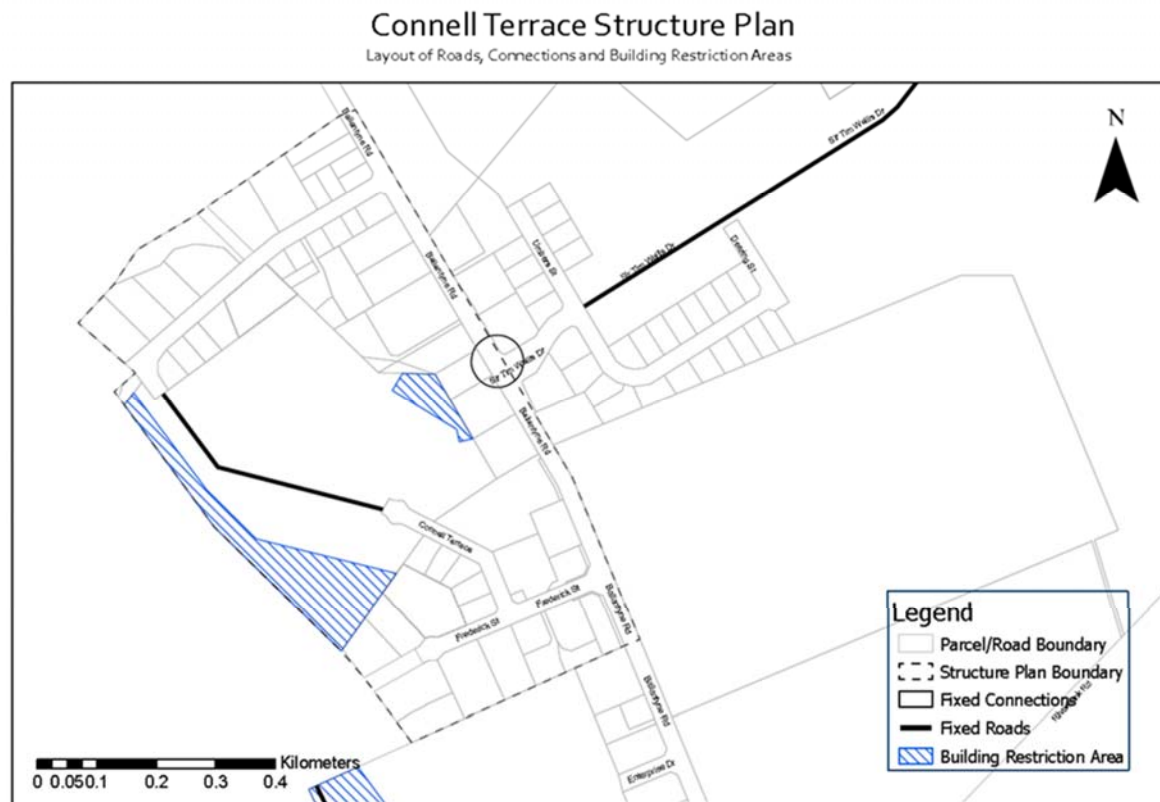
Three Parks Structure Plan



PART 5

SUBDIVISION & DEVELOPMENT 27

27.13.13 Connell Terrace Structure Plan

