

BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF The Queenstown Lakes District Proposed District Plan, Hearing
Stream 14 – Wakatipu Basin rezoning

AND

IN THE MATTER OF Hearing Submissions 2489 and 0229.

**MEMORANDUM OF COUNSEL FOR MORVEN FERRY LIMITED AND BARNHILL
CORPORATE TRUSTEE REGARDING INFORMATION REQUESTED AT HEARING
BY THE HEARINGS PANEL**

Dated 26 July 2018

Applicant's solicitors:

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**anderson
lloyd.**

May it please the Panel

Introduction

- 1 This memorandum is filed in response to the further information requested from the submitters by the hearings panel at the Morven Ferry Limited (**MFL**) and Barnhill Corporate Trustee (**Barnhill**) hearing on 24 July 2018.
- 2 The information provided in this memorandum is as follows:
 - (a) A plan showing the existing and stopped unformed legal roads which run through the MFL and Barnhill land;
 - (b) An revised Morven Ferry Road Visitor Precinct plan;
 - (c) Mr Freeman's proposed amendments to Chapter 24 Wakatipu Basin (rebuttal version), incorporating specific rules for a "Morven Ferry Road Visitor Precinct" (**MFRVZ**);
 - (d) A summary explanation of the amendments proposed.

Plan indicating unformed legal roads

- 3 The plan showing the existing and stopped unformed legal roads running through the MFL and Barnhill land is attached to this memorandum as **Appendix 1**.

Revised Morven Ferry Road Visitor Precinct plan

- 4 The revised plan detailing the extent to the MFRVZ, consisting of MFRVZ A and MFRVZ B, is attached to this memorandum as **Appendix 2**.

Proposed MFRVZ specific Rules

An amended version of Chapter 24 Wakatipu Basin (rebuttal version) which incorporates Mr Freeman's proposed amendments for MFRVZ specific rules, which have the same effect as the amendments originally sought to the Rural Visitor Zone, is attached to this memorandum as **Appendix 3**.

Summary explanation of proposed MFRVZ specific rules

5 Objectives and Policies

- (a) The Chapter 24 Wakatipu Basin (rebuttal version) objectives and policies are considered to generally support and enable appropriate development within the MFRVZ. However, it is considered that it would be helpful to have specific reference to the MFRVZ in Chapter 24. As such, the following amendments have been made.
- (b) New Policy 24.2.2.7 encourages appropriate development in the MFRVZ, in the form of visitor accommodation, commercial and tourism related activities.
- (c) New Assessment Matter 24.7.5.e is proposed to specifically recognise MFRVZ activities in Chapter 24.

6 Table 24.1 – Rules/Activities

- (a) Rule 24.4.5 is amended to specifically exclude buildings in the MFRVZ;
- (b) New Rule 24.4.19A is proposed to make visitor accommodation a controlled activity within the MFRVZ;
- (c) New Rule 24.4.25 is proposed to include a restricted discretionary activity status for buildings within the MFRVZ;
- (d) New Rule 24.4.26 is proposed, to allow for residential activities within the MFRVZ as discretionary activities, with exceptions for one on-site manager and on-site staff of visitor accommodation facilities.

7 Table 24.3 – Rules/Standards

- (a) Rule 24.5.XD is amended to specifically exclude buildings within the MFRVZ;
- (b) New Rule 24.5.1A is proposed to include a building coverage rule specific to the MFRVZ;
- (c) Rule 24.5.3 is amended to include a 10m height limit specific to the viticultural building in the MFRVZ;
- (d) New Rule 24.5.4A is proposed to include a specific road setback rule for the MFRVZ;
- (e) Rule 24.5.XF is amended to make it clear that the 75m setback from the Queenstown Trail rule does not apply to the MFRVZ;

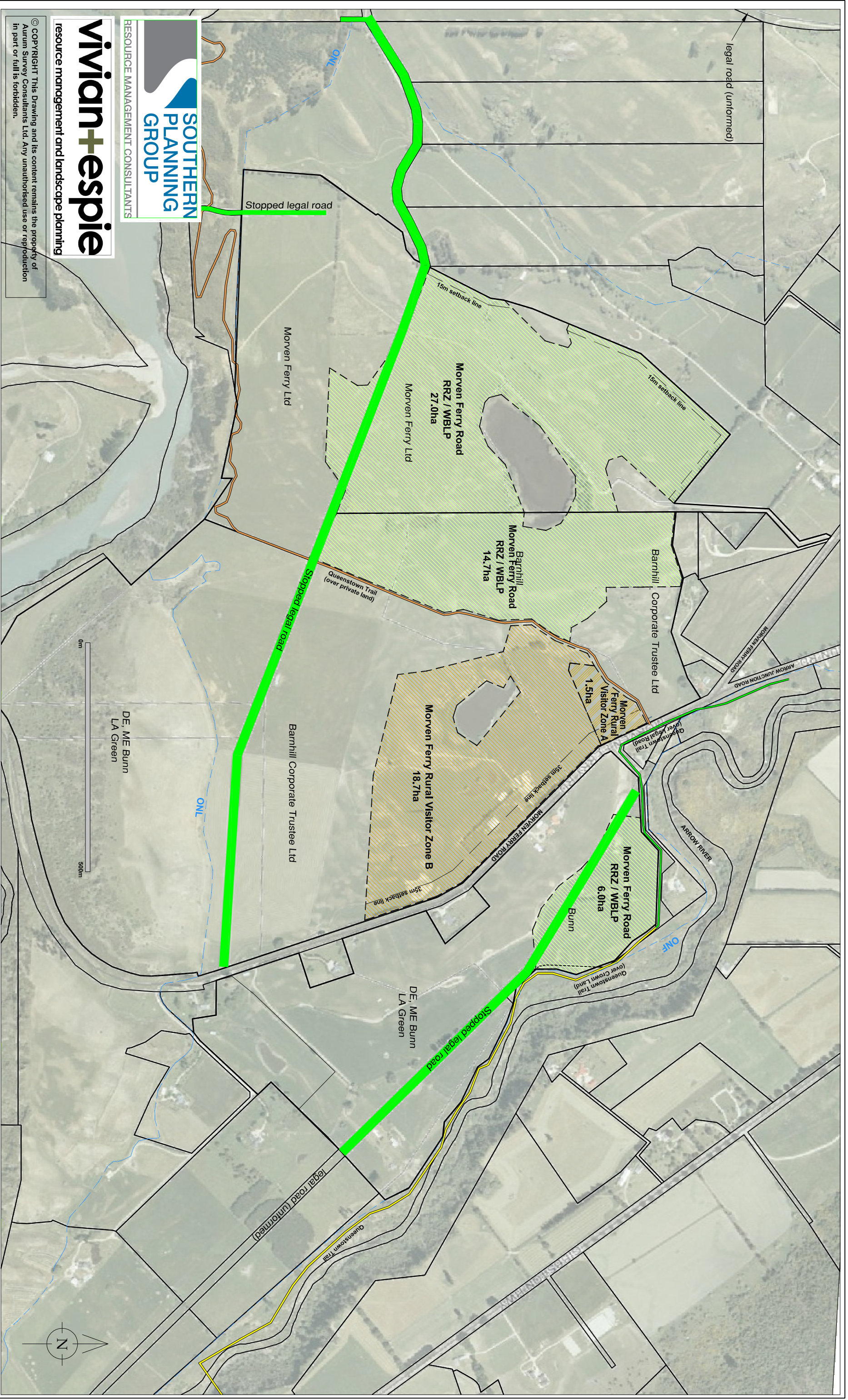
- (f) Rule 24.5.11 is amended to specifically exclude the MFRVZ from the restrictions on maximum gross floor area of buildings used for retail sales from produce grown on site;
- (g) New Rule 24.5.XF is proposed to include a specific maximum building footprint rule for the MFRVZ.

Dated this 26th day of July 2018



Vanessa Robb/Maree Baker-Galloway
Counsel for the Applicant

Appendix 1 - Plan of existing and stopped unformed legal roads



RESOURCE MANAGEMENT CONSULTANTS

vivian+espie

resource management and landscape planning

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Legend

- Morven Ferry Rural Visitor Zone A
- Morven Ferry Rural Visitor Zone B
- Morven Ferry Road Rural Residential Zone / Wakatipu Basin Lifestyle Precinct
- Outstanding Natural Feature boundary (from District Plan review)
- Queenstown Trail:
 - over Private Land
 - over Crown Land
 - over Legal Road
- Stopped legal road

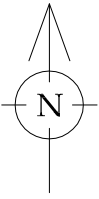
**STOPPED LEGAL ROAD
MORVEN FERRY AREA
WAKATIPU BASIN
for BARNHILL**

DATE: 25 July 2018
BY: Bruce McLeod
Scale: 1:7500
Original Plan A3
DRAWING & ISSUE No. 3015-54A-1A

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Appendix 2 - Revised Morven Ferry Road Visitor Precinct Plan

VISITOR PRECINCT PLAN MORVEN FERRY ROAD



ARROW JUNCTION ROAD

Queenstown Trail

MORVEN FERRY ROAD

ARROW RIVER

Morven Ferry Rd
Visitor
Precinct A

1.5ha

35m setback line

MORVEN FERRY ROAD

pond

Morven Ferry Road Visitor Precinct B

18.7ha

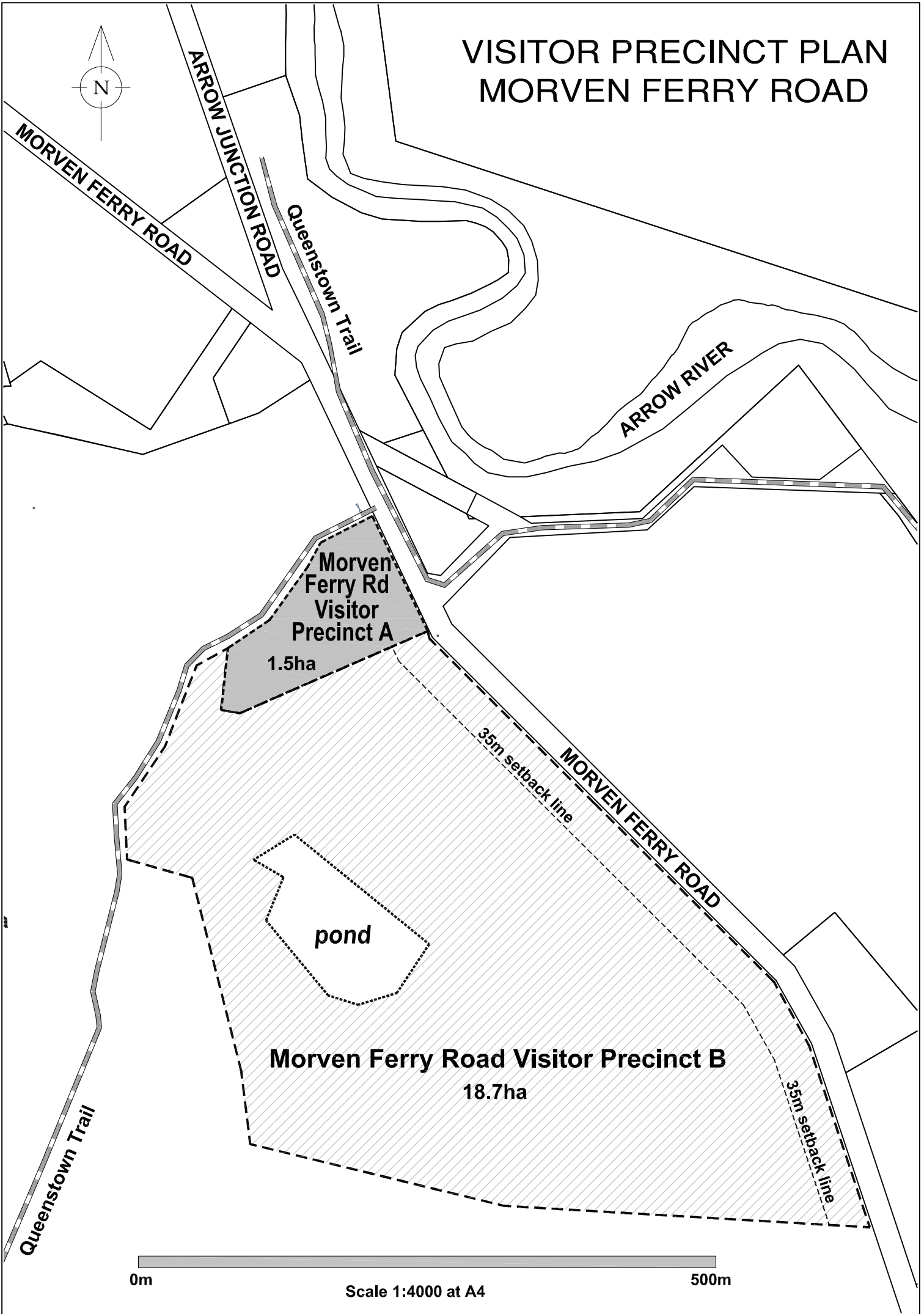
35m setback line

Queenstown Trail

0m

Scale 1:4000 at A4

500m



* Amendments made as tracked changes in purple

Key:
 Provisions that are shaded **Yellow** and any submissions on those provisions are to be heard in Hearing Stream 15 (i.e. Visitor Accommodation).

S42A report dated 29 May 2018: Recommend changes to notified chapter are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

Rebuttal dated 27 June 2018: Recommend changes to notified chapter are shown in blue underlined text for additions and ~~blue strike through text~~ for deletions.

Any black underlined or ~~strike through~~ text, reflects the variation text notified 23 November 2017.

24. Wakatipu Basin

24.1 Purpose

This chapter applies to the Wakatipu Basin Rural Amenity Zone (the Zone) and Wakatipu Basin Lifestyle Precinct (the Precinct) which is a sub-zone of the Zone. The purpose of the Zone is to protect, maintain and enhance the particular character and amenity of the rural landscape which distinguishes the Wakatipu Basin from other parts of the District that are zoned Rural.

Comment [CB1]: 2577 et. al

A primary focus of the Zone is on protecting, maintaining and enhancing rural landscape and amenity values while noting that productive farming is not a dominant activity in the Wakatipu Basin. To achieve the purpose of the Zone a minimum lot size of 80 hectares is required if subdividing and all buildings except small farm buildings in the Zone require resource consent as a means ~~to ensure of ensuring that~~ rural landscape character and visual amenity outcomes are fulfilled.

Comment [CB2]: Minor grammatical amendment cl 16(2).

In the Precinct a limited opportunity for subdivision is provided with a minimum lot size of 6000m² in conjunction with an average minimum lot size of one hectare (10,000m²). Opportunities to dispense with the minimum lot size are provided for through a discretionary activity resource consent. Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to the landscape character and visual amenity qualities of the Precinct.

Comment [CB3]: 2276, 2257 et al Relocated to paragraph 3.

Comment [CB4]: 2314

A wide range of supportive activities that rely on and seek to locate within the ~~rural landscape resource~~ Wakatipu Basin are contemplated in the Zone, including rural living at low a variety of densities, recreation, commercial and tourism activities, ~~as well as enabling f~~ Farming and farming related activities are enabled within the Zone. There are also some established industrial type activities that are based on rural resources or support rural type activities.

Comment [CB5]: 2577 et. al

Comment [CB6]: Minor grammatical amendment Cl 16(2)

Comment [CB7]: 2577 et. al

Comment [CB8]: Minor grammatical amendment cl 16(2)

Land within the District is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision and applications for resource consent for buildings.