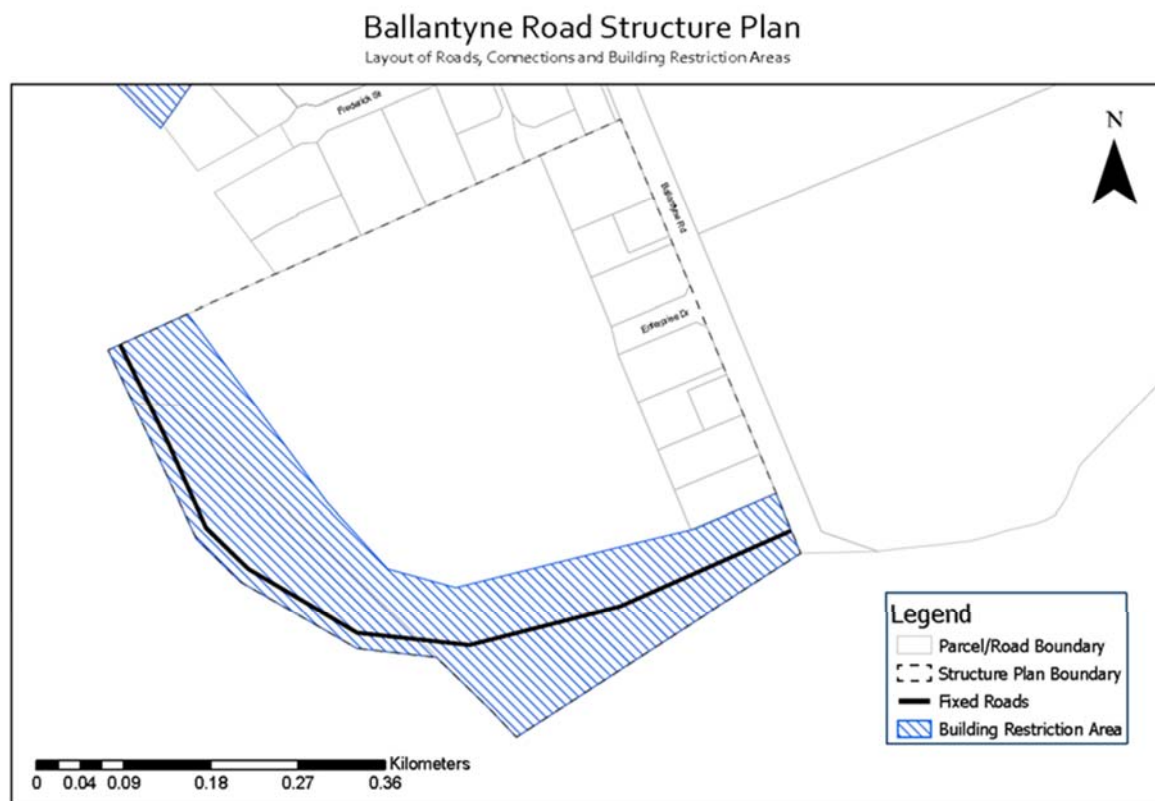


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27.13.14

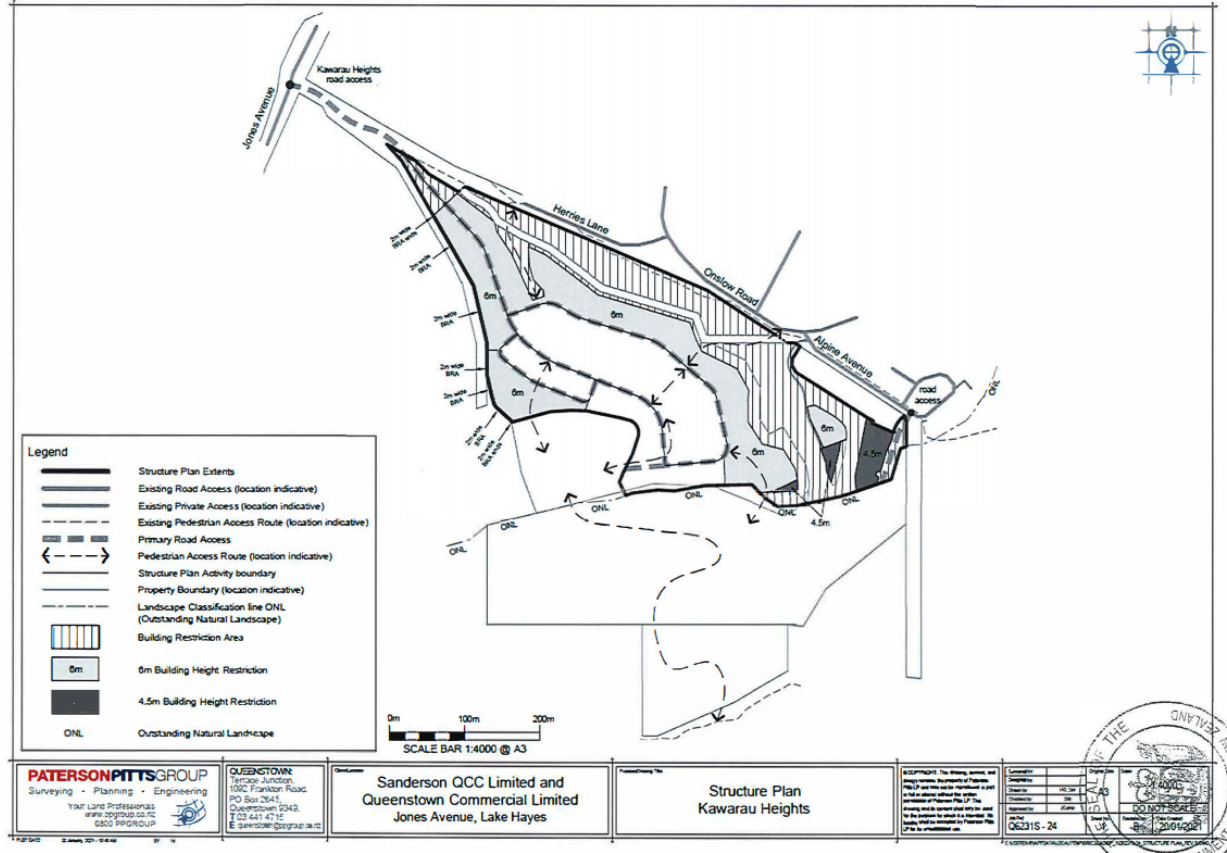