Within the Zone, variations in landscape character support higher levels of development in identified ~~Wakatipu Basin Lifestyle~~ Precinct areas. The Precinct provides for rural residential living opportunities within areas where additional development can be absorbed without detracting from the landscape and visual amenity values of the Precinct and the wider landscape character and amenity values of the Zone and its surrounding landscape context.

Comment [CB9]: Minor grammatical amendment cl 16(2)

There is a diversity of topography and landscape character within the Precinct that has a variety of existing lot sizes and patterns of development. The Precinct ~~incorporates~~ ~~enables~~ a range of rural ~~lifestyle living~~ type developments, generally characterised as low-density residential development on rural land. These sites include scattered rural residential, farmlet and horticultural sites. Existing vegetation including shelter belts, hedgerows and exotic amenity plantings characterise the Precinct.

Comment [CB10]: 2257 et. al

Comment [CB11]: 2257 et. al

While the Zone and Precinct do not contain Outstanding Natural Features or Landscapes, they do contain part of the District's distinctive and high amenity value landscapes and are located adjacent to or nearby Outstanding Natural Features and Landscapes. Some land within the Precinct has been identified as being of particular landscape sensitivity. A rule requiring ~~a the setback~~ of buildings and development from these identified landscape features as shown on the planning maps requires that an assessment is undertaken to ensure the values of these landscapes are maintained.

Comment [CB12]: Minor grammatical amendment c16(2)

Development within the Zone or Precinct that is adjacent to or nearby Outstanding Natural Features or Landscapes is to be managed to ensure that the Outstanding Natural Features or Landscapes are protected from inappropriate subdivision, use and development. While there are not specific setback rules for development in relation to Outstanding Natural Features or Landscapes, all buildings except small farm buildings and subdivision require resource consent. Discretion is provided to manage the effects of subdivision, use and development on any adjacent or nearby Outstanding Natural Feature or Landscape, as well as managing the effects on landscape character and visual amenity values within the Zone and Precinct.

~~The various landscapes within the Zone are identified through Landscape Character Units (LCU) which define the landscape values, opportunities and constraints of those areas and assist with the assessment of the extent to which subdivision and development, in conjunction with the assessment matters and policies, would achieve the objectives of Chapter 24.~~

Comment [CB13]: 2577 et al

~~Building location, access, services, earthworks, landscaping, infrastructure and natural hazards are managed through the identification of suitable building platforms at the time of subdivision. These matters as well as the bulk and location, building design and finish may also be assessed at the time of obtaining resource consent for a building or building platform.~~

Comment [CB14]: 2272 et. al

Comment [CB15]: 2388

Pursuant to Section 86B (3) of the Act the following rules have immediate legal effect:

- **Rule 24.4.21 Activities on or over the surface of waterbodies.**
- **Rule 24.5.7 Setback of buildings from waterbodies.**
- **Rule 24.5.12 Grazing of animals in or on the margin of waterbodies.**

Comment [SG16]: This is not new text, but was red in the notified chapter.

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precinct. Objective 24.2.5 and related policies apply to the Precinct only.

24.2.1 Objective - Landscape character and visual amenity values are protected, maintained and enhanced.

Comment [CB17]: 2276

Policies

24.2.1.1 Implement minimum ~~and average~~ lot sizes within the Wakatipu Basin Rural Amenity Zone and ~~minimum and average lot sizes within~~ the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.

Comment [CB18]: 2276

Comment [CB19]: 2276

24.2.1.2 Ensure subdivision and development ~~is are is~~ designed (including accessways, services, utilities and building platforms) to minimise modification to the

Comment [CB20]: 2577 et. al

landform, and maintain and enhance the landscape character and visual amenity values.

24.2.1.3 Ensure that subdivision and development protects, maintains and enhances the Wakatipu Basin landscape character and visual amenity values identified for the ~~H~~landscape ~~e~~Character ~~u~~Units as described in Schedule 24.8.

Comment [CB21]: 2276 et al

Comment [CB22]: 2577 et. al

24.2.1.4 Maintain and enhance the landscape character and visual amenity values associated with the Zone ~~and Precinct~~ and surrounding landscape context by controlling the colour, scale, form, coverage, location (including setbacks from boundaries and from Identified Landscape Features) and height of buildings and associated infrastructure, vegetation and landscape elements.

Comment [CB23]: 2577 et. al

24.2.1.5 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of identified landscape features.

24.2.1.6 Ensure ~~the location, design and scale of~~ non-residential activities ~~avoid adverse effects on the~~ maintains and enhances landscape character and visual amenity values.

Comment [CB24]: 2577 et. al .

24.2.1.7 Control earthworks and vegetation clearance so as to minimise adverse ~~changes to the~~ effects on landscape character and visual amenity values.

Comment [CB25]: 2577 et. al . Telcos.

24.2.1.8 ~~Ensure land use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.~~

Comment [CB26]: 2577 et. al

Enable residential activity within building platforms created prior to 23 November 2017 subject to achieving appropriate standards.

Comment [CB27]: 2376 et al

24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.

24.2.1.10 Facilitate the provision of walkway- ~~and~~ cycleway networks, and in appropriate locations bridle path networks.

Comment [CB28]: 2276

24.2.1.11 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or the night sky.

24.2.1.12 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.

24.2.2 Objective – Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.

Policies

24.2.2.1 Support commercial, recreation and tourism related activities that rely on the rural land resource and where these activities protect, maintain or enhance the landscape character and visual amenity values.

Comment [CB29]: 2577 et. al

24.2.2.2 Ensure traffic, noise and the scale and intensity of non-residential activities do not adversely impact on the landscape character and visual amenity values or

affect the safe and efficient operation of the roading and trail network or access to public places.

24.2.2.3 Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in relation to other generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.

24.2.2.4 Ensure traffic generated by non-residential development does not individually or cumulatively compromise ~~road safety or efficiency~~ the safety and efficiency of the road transport network.

Comment [CB30]: 2358

24.2.2.5 Ensure non-farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.

24.2.2.6 Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity, having regard to the differing densities of the Zone and Precinct.

24.2.2.7 Encourage the appropriate development of the Morven Ferry Road Visitor Precinct for visitor accommodation, commercial and tourism related activities.

24.2.3 Objective – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.

Policies

24.2.3.1 Ensure informal airports are not compromised by the establishment of incompatible activities.

24.2.3.2 Ensure reverse sensitivity effects on residential lifestyle and non-residential activities are avoided or mitigated.

24.2.3.3 Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.

24.2.4 Objective - Subdivision and ~~land use~~ development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Comment [CB31]: 2577 et. al

Policies

24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

24.2.4.2 Provide for improved public access to and the maintenance and enhancement of the margins of waterbodies including Mill Creek and Lake Hayes.

24.2.4.3 Provide adequate firefighting water and ~~fire service emergency~~ vehicle access to ensure an efficient and effective emergency response.

Comment [CB32]: 2660

24.2.4.4 Ensure development does not generate servicing and infrastructure costs that fall on the wider community including infrastructure providers.

Comment [CB33]: 2538

24.2.4.5 Ensure development infrastructure is self-sufficient and does not exceed capacities for infrastructure servicing.

24.2.4.6 Ensure that ~~other~~ utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity values, having regard to their importance ~~to~~, and the function and location constraints of these activities.

Comment [CB34]: 2478, 2195, 2194.

24.2.4.7 Encourage the removal of trees with wilding potential as part of development proposals, and where necessary, provide non-wilding species as replacements to maintain landscape character and amenity values.

Comment [CB35]: 2190 et al.

24.2.4.8 Encourage the planting, retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, and particularly where productive values are low, or in riparian areas or gullies.

Comment [CB36]: 2293

24.2.5 Objective - The landscape character and visual amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.

Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Precinct only.

Policies

24.2.5.1 Provide for rural residential subdivision, use and development only where it protects, maintains or enhances the landscape character and visual amenity values as described within the ~~L~~ Landscape ~~e~~ Character ~~u~~ Unit as defined in Schedule 24.8.

Comment [CB37]: 2577 et. al

24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

24.2.5.3 Provide for non-residential activities, including restaurants, **visitor accommodation**, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

24.2.5.4 Implement minimum and average lot size standards in conjunction with building coverage and height development standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.

Comment [CB38]: 2314 et al

24.2.5.5 Maintain and enhance a distinct and visible edge between the Precinct and the Zone.

24.2.5.6 Retain vegetation where it does not present a high risk of wilding spread and/or where this vegetation contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

Comment [CB39]: 2190 et al

24.3 Other Provisions and Rules

24.3.1 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
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

24.3.2 Advice Notes

- 24.3.2.1 A permitted activity must comply with all of the rules and any relevant district wide rules.
- 24.3.2.2 The surface of lakes and rivers are zoned Rural, unless otherwise identified on the Planning Maps as zoned Wakatipu Basin Rural Amenity Zone.
- 24.3.2.3 Guiding Principle: Previous Approvals
- Requirements relating to building platforms and conditions of consents, including landscaping or other visual mitigation, that are registered on a site's computer freehold register as part of a resource consent approval by the Council are considered by the Council to remain relevant and will remain binding unless altered or cancelled.
 - Applicants may apply to alter or cancel any conditions of an existing resource consent as a component of an application for resource consent for development. Whether it may be appropriate for the Council to maintain, or to alter or cancel these conditions shall be assessed against the extent to which a proposal accords with the objectives and provisions of the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.
- 24.3.2.4 These abbreviations for the class of activity status are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

- 24.3.2.5 Clarifications of the meaning of root protection zone, minor trimming of a hedgerow, minor trimming and significant trimming are provided in [Chapter 2 Definitions Part 32.3.2 of the Protected Trees Chapter 32](#).

Comment [CB40]: Minor amendment for cross referencing cl 16(2)

24.3.3 General Rules

- 24.3.3.1 The Wakatipu Basin Lifestyle Precinct is a sub-zone of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precinct. Where specific rules and standards are identified for the Precinct in Tables 24.2 and 24.3, these shall prevail over the Zone rules in Table 24.1.
- 24.3.3.2 All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 24.1 to 24.3.

24.4 Rules – Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.1	Any activity not listed in Tables 24.1 to 24.2 , and standards listed in Table 24.3 .	NC
24.4.2	Farming.	P
	Buildings and residential activities	
24.4.3	The use of land or buildings for residential activity except as provided for in Table 24.1 , or Table 24.2 or Table 3 .	P
24.3.4	One residential unit per site	P
24.4.XA	The identification of a building platform not less than 70m² and not greater than 1000m² for the purposes of a residential unit, subject to the Standards in Table 24.3. Discretion is restricted to: (a) Location of building platforms and accessways; (b) External Appearance Scale and form of future buildings; (c) Materials and colours of future buildings; (d) Earthworks including any future earthworks associated with accessways and the location of future buildings; (e) Location, scale and extent of landform modification, and retaining structures; (f) Location and scale of Infrastructure (e.g. water tanks); (g) External lighting; (h) Landscaping and planting (existing and proposed) and maintenance; (i) Property access and roading; (j) Natural and other hazards; (k) Firefighting water supply and access; (l) Water supply;	RD

Comment [CB41]: 2276

Comment [CB42]: 2257 et. al, 2338

Comment [CB44]: 2577, 2410, 2310.

Comment [CB43]: 2276

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	<p>(m) <u>Network utility services, energy supply and telecommunications;</u></p> <p>(n) <u>Ecological and natural landscape features;</u></p> <p>(o) <u>Historic Heritage features;</u></p> <p>(p) <u>Easements;</u></p> <p>(q) <u>Vegetation removal and proposed plantings;</u></p> <p>(r) <u>Fencing and gates;</u></p> <p>(s) <u>Wastewater and stormwater management;</u></p> <p>(t) <u>Public access easements including connectivity of existing and proposed pedestrian networks, bridle paths, and cycle networks.</u></p>	
24.4.XB	<p><u>The construction and exterior alteration of buildings located within a building platform approved by resource consent and registered on the applicable computer freehold register, subject to compliance with the standards in Table 24.3.</u></p> <p><u>Except Standard 24.5.XA does not apply.</u></p>	P
24.4.XC	<p><u>The exterior alteration of any lawfully established building where there is not an approved building platform on the site, subject to compliance with the standards in Table 24.3.</u></p> <p><u>Excludes farm buildings as provided for in Rule 24.4.8</u></p>	P
24.4.5	<p>The construction and <u>exterior</u> alteration of buildings <u>not provided for in Rules 24.4.XA and 24.4.XB, subject to compliance with the standards in Table 24.3.</u></p> <p>including exterior alteration to existing buildings including buildings located within an existing approved/registered building platform area.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure, <u>Firefighting and access</u> (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. <p>Excludes farm buildings as provided for in Rule 24.4.8</p> <p><u>Note: This rule does not apply to buildings within the Morven Ferry Road</u></p>	RD

Comment [CB45]: 2577, 2410, 2310.

Comment [CB46]: 2577, 2410, 2310.

Comment [CB47]: 2577

Comment [CB48]: Consequential amendment in relation to S42A Rules 24.4.XA-C and Standards 24.5.XA-B.

Comment [CB49]: 2577, 2410, 2310.

Comment [CB50]: 2660

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
	Visitor Precinct	
24.4.6	Residential Flat not exceeding 150m ² gross floor area and attached to the Residential Unit. <u>Except this rule shall not apply where the buildings are located within a building platform.</u>	P
24.4.7	Residential Flat not exceeding 150m ² gross floor area that is not attached to the Residential Unit. Discretion is restricted to: <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. <u>Except this rule shall not apply where the buildings are located within a building platform.</u>	RD
24.4.8	Farm Buildings.	P
24.4.9	The construction of any buildings including the physical activity associated with buildings such as roading, access, lighting, landscaping and earthworks not specifically provided for by any other rule in Table 24.1 or Table 24.2.	D
	Non-residential activities	
24.4.10	Roadside stall buildings.	P
24.4.11	Home occupation.	P
24.4.12	Informal airports.	P
24.4.13	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.	P
24.4.14	Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site where the access is onto a State Highway. <u>Discretion is restricted to:</u> <ul style="list-style-type: none"> • <u>Access, safety and transportation effects.</u> • <u>on-site parking.</u> 	RD
24.4.15	Commercial recreational activities that are undertaken on land, outdoors and involve not more than 12 persons in any one group.	P

Comment [CB51]: 2577, 2410, 2310.

Comment [CB52]: 2577, 2410, 2310.

Comment [CB53]: 2577, 2410, 2310.

Comment [CB54]: 2540

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.16	Commercial recreational activities that are undertaken on land, outdoors and involve more than 12 persons in any one group.	D
24.4.17	Cafes and restaurants.	D
24.4.18	Residential visitor accommodation and homestays.	P
24.4.19	Visitor accommodation.	D
24.4.19 A	Visitor Accommodation within the Morven Ferry Road Visitor Precinct	C
24.4.20	Community activities.	D
24.4.21	Activities on or over the surface of waterbodies.	D
24.4.22	Industrial activities directly associated with wineries and underground cellars within a vineyard. Discretion is restricted to: <ul style="list-style-type: none"> • Noise. • Access and parking. • Traffic generation. • Odour. • Hours of operation. • Waste treatment and disposal. 	RD
24.4.23	Any commercial or Industrial activity not otherwise provided for in Table 24.1 including those associated with farming.	NC
24.4.24	Panelbeating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted Home Occupation.	NC
24.4.25	Buildings within the Morven Ferry Road Visitor Precinct. Discretion is restricted to: <ul style="list-style-type: none"> • Building location, coverage, scale and form • External appearance, including materials and colours • Landscaping • Earthworks, including any future associated with accessways and construction of buildings • Access, parking and traffic generation • Infrastructure servicing • Natural hazards 	RD

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
24.4.26	Residential activities within the Morven Ferry Road Visitor Precinct, with the exception of one on-site managers residence and workers accommodation for the on-site staff that work within the visitor accommodation or commercial activities undertake within the precinct.	D

	Table 24.2: Activities in the Wakatipu Basin Lifestyle Precinct	Activity Status
24.4.25	Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit but is not separated from the principal Residential Unit by more than 6 metres. <u>Except this rule shall not apply where buildings are located within a building platform.</u>	D
24.4.26	Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit and is separated from the principal Residential Unit by more than 6 metres. <u>Except this rule shall not apply where buildings are located within a building platform.</u>	NC
	Non-residential activities	
24.4.27	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted home occupation.	PR
24.4.28	Informal airports.	D
24.4.29	Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres. Discretion is restricted to: <ul style="list-style-type: none"> • The extent of clearance. • Trimming and works within the root protection zone. 	RD

Comment [CB55]: 2577 et. a l

Comment [CB56]: 2577 et. a l

24.5 Rules - Standards

The following standards apply to all activities.

	Table 24.3 - Standards	Non-compliance status	
24.5.XA	<p><u>Residential Density: Wakatipu Basin Rural Amenity Zone</u></p> <p><u>Residential activity must not exceed more than one residential unit per 80 hectares.</u></p>	NC	Comment [CB57]: 2338, 2577, 2410, 2314
24.5.XB	<p><u>Residential Density: Wakatipu Basin Rural Lifestyle Precinct</u></p> <p><u>Residential activity must not exceed more than one Residential Unit per site, and thereafter residential activity is subject to Rules 24.5.XB.1 and 24.5.XB.2.</u></p> <p><u>24.5.XB.1 Residential activity must not exceed more than one residential unit per 1 hectare minimum average, subject to Rule 24.5.XB.42.</u></p> <p><u>24.5.XB.4-2 Residential activity minimum net area less than 6000m².</u></p>	NC NC D	Comment [CB58]: 2376 Comment [CB59]: 2388, 2577, 2410, 2314
24.5.XC	<p><u>Buildings</u></p> <p><u>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following:</u></p> <p><u>24.5.XC.1 All exterior surfaces* must be coloured in the range of browns, greens or greys, including;</u></p> <p><u>24.5.XC.2 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u></p> <p><u>24.5.XC.3 All other exterior surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.</u></p> <p><u>* Excludes soffits, windows and skylights (but not glass balustrades).</u></p> <p><u>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</u></p> <p><u>Discretion is restricted to:</u></p>	RD	Comment [CB61]: 2338, 2577, 2410, 2314 Comment [CB60]: 2376

	Table 24.3 - Standards	Non-compliance status
	<ul style="list-style-type: none"> external appearance; visual prominence from both public places and private locations; landscape character; visual amenity. 	
24.5.XD	<p><u>Alterations to buildings not located within a building platform</u></p> <p><u>Alterations to an existing building not located within a building platform must not exceed the ground floor area by more than 30% in any ten year period.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>Building location scale and form.</u> <u>External appearance including materials and colours.</u> <u>Accessways.</u> <u>Servicing and site works including earthworks.</u> <u>Retaining structures.</u> <u>Infrastructure (e.g. water tanks).</u> <u>Fencing and gates.</u> <u>External lighting.</u> <u>Landform modification, landscaping and planting (existing and proposed).</u> <u>Natural hazards.</u> <p><u>Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Zone</u></p>	RD
24.5.1	<p>Building coverage</p> <p>The maximum building coverage for all any buildings shall be 15% of lot area, or 500m² gross ground floor area whichever is the lesser.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> Building location, character, scale and form. External appearance including materials and colours. Landform modification/planting (existing and proposed). 	RD
24.5.1A	<p><u>Building Coverage – Morven Ferry Road Visitor Precinct</u></p> <p><u>The maximum building coverage shall be:</u></p> <ul style="list-style-type: none"> <u>Area A: 1500m² ground floor area</u> <u>Area B: 3000m² ground floor area</u> 	NC
24.5.2	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be</p>	RD

Comment [CB62]: 2338, 2577, 2410, 2314

Comment [CB63]: 2577 et. al, 2307

	Table 24.3 - Standards	Non-compliance status
	<p>10m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	
24.5.3	<p>Height of buildings</p> <p>24.5.3.1 The maximum height of any building shall be 6m except where specified in Rule 24.5.3.2.</p> <p>24.5.3.2 The maximum height of any building shall be 8m.</p> <p>24.5.3.3 The maximum height of one viticultural building within Area B of the Morven Ferry Road Visitor Precinct shall be 10m</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form including the pitch of roofs. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). <p>NC</p> <p>NC</p>
24.5.4	<p>Setback from roads</p> <p>The minimum setback of any building from road boundaries shall be 20m in the Zone and 75m in the Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). 	RD
24.5.4A	<p>Road Setback within the Morven Ferry Visitor Precinct</p> <p>No building or structure shall be located closer than 35m to Morven Ferry Road</p>	NC
24.5.XF	<p>Setback from the Queenstown Trail</p> <p>Any building shall be located a minimum of 75m from the boundary of any identified Queenstown Trail Setback as identified on the planning maps.</p> <p>Discretion is restricted to:</p>	RD

Comment [CB64]: 2097, 2307, 2577

Comment [CB65]: 2388

	Table 24.3 - Standards	Non-compliance status
	<ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). <p><u>Note: This rule does not apply to buildings within the Morven Ferry Road Visitor Zone</u></p>	
24.5.5	<p>Setback from identified landscape features</p> <p>Any building or accessway shall be located a minimum of 50m from the boundary of any identified landscape feature as identified on the planning maps.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	RD
24.5.6	<p>Setback from boundaries of non-residential buildings housing animals</p> <p>The minimum setback from boundaries for any building housing animals shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Effects on open space, rural living character and amenity. • Effects on privacy, views and outlook from neighbouring properties and public places. • Reverse sensitivity effects on adjacent properties including odour and noise. • Landform modification/planting (existing and proposed). 	RD
24.5.7	<p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Indigenous Biodiversity values. • Natural Hazards. • Visual and recreational amenity values. • Landscape and natural character. • Open space. 	RD
24.5.8	<p>Farm buildings</p> <ol style="list-style-type: none"> The maximum gross floor area shall be 50m². All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits). Pre-painted steel and all roofs shall have a reflectance value not greater than 20%. All other surface finishes shall have a reflectance value of not 	RD

Comment [CB66]: 2455

	Table 24.3 - Standards	Non-compliance status
	<p>greater than 30%.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). 	
24.5.9	<p>Home occupations</p> <p>a. The maximum net floor area of home occupation activities shall be 150m².</p> <p>b. No goods materials or equipment shall be stored outside a building.</p> <p>c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The nature, scale and intensity of the activity. • Visual amenity from neighbouring properties and public places. • Noise, odour and dust. • Access, safety and transportation. 	RD
24.5.10	<p>Roadside stall buildings</p> <p>a. The maximum ground floor area shall be 5m².</p> <p>b. Buildings shall not be higher than 2.0m from ground level.</p> <p>c. The minimum sight distance from the stall or stall access shall be 250m.</p> <p>d. The minimum distance of the stall or stall access from an intersection shall be 100m; and, the stall shall not be located on the legal road reserve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access and safety. • Parking. 	RD
24.5.11	<p>The maximum gross floor area of buildings shall be 25m² for retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access safety and transportation effects. • <u>Parking, access and safety.</u> 	RD

	Table 24.3 - Standards	Non-compliance status
	Note: This rule does not apply to the Morven Ferry Road Visitor Precinct	
24.5.12	<p>Grazing of animals in or on the margins of waterbodies</p> <p>Stock shall be prohibited from standing in the bed of, or on the margin of a waterbody where this causes pugging or damage to the margin of the waterbody.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> • Margin means land within 3.0 metres from the edge of the bed. • Waterbody and bed have the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. 	PR
24.5.13	<p>Glare</p> <p>a. All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>c. There shall be no upward light spill.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Lighting location and number of lights. • Proximity to roads, public places and neighbours. • Height and direction of lights. • Lux levels. 	RD
24.5.14	<p>Informal airports</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p>a. Informal airports shall not exceed a frequency of use of 2 flights per day;</p> <p>b. Informal airports shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential dwelling not located on the same site;</p> <p>c. Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.</p> <p>Advice note: For the purpose of this Rule a flight includes two aircraft movements i.e. an arrival and a departure.</p>	D
24.5.15	<p>Residential visitor accommodation</p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12</p>	D

Comment [CB67]: 2540

	Table 24.3 - Standards	Non-compliance status
	month period.	
24.5.16	<p>Homestay</p> <p>a. May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p>b. Shall not exceed 5 paying guests per night.</p>	D
24.5.XE	<p>Fire Fighting water and access</p> <p><u>24.5.XE.1 Except as provided for in Rules 24.5.XE.2 and 24.5.XE.3, new buildings where there is no reticulated water supply or it is not sufficient for fire-fighting water supply must provide the following provision for firefighting:</u></p> <p>a. <u>A water supply of 20,000 litres and any necessary couplings.</u></p> <p>b. <u>A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</u></p> <p>c. <u>Firefighting water connection point within 6m of the hardstand, and 90m of the building.</u></p> <p>d. <u>Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</u> • <u>the accessibility of the firefighting water connection point for fire service vehicles;</u> • <u>whether and the extent to which the building is assessed as a low fire risk.</u> <p><u>24.5.XE.2: Rule 24.5.17.1 only applies to residential activity and excludes non-habitable accessory buildings.</u></p> <p><u>24.5.XE.3: Rule 24.5.17.1 does not apply to buildings previously authorised by Rules 24.4.XA and 24.4.5.</u></p>	RD
24.5.XF	<p>Maximum building footprint within the Morven Ferry Road Visitor Precinct.</p> <p><u>With the exception of one viticultural building with a maximum building footprint of 500m², the maximum building footprint shall be 300m² per building.</u></p>	RD

Comment [CB68]: 2660

	Table 24.3 - Standards	Non-compliance status
	<p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <u>Building location, character, scale and dominance</u> 	

24.6 Non-notification of applications

Any application for resource consent for restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- (a) Rule 24.5.1 Building coverage.
- (b) Rule 24.5.2 Setback from internal boundaries.
- (c) Rule 24.5.3 Height of buildings.
- (d) Rule 24.5.4 Setback from roads.
- (e) Rule 24.5.5 Setback from identified landscape features.
- (f) Rule 24.4.14 Retail Sales of farm and garden produce where the access is onto a State Highway.

Comment [CB69]: 2540

24.7 Assessment Matters - Restricted Discretionary Activities

24.7.1 In considering whether or not to grant consent and/or impose conditions on a resource consent, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.13.

Comment [CB70]: 2314 and 2291 et. al

24.7.2 All proposals for restricted discretionary activities will also be assessed as to whether they are consistent with the relevant objectives and policies for the Zone or Precinct as well as those in Chapters 3-Strategic Direction; Chapter 4 - Urban Development, Chapter 6 - Landscapes and Chapter 28 - Natural Hazards.

	Assessment Matters
24.7.3	<p>New buildings (and alterations of existing buildings), <u>identification of building platform, residential flat</u>, building coverage and building height infringements:</p> <p>Landscape and visual amenity</p> <ul style="list-style-type: none"> a. Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and visual amenity qualities of the landscape character units set out in Schedule 24.8 and the criteria set out below. b. The extent to which the location and design of buildings and ancillary elements and the landscape treatment complement the existing landscape character and visual amenity values, including consideration of: <ul style="list-style-type: none"> • building height;

Comment [CB71]: 2338, 2577, 2410, 2314

Assessment Matters	
	<ul style="list-style-type: none"> • building colours and materials; • building coverage; • design, size and location of accessory buildings; • the design and location of landform modification, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting; • the retention of existing vegetation and landform patterns; • earth mounding and framework planting to integrate buildings and accessways; • planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8; • riparian restoration planting; • the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; and • the integration of existing and provision for new public walkways and cycleways/bridlepaths. <p>c. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that <u>delivers optimal maintains and enhances</u> landscape character and visual amenity <u>outcomes</u>.</p> <p>d. The extent to which the development maintains visual amenity <u>from in the landscape and from</u> public places <u>and neighbouring properties</u>.</p> <p>e. Whether clustering of buildings <u>or varied densities of the development areas allotment sizes in subdivision design</u> would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation <u>or lifestyle</u> patterns.</p> <p>f. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.</p> <p>g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of the appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.</p> <p>h. The extent to which development adversely affects other identified landscape features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.</p> <p>i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds <u>and or</u> consent <u>notices</u>.</p> <p>j. <u>The merit of the removal of identified wilding exotic trees in all instances except where this would have significant landscape or visual amenity adverse effects, and their replacement with non-wilding species.</u></p> <p>k. <u>Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through open space covenants.</u></p>

Comment [CB72]: 2577 et. al. 2660.

Comment [CB73]: 2577 et. al

Comment [CB74]: 2314 et al

Comment [CB75]: 2577 et. al

Comment [CB76]: 2577 et. al

Comment [CB77]: 2190

Comment [CB78]: 2135, 2472, 2515.