Ballantyne Road Structure Plan



PART 5

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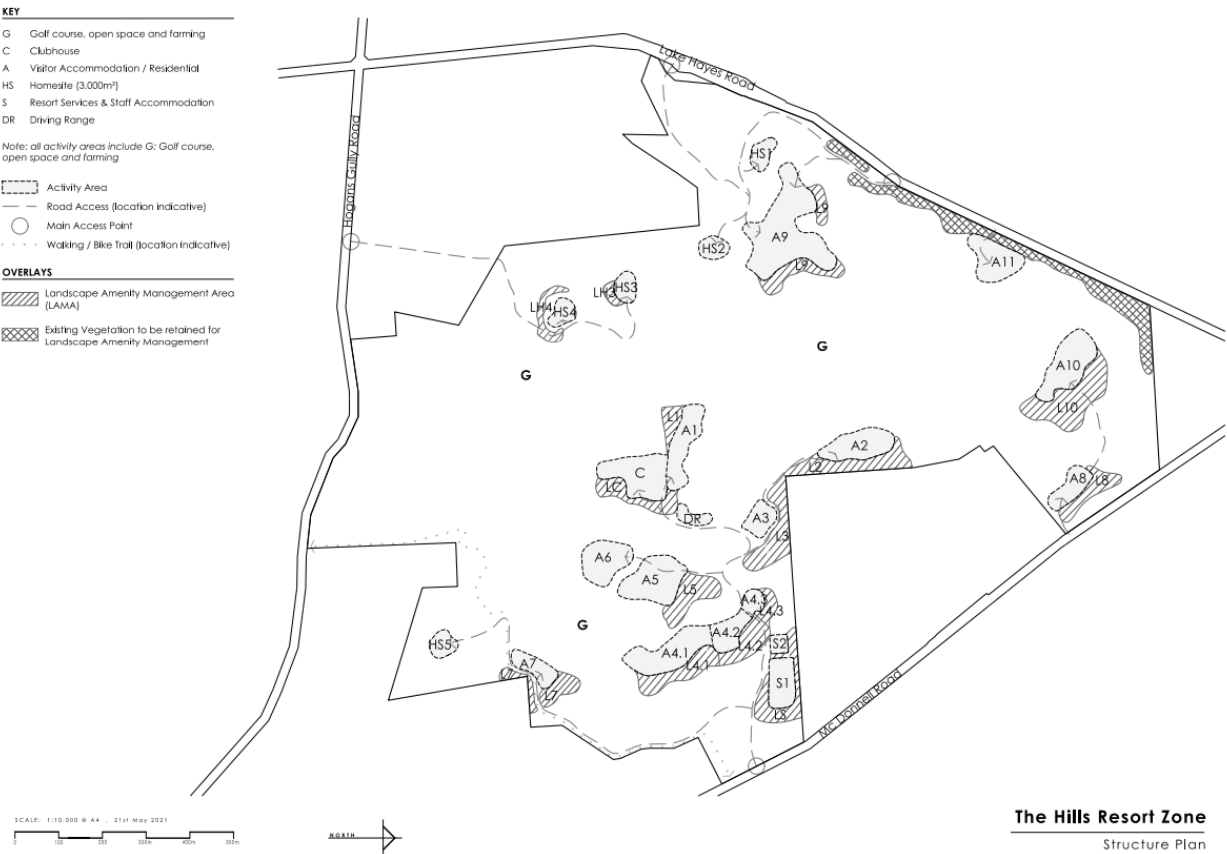
27.13.15 Kawarau Heights