	Assessment Matters
24.7.4	<p>Servicing, hazards, infrastructure and access</p> <p>a. The extent to which the proposal provides for adequate on-site wastewater disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.</p> <p>b. The extent to which the proposed access utilises an existing access or provides for a common access in order to reduce visual and environmental effects, including traffic safety, minimising earthworks and vegetation removal.</p> <p>c. Whether adequate provision is made for firefighting activities and provision for emergency vehicles.</p> <p>d. The extent to which the objectives and policies set out in Chapter 28, Natural Hazards, are achieved.</p>
24.7.5	<p>Non-residential activities</p> <p>Whether the proposal achieves:</p> <p>a. An appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit.</p> <p>b. Adequate visual amenity for neighbouring properties and from public places.</p> <p>c. Minimisation of any noise, odour and dust.</p> <p>d. Acceptable access and safety <u>Access that maintains the safety and efficiency of the transport network.</u></p> <p>e. Within the Morven Ferry Road Visitor Precinct, the appropriate integration of development and activities within the rural environment, and the degree of interaction with the Queenstown Trail.</p>
24.7.6	<p>Boundary, <u>Queenstown Trail</u> and road setbacks</p> <p>Whether the proposal achieves:</p> <p>a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape unit.</p> <p>b. The maintenance of views to the surrounding mountain context.</p> <p>c. Adequate privacy, outlook and amenity for adjoining properties.</p>
24.7.87	<p>Setback from boundaries of non-residential buildings housing animals</p> <p>Whether the proposal achieves:</p> <p>a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit.</p> <p>b. Minimisation of adverse odour, dust and/or noise effects on any neighbouring properties.</p>
24.7.98	<p>Setback of buildings from waterbodies</p> <p>Whether the proposal achieves:</p> <p>a. The maintenance or enhancement of indigenous biodiversity values.</p> <p>b. The maintenance or enhancement of landscape character and visual amenity</p>

Comment [CB79]:

Comment [CB80]: 2388

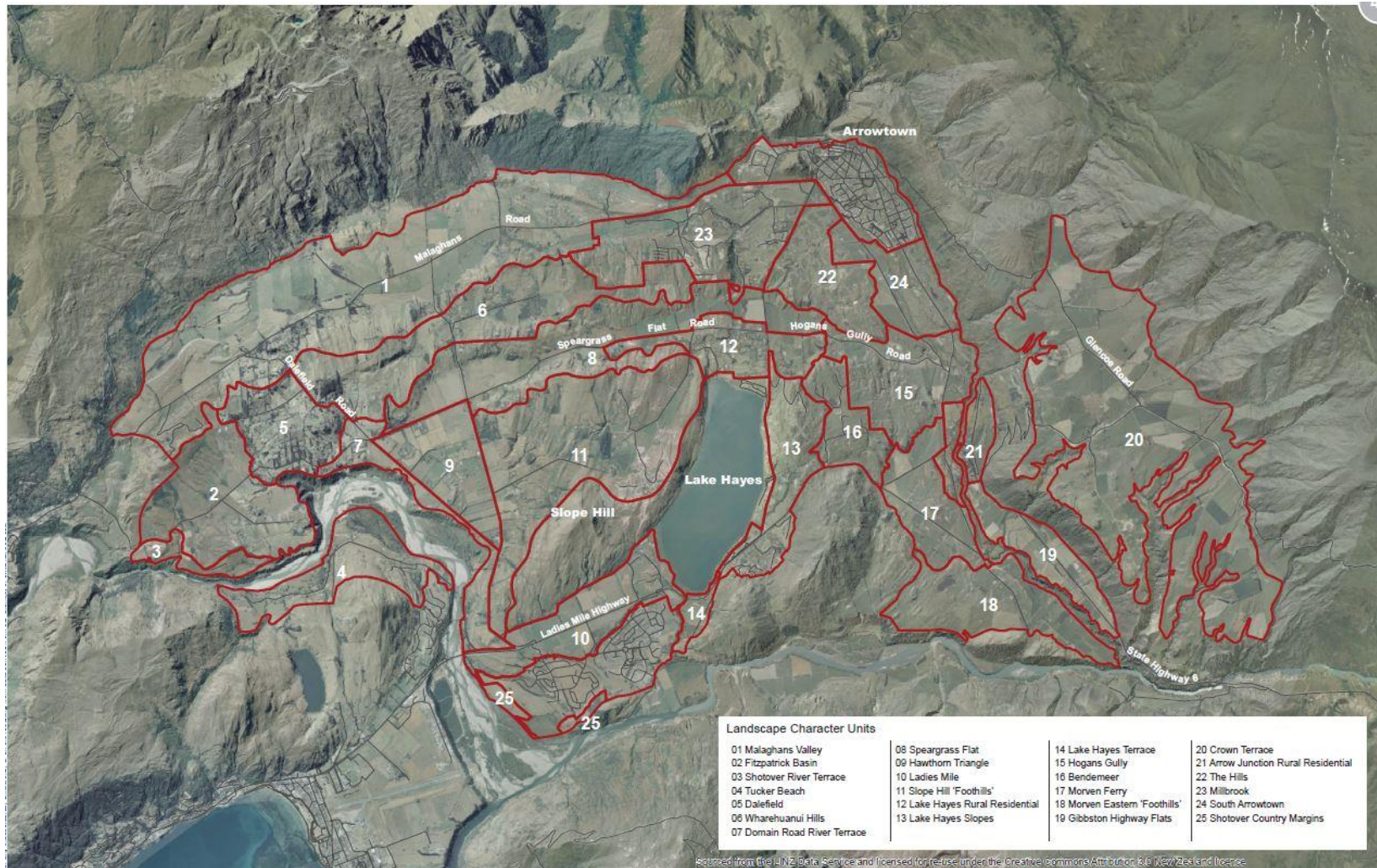
Comment [CB81]: 2455

	Assessment Matters
	<p>values including reference to the identified elements set out in Schedule 24.8 for the landscape character unit that the proposal falls into.</p> <p>c. The maintenance or enhancement of open space.</p> <p>d. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards.</p>
24.7.109	<p>Roadside stalls</p> <p>Whether the proposal achieves:</p> <p>a. An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values.</p> <p>b. Preservation of visual amenity for neighbouring properties and from public places.</p> <p>c. Minimisation of any noise, odour and dust.</p> <p>d. Adequate parking, access safety and avoids adverse transportation effects.</p>
24.7.110	<p>Retail sales</p> <p>Whether the proposal ensures:</p> <p>a. An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values.</p> <p>b. Preservation of visual amenity for neighbouring properties and from public places.</p> <p>c. Minimisation of any noise, odour and dust.</p> <p>d. Adequate parking, access safety and avoids adverse transportation effects.</p>
24.7.121	<p>Glare</p> <p>a. The effects on adjacent roads and neighbouring sites.</p> <p>b. The extent of likely visual dominance from light fixtures, poles and lux levels.</p> <p>c. The nature and extent of any effects on character and amenity, including the night sky.</p> <p>d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties.</p> <p>e. Whether there will be any reverse sensitivity effects on adjacent properties.</p>
24.7.132	<p>Clearance, works within the root protection zone or significant trimming of exotic vegetation over 4m in height</p> <p>a. The degree to which the vegetation contributes to the landscape character and visual amenity values, and the extent to which the clearance or significant trimming would reduce those values.</p> <p>b. The potential for buildings and development to become more visually prominent.</p> <p>c. The merits of any proposed mitigation or replacement plantings.</p> <p>d. The effects on the health and structural stability of the vegetation.</p> <p>e. <u>The merit of the removal of identified wilding exotic trees in all instances except where this would have significant landscape or visual amenity adverse effects and their replacement with non-wilding species.</u></p>

Comment [CB82]: 2190

24.8 Schedule 24.8 Landscape Character Units

Comment [CB83]: 2272: Refer to Part 32 S42A report.



Acronyms used in Schedule 24.8

ONF	Outstanding Natural Feature	ONL WB	Outstanding Natural Landscape Wakatipu Basin
ONL	Outstanding Natural Landscape	SHA	Special Housing Area
LCU	Landscape Character Unit	Ha	Hectare (10,000m ²)
PDP	Proposed District Plan	DoC	Department of Conservation
SH	State Highway	QLDC	Queenstown Lakes District Council

1: Malaghans Valley

Landscape Character Unit	1: Malaghans Valley
Landform patterns	Relatively open and gently-rolling valley framed by mountain range (Coronet Peak) to the north (outside the LCU), and steeply sloping hillslopes and escarpment faces that define the northern edges of the Fitzpatrick Basin, Dalefield and the Wharehuanui Hills, to the south (within the LCU).
Vegetation patterns	Scattered exotic shelterbelts and shade trees in places. Exotic amenity plantings around dwellings and farm buildings. Patches of scrub and remnant riparian vegetation in gullies. Exotic pasture grasses dominant.
Hydrology	Complex network of streams and overland flow paths draining from the mountain range to the north and the hillslopes to the south. Farm ponds in places.
Proximity to ONL/ONF	Adjoins Coronet Peak ONL (WB) to the north and the roche moutonnée ONF (part of Millbrook: LCU 11).
Character Unit boundaries	North: ONL which corresponds to the toe of the mountain range / study area boundary. East: Millbrook Special Zone, Meadow Park West Special Zone. South: Ridgeline crest of hillslopes and escarpments to the south. West: Study area boundary/ONL boundary.
Land use	Predominantly in pastoral land use with pockets of rural residential evident.

Landscape Character Unit	1: Malaghans Valley
Settlement patterns	<p>Rural residential development tends to be scattered along the elevated hillslopes that enjoy a northern aspect and frame the south side of the unit, and around the Malaghans Road – Dalefield Road intersection.</p> <p>Relatively limited number of consented platforms (given size of LCU) throughout the southern hillslopes and also throughout the valley flats on the north side of the road at the eastern end of the unit (20).</p> <p>Typical lots size:</p> <ul style="list-style-type: none"> • Predominantly 100-500ha. • Some smaller lots at either end of the unit, generally between 10-50ha in size. • Pockets of smaller lots (<4ha and 4-10ha) around the Dalefield Road, Coronet View and the Lower Shotover Road intersections.
Proximity to key route	Malaghans Road comprises an important scenic route between Queenstown and Arrowtown.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	<p>No walkways, cycleways etc. through the area.</p> <p>Walkways and scenic roads throughout mountainsides immediately to the north (Coronet Peak Road, etc.).</p>
Infrastructure features	<p>No reticulated sewer or water.</p> <p>Limited stormwater reticulation.</p>
Visibility/prominence	The relatively open character of the unit makes it highly visible in views from Malaghans Road, Coronet Peak Road and the walkways to the north.
Views	<p>Key views relate to:</p> <ul style="list-style-type: none"> • the dramatic open vistas from Malaghans Road (scenic route) of the mountain range to the north; • views out over the unit from the scenic roads and walkways to the north; and, • the attractive, more rural and open vistas across the pastoral valley to the escarpments and hillslopes to the south.
Enclosure/openness	<p>Generally, the landscape unit exhibits a relatively high degree of openness with the landform features on either side providing a strong sense of containment to the valley.</p> <p>In places, plantings provide a localised sense of containment.</p>
Complexity	<p>The hillslopes and escarpment faces to the south of Malaghans Road display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns.</p> <p>The valley floor lacks complexity as a consequence of the landform and vegetation patterns.</p>
Coherence	<p>The relatively simple and legible valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence.</p> <p>Gully vegetation patterning throughout the hillslopes to the south serves to reinforce the landscape's legibility.</p>

Landscape Character Unit	1: Malaghans Valley
Naturalness	The unit exhibits a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped ONL to the north. In the main, dwellings tend to be well integrated by plantings and or relatively modest, serving to reduce their prominence.
Sense of Place	Generally, the area displays a predominantly working rural landscape character with pockets of (mostly) sympathetic rural residential development evident in places. The valley also serves as an important 'breathing space' between Queenstown and Arrowtown and reads as a sensitive landscape 'transition' to the neighbouring ONL.
Potential landscape issues and constraints associated with additional development	The relatively open, exposed and 'undeveloped' nature of the unit, in addition to its importance as a scenic route, providing a buffer between Queenstown and Arrowtown, and as a transition to the ONL, makes it highly sensitive to additional development.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Potential integration of walkway/cycleway etc. Larger-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness associated with predominantly pastoral landscape. Subservience of buildings within the overall unit. Dramatic views from Malaghans Road to the mountain range. Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces. Impression of the area as a buffer between Queenstown and Arrowtown. Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL.
Capability to absorb additional development	Very low.

2: Fitzpatrick Basin

Landscape Character Unit	2: Fitzpatrick Basin
Landform patterns	Generally south east / east facing basin landform framed by moderately to steeply sloping hills to the north and west, and a more gently undulating hill system throughout the south (adjoining the steep cliff and terraces framing the Shotover River - LCU 3).
Vegetation patterns	Fragmented and small pockets of woodlot plantings, exotic shelterbelts (in places) and exotic amenity plantings throughout rural residential lots. Mature evergreen vegetation along the Shotover River margins to the south and eastern edges. Pasture grasses and weed species dominate larger lots. Scrub / weeds in gullies throughout northern portion of the unit in particular.
Hydrology	Limited network of streams and overland flow paths draining to the Shotover River.
Proximity to ONL/ONF	Adjoins ONL Wakatipu Basin on its western and southern edges.
Character Unit boundaries	North: Ridgeline crest. East: Vegetated stream boundary/cadastral pattern. South: Crest of Shotover River cliff/terrace margins. West: ONL/study area boundary.
Land use	Rural lifestyle/hobby farming type uses with rural residential evident. Larger lots appear to be relatively unproductive (e.g. extensive gorse etc. evident).
Settlement patterns	Numerous existing dwellings are evident throughout the Fitzpatrick Basin. Buildings variably contained by vegetation. Buildings and platforms typically located throughout the basin floor, the undulating hill system in the southern portion, or along the southern edges to enjoy views of the Shotover River and ONL backdrop. Several consented but unbuilt platforms (25) with many clustered. Typical lot size: <ul style="list-style-type: none"> generally 20-50ha lots on the north side of Littles Road; smaller lots on the south side (<4ha and 4-10ha) with some larger lots (10-20ha).
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road).
Heritage features	One heritage building / feature identified in PDP.
Recreation features	No walkways, cycleways etc. through the area.

Landscape Character Unit	2: Fitzpatrick Basin
Infrastructure features	No reticulated sewer or stormwater. Reticulated water main through part of central area.
Visibility/prominence	The relatively contained landform pattern, in conjunction with the mature evergreen plantings along the Shotover River margins, means that the unit is not particularly prominent in views from the wider basin study area. It is however visible from Tucker Beach (LCU 4). The extensive plantings throughout Dalefield mean that whilst the unit is visible in places, it is not prominent. The area is also visible from the mountain tracks to the north, however the diminishing influences of distance / relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to: <ul style="list-style-type: none"> the view from the mountain tracks to the north, in which the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west- east direction across the basin; the view from Tucker Beach (LCU 4), in which the unit reads as a more open area backdropped by the visually complex and relatively intensively inhabited Dalefield slopes. From within the unit, there are attractive long-range views to the surrounding ONL mountain setting. The southern margins enjoy views of the Shotover River (ONL).
Enclosure/openness	A variable sense of openness throughout the basin. The northern portion is generally more open, with the southern area reading as more enclosed as a consequence of vegetation and localised landform patterns.
Complexity	The undulating hill system, together with its associated vegetation patterns throughout the southern portion of the landscape unit, contributes complexity in this part of the basin.
Coherence	Vegetation patterns do not generally reinforce the landform patterns (excepting scrub and weeds in gully areas). The relatively fragmented vegetation, settlement and land use patterns results in a landscape of limited coherence.
Naturalness	Generally a relatively low perception of naturalness as a consequence of the level of rural residential development (both built and consented but unbuilt).
Sense of Place	Generally, the area reads as a predominantly rural residential landscape that, together with the adjacent Dalefield landscape character unit, forms a discrete enclave, apart from the balance of the Wakatipu Basin study area.
Potential landscape issues and constraints associated with additional development	Relatively open and exposed nature of the northern and central portion of the unit, albeit with the exposure effectively confined to the Fitzpatrick Basin and Dalefield catchment (i.e. not the wider Wakatipu Basin landscape). Elevated and southern aspect of the north portion. Integration with consented but unbuilt development - potential for adverse cumulative effects.

Landscape Character Unit	2: Fitzpatrick Basin
<p>Potential landscape opportunities and benefits associated with additional development</p>	<p>Visually contained nature of the location (in terms of the wider Wakatipu Basin landscape). Larger-scaled lots suggest potential for subdivision. Riparian restoration potential. Weed management potential. Potential integration of walkways/cycleways etc. Close proximity to Queenstown.</p>
<p>Environmental characteristics and visual amenity values to be maintained and enhanced</p>	<p>Integration of buildings with landform and/or planting. Avoiding built development on the elevated northern slopes that frame the unit. Avoiding built development on the Shotover River cliff/terrace (and ONL) edges. Maintaining the low 'public profile' of the unit with respect to the wider landscape of the Wakatipu Basin.</p>
<p>Capability to absorb additional development</p>	<p>High.</p>

3: Shotover River Terrace

Landscape Character Unit	3: Shotover River Terrace
Landform patterns	Flat alluvial river terraces edged by steep hill slopes to the north and river cliffs to the south.
Vegetation patterns	Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU). Scattered shade trees and scrub in places, with mown grass and grazed areas evident.
Hydrology	One stream crosses the terrace draining to the Shotover River.
Proximity to ONL/ONF	Adjacent ONL (WB) of the Shotover River and mountain landform (Sugar Loaf) to the south.
Character Unit boundaries	North: Ridgeline crest defining Fitzpatrick Basin LCU. East: Ridgeline crest defining Fitzpatrick Basin LCU. South: Shotover River vegetation-clad cliffs. West: ONL / study area boundary.
Land use	Rural residential and rural lifestyle use (hobby farming etc.). DoC land along southern edge of unit.
Settlement patterns	Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONL mountain backdrop. A limited number of consented but unbuilt platforms (3). Limited access via a private road from Littles Road. Typical lot sizes: mix of lots < 4ha and 4-10ha.
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road).
Heritage features	No features identified in PDP.
Recreation features	No walkways / cycleways etc. through the area. DoC land.
Infrastructure features	No reticulated sewer. Limited reticulated water / stormwater in places.
Visibility/prominence	The containment of the hill slopes to the north means that visibility is limited to the Shotover corridor, the elevated landform to the south, and parts of the Tucker Beach LCU. Overall, the unit is not prominent within the wider basin landscape.
Views	The unit affords attractive mid-range views along the river, and to the Sugar Loaf and Ferry Hill ONL backdrop.

Landscape Character Unit	3: Shotover River Terrace
Enclosure/openness	A moderate sense of openness within the unit as a consequence of the limited vegetation patterns. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment.
Complexity	Steep slopes between the terrace and Fitzpatrick Basin provide localised complexity in places.
Coherence	Generally, a relatively low level of coherence as a consequence of varying landform and vegetation patterns.
Naturalness	A moderate sense of naturalness as a consequence of the landform separation of this area from the neighbouring Fitzpatrick Basin, its proximity to the Shotover and its aspect adjacent an undeveloped ONL area on the opposite side of the river.
Sense of Place	Generally the unit reads as a discrete rural residential area that is strongly connected to the Shotover River and the undeveloped ONL area to the south.
Potential landscape issues and constraints associated with additional development	Relatively open and exposed nature of the unit, within an extremely high value landscape context dominated by ONLs, makes it highly sensitive to landscape change. Southern aspect. A very private landscape with virtually no public access. Generally relatively small-scaled lots.
Potential landscape opportunities and benefits associated with additional development	Close proximity to Queenstown. Contained nature of location. Riparian restoration potential. Potential for integration of walkways/cycleways etc. associated with riverscape.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of (relative) remoteness and connection with the riverscape and surrounding mountains.
Capability to absorb additional development	Low

4: Tucker Beach

Landscape Character Unit	4: Tucker Beach
Landform patterns	Flat alluvial river terraces edged and interspersed by steep hill slopes with steep river cliffs along northern edge.
Vegetation patterns	Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU) and hill slopes. Exotic amenity plantings around dwellings. Scattered shade trees and scrub in places, with mown grass and grazed areas evident.
Hydrology	The streams drain from Ferry Hill/Lake Johnson environs into the unit.
Proximity to ONL/ONF	Adjacent ONL (WB) of the Shotover River and mountain landform (Ferry Hill environs) to the south.
Character Unit boundaries	North: Shotover River vegetation clad cliffs/ONL. East: Quail Rise urban area. South: ONL/study area boundary. West: ONL/study area boundary.
Land use	Rural residential with some working rural uses evident throughout the land at the western end of the unit. A substantial portion of the undeveloped land at the western end of the unit is in DoC ownership.
Settlement patterns	Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONL mountain backdrop. Numerous consented but unbuilt platforms (20). Typical lot size: <ul style="list-style-type: none"> • central and eastern end of the unit < 4ha (with the odd larger lot: 20-50ha); • western end of the unit: over 500ha.
Proximity to key route	Accessed via a dead - end road.
Heritage features	No buildings / features identified in PDP.
Recreation features	No walkways / cycleways etc. through the area. Substantial DoC reserve land within the central / western portion of the unit.
Infrastructure features	Reticulated water and (some) stormwater / sewer throughout central and western end of the unit. Western end- no reticulated services.

Landscape Character Unit	4: Tucker Beach
Visibility/prominence	The containment of the hill slopes to the south means that visibility is limited to the Shotover corridor, the river terraces to the south, and the upper reaches of Fitzpatrick Basin / Dalefield. The lower lying central and northern portions of the unit and the interior of the flat terraces in the western portion of the unit are not prominent within the wider basin landscape. The elevated hill slopes along the south edge of the unit are locally prominent.
Views	The unit affords attractive mid-range views along the river, and to the wider ONL mountain and hill context.
Enclosure/openness	A varying sense of openness within the unit as a consequence of vegetation patterns. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment.
Complexity	Steep slopes and plantings provide localised complexity in places.
Coherence	A relatively low level of coherence as a consequence of varying landform and vegetation patterns.
Naturalness	A moderate sense of naturalness throughout the western end of the unit as a consequence of the limited level of built development, its proximity to the Shotover and its position adjacent an undeveloped ONL area. The central and eastern end of the unit is considerably more developed and therefore has a lower perception of naturalness. Reinforced by the close proximity of Quail Rise.
Sense of Place	Generally the unit reads as a part of the Shotover River margins with a continuous sleeve of rural living with a clearly legible patterning of decreasing development as one moves westwards away from Quail Rise towards the DoC Reserve .
Potential landscape issues and constraints associated with additional development	Relatively open, exposed and undeveloped nature of the western portion of the unit, within an extremely high value landscape context dominated by ONLs and including a substantial DoC Reserve, makes it highly sensitive to landscape change. Absence of defensible boundaries to existing rural residential and urban zones in the vicinity, make the central and eastern portions of the unit in particular, vulnerable to development creep. Visibility of the development throughout the elevated slopes along the southern edge of the unit.
Potential landscape opportunities and benefits associated with additional development	Close proximity to Queenstown. Relatively contained nature of location. Riparian restoration potential. Potential for integration of walkways/cycleways etc. associated with riverscape. Integration of defensible edges with additional subdivision. Integrating effect of existing development context throughout eastern end of the unit in particular. Easy topography along central and northern portion of the unit. Close proximity of urban infrastructure.

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Landscape Character Unit	4: Tucker Beach
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of (relative) remoteness and connection with the riverscape and surrounding mountains at the western end of the unit. Integration of buildings via planting.
Capability to absorb additional development	Low (at western end) Moderate-High (throughout central and eastern end of the unit)

5: Dalefield

Landscape Character Unit	5: Dalefield
Landform patterns	South-west facing hillside that effectively frames the eastern side of the Fitzpatrick Basin.
Vegetation patterns	Extensive patterning of exotic shelterbelts, hedgerows and exotic amenity plantings around dwellings. Some exotic woodlots. Mix of grazed and mown grass.
Hydrology	Two streams drain across the unit to the Shotover. Third stream drains eastwards to the Wharehuanui Hills LCU.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has longer-range views to the surrounding ONL mountain context.
Character Unit boundaries	North: Ridgeline crest defining Malaghans Valley LCU. East: Dalefield Road, vegetation and cadastral patterns. South: study area boundary/ONL. West: Vegetation and cadastral patterns.
Land use	Rural lifestyle/hobby farming and rural residential land uses dominate.
Settlement patterns	Dwellings scattered throughout the entire unit. Very few consented yet unbuilt platforms (6). Typical lot sizes: predominantly <4ha with some 4-10ha.
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road) and Dalefield Road itself.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways etc. through the area.

Landscape Character Unit	5: Dalefield
Infrastructure features	No reticulated sewer, water or stormwater.
Visibility/prominence	Despite the elevated hillslope location, the extensive vegetation throughout Dalefield means that development within the area is generally well screened/integrated. That said, the area is visible from the mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	The unit affords attractive long-range views to the surrounding ONL mountain setting (above or framed by vegetation). The unit is visible from the neighbouring Fitzpatrick Basin (Landscape Character Unit 2) and from the river terraces and ONL mountain slopes (Sugar Loaf and Ferry Hill) on the south side of the Shotover River (i.e. Tucker Beach: LCU 4 environs).
Enclosure/openness	A high level of enclosure and containment as a consequence of the vegetation patterning.
Complexity	The extensive vegetation patterns contribute a high degree of complexity.
Coherence	The coherence of the extensive vegetation patterns is compromised by the varied planting characters evident throughout individual lots.
Naturalness	Generally a relatively low perception of naturalness as a consequence of the level of rural residential development. Whilst many buildings are well integrated by plantings (and therefore visually discreet), the varied and complex patterning of the plantings reinforces the lot arrangement.
Sense of Place	Generally, the area reads as a well-established and reasonably intensively-inhabited leafy rural residential landscape.
Potential landscape issues and constraints associated with additional development	Very few larger-scaled lots. Existing platform and lot arrangement together with the vegetation patterning is likely to make it very difficult to locate new building platforms.
Potential landscape opportunities and benefits associated with additional development	Close proximity to Queenstown. Relatively visually discreet nature of the location (primarily due to vegetation patterning). Riparian planting potential. Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Unobtrusiveness of buildings and their integration via planting.

Landscape Character Unit	5: Dalefield
Capability to absorb additional development	High (Potentially limited by existing building, vegetation and lot patterns.)

6: Wharehuanui Hills

Landscape Character Unit	6: Wharehuanui Hills
Landform patterns	Elevated moraine landform with plateaus, hummocky hills, and remnant kettle lakes. Many of the latter have been converted into amenity pond features.
Vegetation patterns	Scattered exotic shelterbelts and shade trees throughout pastoral areas. Exotic shelterbelts and park-like amenity plantings throughout rural residential lots with native vegetation to pond and watercourse margins. Patches of scrub in gullies. Mix of grazed and mown grass.
Hydrology	Numerous pond and wetland areas together with short watercourses and overland flow paths.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has open, longer-range views to the surrounding ONL mountain context.
Character Unit boundaries	North: Ridgeline crest defining Malaghans Valley LCU. East: Millbrook Structure Plan area. South: Ridgeline crest defining Speargrass Flat LCU. West: Dalefield Road.
Land use	A mix of rural and rural residential land uses evident.
Settlement patterns	Generally, dwellings are located clear of wet areas, positioned to enjoy long-range mountain views and sited to optimise the screening/privacy benefits of the localised hummock landform patterning and vegetation patterns. Relatively few consented but unbuilt platforms (9). Typical lot sizes: predominantly 20-50ha lots with pockets of 4-10ha and < 4ha.
Proximity to key route	Located away from key vehicular route, i.e. accessed via a dead-end road (Mooney Road) or via long driveways off Speargrass Flat Road, Dalefield Road or Lower Shotover Road.
Heritage features	No heritage buildings / features identified in PDP.
Recreation features	No walkways / cycleways etc. through the area.

Landscape Character Unit	6: Wharehuanui Hills
Infrastructure features	No reticulated sewer, water or stormwater.
Visibility/prominence	The elevated and hummocky character of the central portion of the unit is not particularly prominent in terms of the wider basin landscape. The hills and escarpments along the north and south edges of the unit are however highly visible from the surrounding lower lying areas (noting that these areas have been included in the adjacent Landscape Character Units i.e. LCU1 and LCU 8). The area is visible from the (ONL) mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	The unit affords attractive long-range views to the surrounding ONL mountain setting. The containment of localised hummocks means that few dwellings within the unit are visible from the surrounding area (excepting the more distant areas at a higher elevation). In views from the mountain tracks to the north, the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west - east direction across the basin.
Enclosure/openness	A variable sense of openness and containment. Smaller lots tend to exhibit a more enclosed and contained character as a consequence of vegetation patterns. The hummocky landform pattern also serves to create a sense of containment.
Complexity	Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns. The configuration of smaller lots and their associated boundary plantings adds to the complexity.
Coherence	Vegetation patterns generally do not reinforce landform features (excepting pond and stream plantings), which results in the perception of a landscape lacking coherence. This is reinforced by the varying character of plantings evident on individual properties and the wide range of architectural styles evident.
Naturalness	Generally, a limited perception of naturalness as a consequence of the level of rural residential development evident, and the relatively contrived (albeit in the main, attractive) character of plantings.
Sense of Place	Generally, the area reads as a rural residential landscape in which buildings are reasonably well integrated by landform and vegetation. Whilst larger more 'rural' lots are evident, overall the amenity plantings throughout tend to contribute a parkland rather than a working rural landscape impression.
Potential landscape issues and constraints associated with additional development	Poor drainage/wet areas. Potential visibility of development along the north and south ridgeline edges of the unit. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern.

Landscape Character Unit	6: Wharehuanui Hills
Potential landscape opportunities and benefits associated with additional development	Relatively visually discreet nature of the majority of the unit (due to landform and, to a lesser degree, vegetation patterns). Integration potential of landform pattern. Large-scaled lots suggest potential for subdivision. Riparian restoration potential. Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Integration of buildings with landform and planting. Set back of buildings from the ridgeline crests to the north and south edges of the unit.
Capability to absorb additional development	High

7: Domain Road Shotover Terrace

Landscape Character Unit	7: Domain Road Shotover Terrace
Landform patterns	Flat alluvial river terrace edged by steep vegetation-clad river cliffs to the west.
Vegetation patterns	Predominantly exotic vegetation and weeds throughout steep river cliffs (outside of LCU). Scattered exotic shade trees, shelterbelts and amenity plantings around buildings. Mix of grazed and mown grass.
Hydrology	No streams, ponds or wetlands evident.
Proximity to ONL/ONF	Western boundary adjoins Shotover River ONL (WB).
Character Unit boundaries	North: the toe of the Wharehuanui / Dalefield hill slopes, vegetation / cadastral patterning. East: Domain Road, the Hawthorn Triangle hedging and Lower Shotover Road. South: SH6 cutting. West: Shotover River ONL.
Land use	Rural residential and rural lifestyle/hobby farming uses dominate. Some tourist accommodation.

Landscape Character Unit	7: Domain Road Shotover Terrace
Settlement patterns	Generally, dwellings are located to enjoy close-range views of the Shotover River corridor and wider mountain views. Several consented but unbuilt platforms along the south and north end of Domain Road (8 in total). Dwellings accessed from Spence Road (towards the south end of the unit) generally well integrated by plantings. Typical lot sizes: predominantly < 4ha or 4-10ha.
Proximity to key route	The southern end of the unit is close to SH6, a key route between Queenstown, Arrowtown, Wanaka, Cardrona, the Gibbston Valley and Cromwell.
Heritage features	Two heritage buildings/features identified in PDP, including the Old Shotover River Bridge at the southern end of the unit.
Recreation features	A council walkway/cycleway runs along the western edge of the south portion of the unit (i.e. along the Shotover). This forms part of the Queenstown Trail 'Countryside Ride' route.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in north and central parts of the unit.
Visibility/prominence	The dense plantings associated with the Hawthorn Triangle to the east means that visibility is limited to the Shotover corridor, the elevated hills to the east (Slope Hill ONF environs), Quail Rise/LCU4 to the west and Lower Shotover Road to the east. The area is generally not visible from SH6 (highway in substantial cutting), although is visible in part from the Shotover Bridge.
Views	The unit affords highly attractive views of the Shotover corridor and ONL mountain backdrop beyond. The unit is of importance in views from the river corridor, the walkway/cycleway route, Quail Rise, the highway Shotover Bridge (in part) and the Old Shotover River Bridge.
Enclosure/openness	There is a variable sense of enclosure throughout the unit as a consequence of vegetation patterns. The central portion of the unit is generally more open in character.
Complexity	The terrace landform patterning, together with the limited vegetation patterning throughout the central portion of the unit, results in a relatively low level of complexity. The more varied topography and vegetation in the north and south makes these areas more complex.
Coherence	A relatively low level of coherence as a consequence of the variance between landform and vegetation patterns.
Naturalness	A limited sense of naturalness as a consequence of the level of rural residential development, the proximity of the southern part of the unit to SH6, and the proximity to development within LCU 4 (Tucker Beach) and the Quail Rise Structure Plan Area. This is countered to a degree by the scale and undeveloped character of the Shotover River corridor in very close proximity.