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27.13.16 Hills Resort Zone Structure Plan

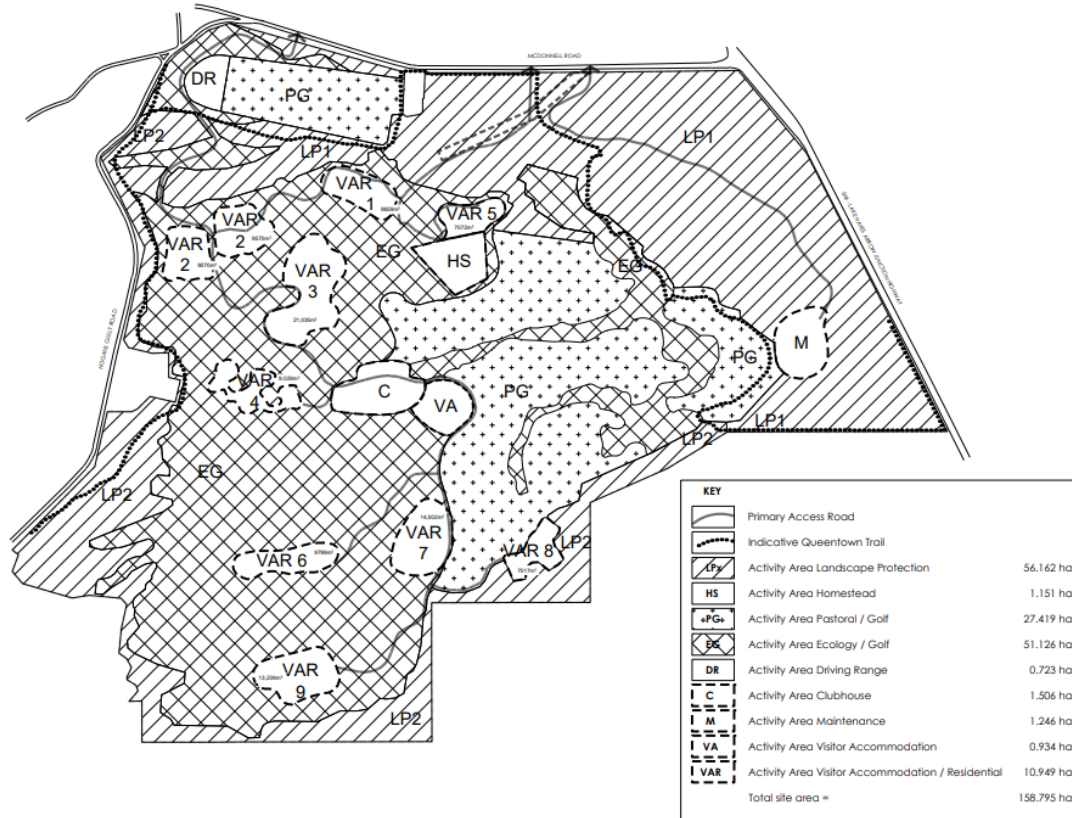


PART 5

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27.13.17

Hogans Gully Resort Zone Structure Plan

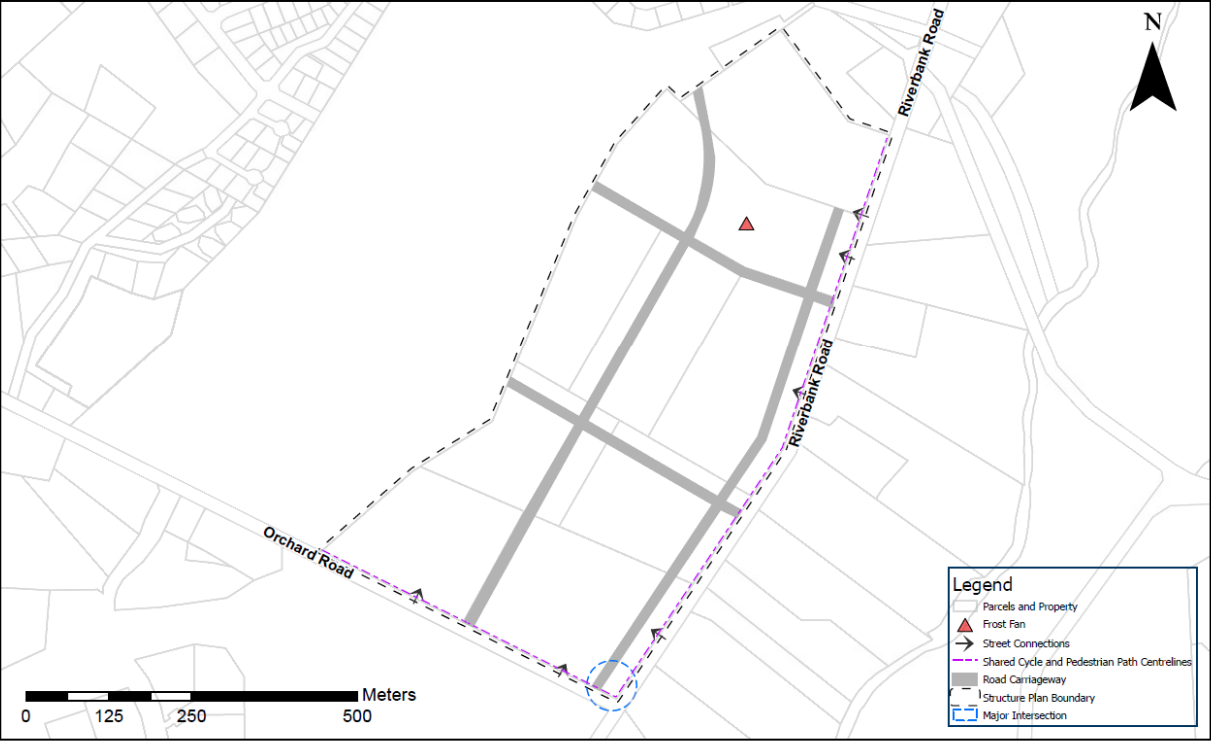


PART 5

SUBDIVISION & DEVELOPMENT 27

27.13.18 Riverbank Road Structure Plan

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



Map created: 17/03/2021

PART 5

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27.13.18 Lake Hāwea South Structure Plan