Landscape Character Unit	7: Domain Road Shotover Terrace
Sense of Place	Generally, the area reads as a part of the river 'fringe', distinct from the densely-planted and inhabited units of Dalefield and the Hawthorn Triangle (to the north and east respectively), and the more open and elevated landscape associated with Slope Hill to the east.
Potential landscape issues and constraints associated with additional development	The relatively open and exposed nature of the central portion of the unit, within a high value landscape context, makes it sensitive to landscape change. Proximity of popular walkway/cycleway route. The relatively close proximity of visible urban development (Quail Rise) to the southern portion of the unit and proximity of the intensively developed Hawthorn Triangle to the east suggests a reduced sensitivity. The complex patterning of vegetation throughout this portion of the unit also serves to reduce its sensitivity. Integration with consented but unbuilt development - potential for adverse cumulative effects.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest potential for subdivision. Close proximity to Queenstown. 'Developed' context. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Connection with riverscape. Set back of buildings from river cliff/ONL edges. Integration of buildings with plantings.
Capability to absorb additional development	Moderate-High

8: Speargrass Flat

Landscape Character Unit	8: Speargrass Flat
Landform patterns	Relatively open pastoral flat framed by the south-facing slopes of the Wharehuanui Hills to the north, and the steep margins of the Slope Hill 'Foothills' to the south.
Vegetation patterns	Scattered exotic shelterbelts and patches of mixed scrubland in gullies. Isolated bush fragment to eastern end. Exotic pasture grasses dominate.
Hydrology	A series of watercourses and overland flow paths drain southwards across Speargrass Flat from the Wharehuanui Hills to Lake Hayes.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has open longer-range views to surrounding ONL mountain context.
Character Unit boundaries	North: ridgeline crest, Millbrook Structure Plan area. East: crest of hill slopes, Lake Hayes Rural Residential landuse pattern/cadastral boundaries, Speargrass Flat Road. South: ridgeline crest, Hawthorn Triangle hedging. West: vegetation patterns/stream.
Land use	Predominantly pastoral land use with sparsely scattered rural residential lots.
Settlement patterns	Dwellings tend to be well separated and framed by plantings, or set into localised landform patterns. Generally dwellings are located on the flat land adjacent the road although a very limited number of consented but unbuilt platforms located on elevated hill slopes to the south (that enjoy northern aspect). Overall very few consented but unbuilt platforms (3). Typical lot sizes: the majority of lots are over 50ha.
Proximity to key route	Located away from a key vehicular route. <u>Part of the area is adjacent to Speargrass Flat Road, Hogans Gully Road and Arrowtown Lake Hayes Road.</u>
Heritage features	Two heritage buildings/features identified in PDP.
Recreation features	Speargrass Flat Road is identified as a Council walkway/cycleway. Forms part of Queenstown Trail 'Countryside Ride'.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in places.
Visibility/prominence	The relatively open character of the unit makes it highly visible from the public road network and the elevated hills to the north and south, <u>although the escarpment confining the character unit to the north blocks some views from the north.</u>
Views	Key views relate to the open and spacious pastoral outlook from Speargrass Flat Road (including the walkway/cycleway route) across to the escarpment faces and hillslopes flanking the valley, backdropped by mountains.

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Landscape Character Unit	8: Speargrass Flat
Enclosure/openness	The landform features to the north and south providing a strong sense of containment to the relatively open valley landscape.
Complexity	The hillslopes and escarpment faces to the north and south display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor itself displays a relatively low level of complexity as a consequence of its open and flat nature.
Coherence	The relatively simple and legible bold valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning serves to reinforce the landscape legibility in places.
Naturalness	The area displays a reasonable degree of naturalness as a consequence of the relatively limited level of built development evident.
Sense of Place	Generally, the area displays a predominantly working rural landscape character with scattered and for the most part, relatively subservient rural residential development evident in places. Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling into Speargrass Flat.
Potential landscape issues and constraints associated with additional development	Absence of a robust edge to the Lake Hayes Rural Residential LCU makes Speargrass Flat vulnerable to 'development creep'. Open character, in combination with walkway / cycleway, makes it sensitive to landscape change.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest potential for subdivision. Subdivision around the edges of the Lake Hayes Rural Residential Unit suggest the potential to consolidate the existing rural residential 'node' and integrate a defensible edge. Riparian restoration potential. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness as a 'foil' for the more intensively developed rural residential areas nearby. Views from Speargrass Flat Road to the largely undeveloped hillslopes and escarpment faces to the north and south. Integration of buildings with landform and/or planting.
Capability to absorb additional development	High: around Lake Hayes Rural Residential LCU 12 edges. Low: Elsewhere.

9: Hawthorn Triangle

Landscape Character Unit	9: Hawthorn Triangle
Landform patterns	Flat alluvial river terrace landform. Localised (man-made) mounding within the triangle to assist the integration of dwellings and provide privacy.
Vegetation patterns	Tall hawthorn hedging around almost all three sides of the triangle. Elsewhere exotic shelterbelt plantings. Extensive parkland and amenity plantings within the triangle. Mown grass.
Hydrology	Sporadic amenity ponds and truncated streams.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has mid and longer-range views above the hedging and tree plantings to the ONL mountain context.
Character Unit boundaries	North: Speargrass Flat Road and shelterbelt/hawthorn hedging. East/South: Domain Road and hawthorn hedging. West/South: Lower Shotover Road and hawthorn hedging.
Land use	Rural residential.
Settlement patterns	Densely configured arrangement of consistently high value rural residential dwellings. Dwellings set into mounding and a planted parkland character. A high number of consented but unbuilt platforms (43). Evidence of a high degree of consistency in terms of building development controls (height, colours, fencing, etc.) Overall a distinctly large-lot suburban character. Typical lot sizes: predominantly under 4ha. Largest lots in the 4-10ha range.
Proximity to key route	Located away from a key vehicular route.
Heritage features	One heritage building / feature identified in PDP.
Recreation features	A council walkway / cycleway runs along the south portion of Domain Road edging the triangle, then dog-legs through the unit, emerging to run along the north end of the Lower Shotover Road bordering the triangle. Forms part of Queenstown Trail 'Countryside Ride'.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in several locations.

Landscape Character Unit	9: Hawthorn Triangle
Visibility/prominence	The dense evergreen hedging around the unit's edges serve to screen views into the area from the surrounding road network and properties. The quite distinctive patterning of the triangle as a consequence of its shape, reinforced by the vegetation patterns and contrasting density of development in comparison to the surrounds, makes it a distinctive element in views from the elevated surrounds.
Views	Key views relate to the strongly framed corridor views along the roads bordering the triangle. In many places, the roadside plantings serve to block views from the road to the surrounding mountain context. Other key views relate to the elevated views from Slope Hill environs to the east and the views from the walkway/cycleway route that passes through the unit.
Enclosure/openness	The unit displays a strong sense of enclosure as a consequence of vegetation patterns.
Complexity	The extensive plantings throughout the unit contribute a relatively high degree of complexity. The frequency of buildings and to a lesser degree, mounding adds to this complexity.
Coherence	The relatively limited palette of species and application of (what would appear to be) relatively consistent building development controls (building height, building colours, fencing, etc.) suggests a reasonable degree of coherence. However, the very flat topography and perimeter screen limits an appreciation of this coherence from the roads and landscape around the unit (excepting elevated vantage points).
Naturalness	The unit exhibits a low degree of naturalness as a consequence of the density of existing rural residential development and the relatively contrived character of much of the plantings.
Sense of Place	Generally, the Triangle displays a large-lot suburban parkland character. The tall, linear and dense perimeter plantings serve to screen road (and potentially, private property) views of the wider mountain setting of the Basin and contrast with the more varied planting patterns evident elsewhere in the Basin. This planting does, however, significantly diminish an awareness of the density of development within the triangle from the immediate surrounds (excepting elevated areas).
Potential landscape issues and constraints associated with additional development	Very few larger-scaled lots. Existing platform and lot arrangement, together with mounding and vegetation patterns (which may be covenanted), may physically constrain additional development. Proximity of popular walkway/cycleway route. Integration with consented but unbuilt development - potential for 'internal' adverse cumulative effects (i.e. effects within the triangle).

Landscape Character Unit	9: Hawthorn Triangle
Potential landscape opportunities and benefits associated with additional development	The enclosed and screened nature of the area suggests the potential to integrate additional development with minimal impact on the wider Basin landscape. Close proximity to Queenstown. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Integration of buildings via appropriately-scaled mounding, planting, and the application of a consistent series of building development controls addressing such matters as building height, coverage, colours/materials, fencing, paving, etc.
Capability to absorb additional development	High (Potentially limited by existing building, mounding, and vegetation patterns.)

10: Ladies Mile

Landscape Character Unit	10: Ladies Mile
Landform patterns	Largely flat alluvial river terrace landform spanning between the Shotover River and Lake Hayes. Adjacent the waterbodies at either end, the terrace is stepped.
Vegetation patterns	A fragmented patterning of exotic shelterbelts and scattered exotic amenity plantings around dwellings. Exotic river terrace, lake and river margin vegetation. Horticultural plantings in places.
Hydrology	No ponds and wetlands evident. A very short length of stream on the north side of Ladies Mile Highway.
Proximity to ONL/ONF	North boundary adjoins the Slope Hill ONF (WB). East boundary adjoins Lake Hayes ONF and west boundary adjoins the Shotover River ONL(WB). Longer range views to surrounding ONL mountain context.
Character Unit boundaries	North: Slope Hill ONF, cadastral boundary. East: Lake Hayes ONF. South: Shotover Country, Queenstown Country Club SHA, Lake Hayes Estate. West: Shotover River, Lower Shotover Road.
Land use	Predominantly rural residential with rural uses evident. A large scale retirement village (Queenstown Country Club SHA) has been recently consented on the south side of Ladies Mile Highway (unbuilt). Urban development to the south of the LCU set on lower lying terraces (Lake Hayes Estate, Shotover Country).
Settlement patterns	Dwellings tend to be set well back from the busy highway. Numerous consented but unbuilt platforms evident (36). A quite dense large-lot suburban pattern associated with the rural residential development in places, although the set back from the highway means that there is a limited awareness from the road (McDowell Drive environs). The SHA extends from Lakes Hayes Estate into the river terrace landform associated with Ladies Mile and serves to sever the south side of the LCU into two. The SHA buildings are set back 75m from the highway edge and fronted by orchard, parkland tree plantings and grazing land. Building heights within the SHA that coincide with Ladies Mile LCU range from one storey to three storey. Typical lot sizes: predominance of lots are less than 10ha with 3 lots in the 20-50ha range and 3 over 10ha (albeit straddling the adjacent ONL).
Proximity to key route	SH6 passes through the centre of the LCU and comprises a key vehicular route between Queenstown, Arrowtown, Wanaka, Cardrona, Gibbston Valley and Cromwell.
Heritage features	Approximately seven heritage buildings/features identified in PDP.

Landscape Character Unit	10: Ladies Mile
Recreation features	A Council walkway / cycleway route along the eastern end of the unit linking Lake Hayes Estate with the Lake Hayes circuit. Forms part of the Queenstown Trail 'Commuter Ride'. (NB cycleway runs from the Shotover Bridge along the river edge south of Lake Hayes Estate etc. to link with the Commuter Ride).
Infrastructure features	No reticulated services within the area however adjacent fully serviced urban development (Shotover Country, Lakes Hayes Estate) and reasonable to expect that the Queenstown Country Club SHA within the unit will be fully serviced.
Visibility/prominence	The unit is, for the most part, highly visible from SH6 and the Field Access Road up the Remarkables to the south. The lower-lying character and large-scale cut slopes adjacent the highway at the western end of the LCU means that this western portion (south of SH6) is relatively visually discreet.
Views	Key views relate to the open and relatively uncluttered views from SH6 southwards across the open and predominantly pastoral LCU to the dramatic mountain sequence framing the south side of the basin and Lake Wakatipu, and northwards to Slope Hill. The dramatic character of the views together with their marked contrast with the outlook afforded from SH6 further to the west (i.e. Frankton Flats) make them highly memorable. It is acknowledged that the approved Queenstown Country Club SHA will significantly alter this impression. The LCU also affords highly attractive vistas out across Lake Hayes. In more elevated views, the area also forms a distinctive green swathe, contrasting with the urban development of Shotover Country, Lake Hayes Estate immediately to the south and the approved SHA (unbuilt) on the terrace.
Enclosure/openness	The unit itself displays a relatively open character framed by Slope Hill to the north and the Remarkables Range to the south. To the south, plantings throughout the terrace faces edging the lower-lying urban areas of Lake Hayes Estate and Shotover Country provide low-level and reasonably distant containment. This will be disrupted by the plantings and buildings associated with the approved Queenstown Country Club SHA which will effectively sever the south side of the LCU into two separate areas.
Complexity	The limited extent of planting and relatively uniform topography contributes a low level of complexity throughout the LCU (excepting the SHA area).
Coherence	The flat topography and fragmented vegetation patterns suggests a low level of coherence. This is countered to a degree by the relatively consistently open and pastoral character of the majority of the unit (excepting the SHA).
Naturalness	The unit displays a low level of naturalness as a consequence of its proximity to the busy state highway (SH6), the distinctly urban character of the SHA consented in the area, and an awareness (albeit limited) at the eastern end of the LCU of the Lake Hayes Estate urban development.

Landscape Character Unit	10: Ladies Mile
Sense of Place	Generally, Ladies Mile reads as a critical part of the 'green' entrance to Queenstown. The care that has been taken to ensure that both rural residential and urban development in the vicinity is not visible from the road reinforces the role of this unit as a spacious green entrance. This has however been significantly compromised by the Queenstown Country Club SHA retirement village development which confers a distinctly urban character in a prominent, central and sizeable part of the LCU. The LCU also functions as an important 'breathing space' between the urban development of Frankton Flats to the west (and Queenstown proper beyond) and the ribbon development and rural residential 'node' associated with Lake Hayes to the east. Again it is acknowledged that the character of development associated with the Queenstown Country Club SHA significantly compromises this impression.
Potential landscape issues and constraints associated with additional development	Role of the unit as a 'green' entrance to Queenstown. The function of the LCU as an important scenic route and its proximity to ONFs. Role of the area as a 'breathing space' between the urban area to the west and the relatively consistent and intensive patterning of rural residential development associated with Lake Hayes to the east.
Potential landscape opportunities and benefits associated with additional development	The discreet nature of the western end of the unit makes it more suited to absorbing change. Larger-scaled lots suggest the potential for subdivision whilst retaining generous setback from SH6. Close proximity to Queenstown. Close proximity to urban infrastructure. Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development. Potential for integration of walkways/cycleways. Riparian restoration potential (limited).
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of a spacious, green entrance to Queenstown. Views from SH6 to the surrounding mountain / hill / lake context.
Capability to absorb additional development	High

11: Slope Hill 'Foothills'

Landscape Character Unit	11: Slope Hill 'Foothills'
Landform patterns	Elevated and complex patterning of hills ranging from moderate to steeply sloping in places. Elevated hummock pattern throughout central portion with remnant kettle lakes.

Landscape Character Unit	11: Slope Hill 'Foothills'
Vegetation patterns	Exotic shelterbelts, woodlots, remnant gully vegetation, and exotic amenity plantings around older rural residential dwellings. Predominantly grazed grass although smaller lots tends to be mown.
Hydrology	Numerous streams, ponds and localised wet areas.
Proximity to ONL/ONF	Adjoins Slope Hill/Lake Hayes ONF.
Character Unit boundaries	North: Ridgeline crest. East: Ridgeline crest/ONF. South: Toe of Slope Hill ONF. West: Lower Shotover Road.
Land use	Mix of rural and rural residential.
Settlement patterns	Dwellings generally located to enjoy long-range basin and mountain views. Older rural residential development tends to be well integrated by planting and/or localised landform patterns. Newer rural residential is considerably more exposed, with buildings sited to exploit landform screening (where possible). Clustered development evident in places. Numerous consented but unbuilt platforms (43). Extensive Environment Court history. Typical lot sizes: evenly distributed mix. One property 100-500ha range, another 50-100ha. Balance typically shared lots or 4-10ha range.
Proximity to key route	Located away from key vehicular route.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	A Council walkway/cycleway runs along Slope Hill Road (forms part of the Queenstown Trail 'Countryside Ride').
Infrastructure features	Reticulated water, sewer and stormwater in places.
Existing zoning	PDP: Western slopes overlooking Hawthorn Triangle: Rural Lifestyle (no defensible edges). Balance of the unit: Rural.
Visibility/prominence	The elevated nature of the unit and its location adjacent a flat plain on its western side means that this part of the area is visually prominent. The steep hillslopes and escarpment faces edging Speargrass Flat to the north and Lake Hayes to the east, together with Slope Hill itself, serve to limit visibility of the balance of the unit from the wider basin landscape.
Views	Key views relate to the open vistas available from parts of Hawthorn Triangle environs to the western portion of the unit. The unit affords attractive long-range views out over the basin to the surrounding ONL mountain setting.

Landscape Character Unit	11: Slope Hill 'Foothills'
Enclosure/openness	A variable sense of openness and enclosure. The older and more established rural residential development throughout the elevated slopes on the western side of the unit are reasonably enclosed, despite their elevation. Throughout the central and eastern areas, landform provides containment at a macro scale.
Complexity	Generally, a relatively complex unit due to the landform patterning. Vegetation patterns add to the complexity in places.
Coherence	The coordination of landform and vegetation patterns in places (associated with gully plantings), contributes a degree of landscape coherence. Elsewhere the discordant vegetation and landform patterning means that there is a limited perception of landscape coherence.
Naturalness	A variable sense of naturalness, largely dependent on how well buildings are integrated into the landscape. The large number of consented but unbuilt platforms suggest that a perception of naturalness could reduce appreciably in time.
Sense of Place	Generally, the area reads as a mixed rural and rural residential landscape. The elevated portions of the area read as a rural residential landscape 'at, or very near, its limit'. The lower-lying stream valley area to the east remains largely undeveloped, and functions as somewhat of a 'foil' for the more intensive rural residential landscape associated with the surrounding elevated slopes.
Potential landscape issues and constraints associated with additional development	DoC ownership of part of low lying stream valley to the east. Drainage in places (e.g. low-lying stream valley to east). Potential visibility of development throughout western hillslopes in particular. Importance of the western slopes as a contrasting and highly attractive backdrop to the intensive patterning throughout the Hawthorne Triangle, particularly in views from within the triangle. Proximity of popular walkway/cycleway route. Environment Court history suggest that the capacity has been fully exploited in most parts of the LCU.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Large-scaled lots suggest potential for subdivision. Improved landscape legibility via gully and steep slope planting.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform pattern. Careful integration of buildings with landform and planting. Set back of buildings from ridgeline crests to north and east of unit.
Capability to absorb additional development	Low

12: Lake Hayes Rural Residential

Landscape Character Unit	12: Lake Hayes Rural Residential
Landform patterns	Flat lake terrace / valley floor landform.
Vegetation patterns	Extensive exotic amenity plantings around established rural residential dwellings and along watercourses.
Hydrology	Several streams drain across the land unit to Lake Hayes.
Proximity to ONL/ONF	Adjoins Lake Hayes ONF along south edge.
Character Unit boundaries	North: Speargrass Flat Road, cadastral boundary, Hogans Gully. East: ridgeline crest. South: Toe of Speargrass Flat hillslopes, Lake Hayes ONF, descending ridgeline crest, Bendemeer Special Zone. West: cadastral boundary.
Land use	Almost entirely rural residential land use. Slivers of QLDC land including a lake front reserve. Agistment uses evident on the south-east corner of Arrowtown Lake Hayes Road/Hogans Gully intersection.
Settlement patterns	Dwellings intensively clustered around the northern end of Lake Hayes and reasonably evenly distributed to the west, along the narrow flat margin on the south side of Speargrass Flat Road. Evenly dispersed arrangement of consented but unbuilt platforms throughout the flat land on the south-east corner of Arrowtown Lake Hayes Road/Hogans Gully intersection. Numerous consented but unbuilt platforms, particularly in the south-east corner of Arrowtown Lake Hayes Road / Hogans Gully intersection (27). More recent development would appear to have had consistent design controls applied and required mounding/planting which assist integration. Typical lot sizes: < 4ha.
Proximity to key route	Located on a popular route between Queenstown and Arrowtown (Arrowtown Lake Hayes Road).
Heritage features	Approximately two heritage buildings / features identified in PDP.
Recreation features	Council walkway / cycleway route passes through the area linking the Queenstown Trail 'Lake Hayes Circuit' to the 'Countryside Ride'. Art gallery, lakefront reserve.
Infrastructure features	The majority of the unit has reticulated sewer and water. Limited reticulated stormwater.

Landscape Character Unit	12: Lake Hayes Rural Residential
Visibility/prominence	The relatively low-lying and well-vegetated character of much of the unit makes it relatively visually discreet. The exceptions to this are the open and unbuilt (as yet) pocket at the eastern end and parts of the linear area adjacent Speargrass Flat Road at the western end of the unit.
Views	Key views relate to the outlook from the surrounding road network and walkway/cycleway route. Views from within the unit to Lake Hayes and the surrounding ONL mountain context.
Enclosure/openness	Generally, a high degree of enclosure as a consequence of the vegetation patterns. A considerably greater sense of openness at the western and eastern edges of the unit resulting in a direct relationship with the neighbouring Speargrass Flats LCU.
Complexity	The extensive plantings throughout the unit contribute a relatively high degree of complexity, excepting the western and eastern ends, which are more open in character.
Coherence	At a more detailed level, the varied patterning and character of plantings on individual lots results in a relatively low level of landscape coherence. However, at the macro level, the contrasting character of the relatively densely-planted (and inhabited) character of the unit in comparison to the surrounds lends a strong sense of coherence.
Naturalness	Generally, a low perception of naturalness as a consequence of the level of rural residential development.
Sense of Place	Generally, the unit reads as a distinct 'node' of rural residential development at the northern end of Lake Hayes (despite not having a discernible 'heart') that is buffered from the lake by plantings/open space. The ribbon-type patterning at the western end, extent of (as yet, unbuilt) development at the eastern end, and absence of legible defensible edges, including for the development to the north of Speargrass Flat Road, confer the impression of an 'actively' spreading node.
Potential landscape issues and constraints associated with additional development	Absence of legible edges to the west and north edges of the unit. Very few larger-scaled lots to accommodate additional development. Existing platform and lot arrangement together with vegetation patterns may constrain additional development. Proximity of popular walkway / cycleway route.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Integration of defensible edges with additional subdivision. The enclosed and screened nature of the area, together with its established rural residential node character, suggests the potential to integrate additional development with minimal impact on the wider basin landscape. Easy topography.

Landscape Character Unit	12: Lake Hayes Rural Residential
Environmental characteristics and visual amenity values to be maintained and enhanced	Integration of buildings via planting and the application of building design controls.
Capability to absorb additional development	High (Potentially limited by existing building, vegetation and lot patterns)

13: Lake Hayes Slopes

Landscape Character Unit	13: Lake Hayes Slopes
Landform patterns	Variably steep to moderately sloping hillslopes.
Vegetation patterns	Fragmented patterning of exotic shelterbelts and amenity plantings. Viticulture in places.
Hydrology	No streams, ponds, wetlands evident.
Proximity to ONL/ONF	Southern edge adjoins Morven Hill ONL(WB). Overlooks Lake Hayes / Slope Hill ONF.
Character Unit boundaries	North: Descending ridgeline crest. East: Bendemeer Special Zone. South: Morven Hill ONL (WB). West: Lake Hayes or Arrowtown Lake Hayes Road / Low Density Residential zone straddling Lake Hayes.
Land use	Predominantly rural residential. QLDC land. Viticulture, hobby farming and public uses evident.
Settlement patterns	Dwellings scattered throughout slopes to enjoy panoramic lake and mountain views. Roading snakes up steep hillsides. Numerous consented but unbuilt platforms (24). Older dwellings reasonably well integrated by vegetation and generally of a relatively modest scale. Newer dwellings very exposed and larger-scaled. Typical lot sizes: almost all of the lots under 10ha.

Landscape Character Unit	13: Lake Hayes Slopes
Proximity to key route	The majority of the unit is located on a popular route between Queenstown and Arrowtown (Arrowtown Lake Hayes Road). The southern portion of the unit is located on SH6, a key vehicular route between Queenstown, Wanaka, Cardrona, Gibbston Valley and Cromwell.
Heritage features	Approximately four heritage buildings/features identified in PDP.
Recreation features	No specific walkway or cycleway through the area, although Lake Hayes circuit (part of Queenstown Trail), nearby. Winery, cafes, scenic reserve, rowing club
Infrastructure features	Majority of the area has reticulated water, sewer and stormwater.
Visibility/prominence	The elevated and exposed nature of much of the unit makes it prominent in views from Lake Hayes, parts of SH6, the walkway/cycleway around Lake Hayes and the Arrowtown Lake Hayes Road.
Views	Key views relate to the views from the road network and Lake Hayes (including walkway/cycleway) to the area, and from the unit to the lake and mountain (ONF and ONL) setting.
Enclosure/openness	Generally, a relatively low degree of enclosure as a consequence of the elevated hillslope location and absence of vegetation.
Complexity	The hillslope landform patterns contribute complexity in places; however, this is somewhat outweighed by the paucity of vegetation.
Coherence	Generally, a low degree of landscape coherence as a consequence of the open and exposed character, together with the frequency of highly visible large-scale buildings and winding roads up steep hill slopes.
Naturalness	Generally, a low degree of naturalness as a consequence of the frequency and exposure of buildings.
Sense of Place	Generally, the area displays a relatively unsympathetic rural residential character that reads as development sprawl up the hillsides. The exception to this is the older and lower lying, generally more modest development adjacent Arrowtown-Lake Hayes Road.
Potential landscape issues and constraints associated with additional development	Elevated and exposed location that is highly visible from the surrounding area, including key scenic routes. Steep topography. Absence of vegetation. Risk of exacerbating perception of development sprawl.

Landscape Character Unit	13: Lake Hayes Slopes
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest potential for subdivision. Improve landscape legibility via gully/steep slope planting.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Careful integration of buildings with landform and planting.
Capability to absorb additional development	Low

14: Lake Hayes Terrace

Landscape Character Unit	14: Lake Hayes Terrace
Landform patterns	Elevated alluvial terrace landform.
Vegetation patterns	Exotic and remnant riparian vegetation along Hayes Creek margins. Exotic amenity plantings around dwellings. Fragmented shelterbelt plantings and hedgerows.
Hydrology	Bordered by the Hayes Creek to the west. No streams or wetlands evident. Amenity pond.
Proximity to ONL/ONF	Adjoins Morven Hill ONL (WB) along east and south boundary and Lake Hayes ONF along north boundary.
Character Unit boundaries	North: Lake Hayes ONF. East: Morven Hill ONL (WB). South: Morven Hill ONL (WB). West: Hayes Creek.
Land use	Rural residential uses with some lifestyle / hobby farming evident.
Settlement patterns	Dwellings typically located to the eastern edges of the terrace. Few consented but unbuilt platforms within the unit (2). Typical lot sizes: Predominantly 10-20ha. Smaller lots along eastern edge straddling ONL (under 10ha).

Landscape Character Unit	14: Lake Hayes Terrace
Proximity to key route	Located adjacent SH6, although its elevated terrace setting means that the unit is reasonably discreet from the highway.
Heritage features	No heritage buildings / features identified in PDP.
Recreation features	No walkways/cycleways through the area.
Infrastructure features	Reticulated water supply. Reticulated sewer nearby along SH6. No reticulated stormwater.
Visibility/prominence	Despite its elevation, the area is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, and the low-lying position of SH6 relative to the terrace. The area is visible from Lake Hayes Estate and in more distant views from Ladies Mile Highway further to the west.
Views	Key 'external' views relate to the distant view from Ladies Mile Highway across to the terrace backdropped by Morven Hill and views from Lake Hayes (including the walkway/cycleway route) to the area. From within the unit, key views relate to the highly attractive northern views towards Lake Hayes and Slope Hill and the quite different outlook westwards to Lake Hayes Estate urban area.
Enclosure/openness	The unit has a reasonably high degree of openness as a consequence of the landform and vegetation patterns. That said, the Morven Hill landform and Remarkables Range to the east and south respectively, provide a strong sense of containment.
Complexity	Generally, the unit displays a low level of complexity as a consequence of landform and vegetative patterns.
Coherence	Similarly, the absence of distinctive and coordinated landform, vegetation or building patterning confers a relatively low level of landscape coherence.
Naturalness	Generally, a relatively low sense of naturalness as a consequence of the close proximity and exposure of the area to the lower lying Lake Hayes Estate urban area on the west side of Hayes Creek (despite close proximity of ONL/ONF).
Sense of Place	Generally, the area reads as a relatively undeveloped small-scale plateau sandwiched between the urban area of Lake Hayes Estate and the Morven Hill ONL (WB).
Potential landscape issues and constraints associated with additional development	Importance of the unit as a buffer between the urban area to the west and the ONL to the east and south.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest the potential for subdivision. Easy topography. 'Developed' context to the west. Proximity of urban infrastructure.

Landscape Character Unit	14: Lake Hayes Terrace
Environmental characteristics and visual amenity values to be maintained and enhanced	Impression of the area as a relatively visually discreet buffer between the urban area of Lake Hayes Estate and the undeveloped Morven Hill ONL to the east. Integration of buildings with plantings.
Capability to absorb additional development	Moderate-High

15: Hogans Gully

Landscape Character Unit	15: Hogans Gully
Landform patterns	Gully framed by moraine-type landform, with the latter characterised by hummocky hills interspersed with plateaus.
Vegetation patterns	Isolated stands of bush, and patches of scrub in gullies and throughout some steeper areas. Exotic amenity plantings around buildings.
Hydrology	Complex network of streams and overland flow paths draining eastwards across the unit to the Arrow River.
Proximity to ONL/ONF	Does not adjoin ONL or ONF; however, open longer-range views to surrounding ONL context.
Character Unit boundaries	North: Ridgeline crest, SHA, golf course. East: toe of hummocky landform, Arrow River, cadastral boundary. South: Stream and Bendemeer Special Zone (LCU 16). West: Bendemeer Special Zone (LCU 16).
Land use	Mix of rural residential and rural. Relatively unkempt character of some of the larger rural lots suggests marginally productive.
Settlement patterns	Sparse scattering of dwellings, generally set back from the road and/or well contained by landform / vegetative patterns. No consented but unbuilt platforms evident. Typical lot sizes: predominantly larger lots >20ha. Some smaller lots (<4ha and 4-10ha) at north western end of unit.
Proximity to key route	McDonnell Road passes through the eastern end of the unit which is a popular route between Arrowtown and SH6 / Arrow Junction.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No Council walkways/cycleways within the unit.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water on north side of Hogans Gully Road.
Visibility/prominence	Visibility of the unit from Hogans Gully Road is limited to the plateaus and slopes immediately adjacent. The elevated hummocky nature of the balance of the unit means that visibility is limited to the higher ground to the north (The Hills LCU 22), the elevated land to the west (Bendemeer LCU 16), the Crown Terrace (LCU 20) and ONL(WB) mountain range to the east. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	15: Hogans Gully
Views	Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Morven Hill. The outlook from Hogans Gully Road comprises a relatively attractive, 'low key' rural view in which buildings are subservient. From within the unit, key views relate to the attractive long-range views to the surrounding ONL mountain setting.
Enclosure/openness	The gully itself displays a relatively open character; however, throughout the elevated areas on either side, the hummocky landform pattern serves to create a sense of enclosure.
Complexity	Generally, there is a variable degree of complexity that derives from the gully and moraine landform pattern.
Coherence	Vegetation patterns reinforce landform patterns in places, conferring a limited sense of coherence.
Naturalness	Generally, a moderate to high perception of naturalness as a consequence of the limited visibility and sparse arrangement of buildings and the relatively 'unkempt' character of the area.
Sense of Place	Generally, the area reads as a mixed rural and rural residential area that is somewhat tucked away and forgotten. As a consequence, the unit functions as 'breathing space' between the more intensive rural residential 'nodes' at the north end of Lake Hayes (to the west) and the Arrow River crossing (to the east).
Potential landscape issues and constraints associated with additional development	Potential visibility from nearby rural residential development on elevated land (Bendemeer), ONLs (including tracks) and zig zag lookout. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. Potential visibility of development along ridgeline edges and from Hogans Gully Road. Lack of defensible edges in places. Potential for development to read as sprawl between the Lake Hayes Rural Residential and Arrow Junction 'nodes'. Also the potential for development here to read as sprawl between Arrow Junction and Arrowsouth South.
Potential landscape opportunities and benefits associated with additional development	Integration potential of landform pattern. Riparian restoration potential. Larger-scaled lots suggest potential for subdivision. Relatively visually discreet nature of the majority of the unit (due to landform and to a lesser degree, vegetation patterns). Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Buildings integrated by landform and vegetation. Retention of hummock landform pattern. Reinforcement of landform patterning via gully / stream plantings.
Capability to absorb additional development	Moderate

16: Bendemeer

Landscape Character Unit	16: Bendemeer
Landform patterns	Elevated moraine landform with plateaus, hummocky hills and remnant kettle lakes. Many of the latter have been converted into amenity pond features.
Vegetation patterns	Exotic amenity plantings associated with rural residential lots. Exotic pasture grasses dominate.
Hydrology	Ponds and watercourses.
Proximity to ONL/ONF	South boundary adjoins Morven Hill ONL (WB).
Character Unit boundaries	North: Toe of steep hill slopes/Special Zone boundary East: Special Zone boundary South: SH 6/ONL (WB) / Special Zone boundary West: Special Zone boundary
Land use	Rural residential
Settlement patterns	A Special Zone applies to the area that enables residential, commercial and visitor accommodation facilities within an open rural environment. Gated entrance requiring security codes (NB unable to visit the area). A limited number of buildings appear to have been constructed to date. Numerous consented but unbuilt platforms (28). Typical lot sizes: generally smaller lots (under 4ha) with shared ownership balance lot(s).
Proximity to key route	Accessed via SH6 although visually separated.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No Council walkways/cycleways within the unit.
Infrastructure features	Reticulated sewer, water and partial water.
Visibility/prominence	The elevated and hummocky character of the area means that aside from its edges and views from nearby higher ground (e.g. Morven Hill), the unit is relatively visually discreet. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	16: Bendemeer
Views	Key views are expected to relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural / rural residential land flanking Morven Hill. The unit is expected to afford attractive mid - long range views to Lake Hayes and the surrounding ONL mountain setting.
Enclosure/openness	A reasonably high degree of openness as a consequence of the landform and vegetation patterns. In time, this may change as plantings associated with built development mature.
Complexity	A variable degree of complexity deriving from the moraine landform pattern.
Coherence	The limited coordination of landform and vegetation patterns means that there is a limited perception of landscape coherence.
Naturalness	The unit is expected to display a relatively low perception of naturalness as a consequence of the level of rural residential development.
Sense of Place	Generally the area reads as an overtly private, gated, rural residential landscape. This serves to set the area apart from the predominantly rural residential Lakes Hayes Slopes LCU 13 to the west and the more mixed rural/rural residential landscape of Hogans Gully to the east (LCU15).
Potential landscape issues and constraints associated with additional development	Bendemeer Special Zoning is likely to have thoroughly explored the development capacity of the unit, therefore likely to be very limited potential for further development without generating appreciable adverse landscape effects. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern.
Potential landscape opportunities and benefits associated with additional development	Landscape opportunities are likely to have been fully explored as part of Bendemeer Special Zone process.
Environmental characteristics and visual amenity values to be maintained and enhanced	Buildings integrated by landform and vegetation. Retention of hummock landform pattern. Reinforcement of landform patterning via gully / stream plantings.
Capability to absorb additional development	Low

17: Morven Ferry

Landscape Character Unit	17: Morven Ferry
Landform patterns	Generally flat alluvial terrace landform.
Vegetation patterns	Exotic shelterbelts, scattered shade trees, the odd exotic woodlot planting, exotic amenity plantings around dwellings. Exotic pasture grasses dominate.
Hydrology	No streams, wetlands or ponds evident.
Proximity to ONL/ONF	Adjoins the Arrow River ONF along part of eastern edge and the Morven Hill ONL (WB) along western edge.
Character Unit boundaries	North: Cadastral boundaries. East: McDonnell Road, Arrow Junction rural residential land use edge (cadastral boundaries), Arrow River ONF. South: Toe of moraine landform east of Morven Hill. West: Morven Hill ONL boundary, Bendemeer Special Zone, toe of Hogans Gully hillslopes.
Land use	Predominantly rural residential and hobby farming type uses. Some areas of more open pastoral land particularly adjacent McDonnell Road.
Settlement patterns	Dispersed patterning with some consented but unbuilt platforms (7). Typical lot sizes: large lots on west side of McDonnell Road (>20ha). Elsewhere mix of under 4ha and 4-10ha with the odd lot between 20-50ha in size.
Proximity to key route	SH6 passes through the unit. McDonnell Road also traverses the unit – a popular route between SH6 and Arrowtown.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow Bridges Ride'.
Infrastructure features	No reticulated sewer or stormwater. Very limited water reticulation.
Visibility/prominence	The northern portion of the unit enjoys a reasonably high public profile as a consequence of its location adjacent SH6 and McDonnell Road in conjunction with the relatively open nature of this part of the unit. In contrast, the southern portion of the unit is considerably more visually discreet as a result of its quiet rural road context and vegetation patterns. The popular walkway/cycleway route that passes through this area increases its 'profile'. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	17: Morven Ferry
Views	Key views relate to the memorable vista from SH6 and the walkway/cycleway to the Crown Terrace escarpment and ONL ranges to the south, and the highly attractive open views across the area from SH6 and the walkway/cycleway to Morven Hill and the flanking moraine 'foothill' landscape to the north. With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a part of the swathe of relatively low lying, flat rural/rural residential land flanking Morven Hill.
Enclosure/openness	The unit displays a variable sense of openness and enclosure largely as a consequence of vegetation patterns.
Complexity	Similarly, the unit exhibits a variable degree of complexity, largely as a consequence of vegetation patterns.
Coherence	The fragmented patterning of vegetation features detracts from the underlying coherence associated with the relatively uniform flat topography. The range of building styles evident does not reinforce the landscape coherence.
Naturalness	Generally, a moderate to low level of naturalness as a consequence of the patterning and visibility of rural residential development.
Sense of Place	Generally, the area reads a mixed rural and rural residential landscape on the edge of the established Arrow Junction rural residential 'node'.
Potential landscape issues and constraints associated with additional development	The location of the northern portion of the area adjacent to scenic routes, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the east associated with Arrow Junction makes the unit vulnerable to development creep. Potential for development in northern portion to read as sprawling into Hogans Gully and northwards to Arrowtown. Walkway/cycleway proximity.
Potential landscape opportunities and benefits associated with additional development	Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Potential for development to form a legible node, as a consequence of 'junction' function, landform pattern (contrasting 'flats') and noting that this patterning is already emerging immediately to the east. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Open views from SH 6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south. Open views from SH 6 and McDonnell Road to Morven Hill and the flanking moraine 'foothill' landscape to the north. Integration of buildings with planting.

Landscape Character Unit	17: Morven Ferry
Capability to absorb additional development	Moderate-Low

18: Morven Eastern 'Foothills'

Landscape Character Unit	18: Morven Eastern 'Foothills'
Landform patterns	Elevated moraine landform with plateaus, hummocky hills, swamps and remnant kettle lakes.
Vegetation patterns	Exotic shelterbelts and hedgerows in places. The odd scattered woodlot and patches of scrub in gullies. Pond edge plantings. Exotic pasture grasses dominate.
Hydrology	Stream, amenity and farm ponds, and wetland features evident.
Proximity to ONL/ONF	Adjoins ONL (WB) on west and south sides and Arrow River ONF on eastern side.
Character Unit boundaries	North: Toe of the moraine landform. East: Arrow River ONF. South: ONL(WB)/study area boundary. West: ONL(WB)/study area boundary.
Land use	Predominantly rural lifestyle / hobby farming and more generously proportioned working rural lots with a limited amount of rural residential development evident.
Settlement patterns	Dwellings reasonably evenly dispersed along road or stream edges, and well integrated by plantings. A few consented but unbuilt platforms evident (5). Typical lot sizes: majority of unit > 10ha with approximately half of the unit 50ha or greater.
Proximity to key route	Not located near a key route. Morven Ferry Road is a dead-end road.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway passes through the area (forms part of Queenstown Trail 'Twin Rivers Ride' and 'Arrow River Bridges Ride').
Infrastructure features	No reticulated sewer, stormwater or water.

Landscape Character Unit	18: Morven Eastern 'Foothills'
Visibility/prominence	The somewhat sleepy backwater location (on a dead-end road), together with its (relatively) lower-lying topography means that the unit is not particularly prominent in terms of the wider basin landscape. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the dramatic mountain, Morven Hill and Crown Terrace escarpment views available from the walkway / cycleway network, local roads, and dwellings.
Enclosure/openness	A variable sense of openness and enclosure as a consequence of the landform patterning (west of Morven Ferry Road) and vegetation patterning (east of Morven Ferry Road).
Complexity	A correspondingly variable degree of complexity as a result of the landform and vegetation patterns.
Coherence	A low level of landscape coherence. Vegetation patterns generally do not reinforce landform features.
Naturalness	Generally, a moderate perception of naturalness as a consequence of the limited visibility of buildings, the open hummocky pastoral character (particularly to the western side of Morven Ferry Road), and the close proximity and open views to the mountain setting and Crown Terrace escarpment.
Sense of Place	Generally, the area reads as a mixed rural and rural lifestyle / hobby farming area that functions as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east.
Potential landscape issues and constraints associated with additional development	The unit's very close proximity to ONLs and ONFs, location on a popular walkway/cycleway route together with the role of the area as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east, makes it sensitive to additional development.
Potential landscape opportunities and benefits associated with additional development	Hummocky landform on western side of Morven Ferry Road, and vegetation patterns on eastern side of Morven Ferry Road, suggest the potential to absorb additional development. Larger-scaled lots suggest the potential for subdivision. Riparian, pond, and wetland restoration potential. Dead-end road – limited 'profile'.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Integration of buildings with landform and/or planting.

Landscape Character Unit	18: Morven Eastern 'Foothills'
Capability to absorb additional development	Low

19: Gibbston Highway Flats

Landscape Character Unit	19: Gibbston Highway Flats
Landform patterns	Flat river terrace unit sandwiched between the vegetation-clad steep slopes of the Arrow River and the steep scrub and weed-dominated Crown Terrace escarpment.
Vegetation patterns	Numerous exotic shelterbelts and hedgerows, exotic amenity plantings around buildings. Exotic pasture grasses dominate.
Hydrology	A series of streams drain from the Crown Terrace across the flats to the Arrow River. A pond evident.
Proximity to ONL/ONF	Adjoins Crown Range ONL (WB) to the east and Arrow River ONF to the west.
Character Unit boundaries	North: Cadastral boundary. East: Toe of Crown Terrace Escarpment (ONL WB)/study area boundary. South: Top of Arrow River streambanks (ONF). West: Top of Arrow River streambanks (ONF).
Land use	Predominantly working rural landscape with some rural residential development, particularly along the Arrow River edge.
Settlement patterns	Reasonably spacious pattern with very few consented but unbuilt platforms (2). Typical lot sizes: majority of unit > 10ha with approximately half falling in the 20-50ha range.
Proximity to key route	Located on key scenic route between Queenstown and Gibbston Valley, Cromwell (SH6).
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways in the area.
Infrastructure features	No reticulated sewer or stormwater. Limited reticulated water.
Visibility/prominence	The area is highly visible from SH6.

Landscape Character Unit	19: Gibbston Highway Flats
Views	Key views relate to the highly attractive vistas from SH6 westwards across the flats to the Arrow River margins, backdropped by Morven Hill (ONL WB) and the ONL mountain range to the south (Remarkables), and eastwards to the large-scale and scrub-clad Crown Terrace escarpment.
Enclosure/openness	The unit displays a variable sense of enclosure and openness as a consequence of vegetation patterning.
Complexity	Correspondingly variable degree of complexity as a consequence of vegetation patterning.
Coherence	Generally a limited landscape coherence as a consequence of the fragmented vegetation patterns and flat topography.
Naturalness	Generally, a moderate perception of naturalness as a consequence of the working rural landscape impression. The very close proximity of the 'wild' scrub-dominated Crown Terrace escarpment serves to counter the diminishing influence of visible dwellings etc. in terms of naturalness values.
Sense of Place	Generally, the unit reads as a working rural landscape on the very edge or at the entrance (depending on orientation) of the Wakatipu Basin.
Potential landscape issues and constraints associated with additional development	The location of the unit adjacent to a scenic route, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the north associated with Arrow Junction makes the unit vulnerable to development creep. Role of the unit as a 'gateway' to the Wakatipu Basin. Potential for development to read as linear sprawl from the established and legible rural residential 'node' associated with Arrow Junction.
Potential landscape opportunities and benefits associated with additional development	Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Riparian restoration potential.
Environmental characteristics and visual amenity values to be maintained and enhanced	Maintenance of a relatively spacious and, in places, open, working rural landscape character. Open views from SH6 to the Crown Terrace escarpment, the Arrow River margins, Morven Hill and the Remarkables to the south. Impression of the area as a 'green' gateway to the Basin.
Capability to absorb additional development	Very Low.

20: Crown Terrace

Landscape Character Unit	20: Crown Terrace
Landform patterns	Elevated glacial terrace characterised by plateaus interspersed with rolling hummocky hills and includes the lower slopes of the Crown Range.
Vegetation patterns	Scattered exotic shelterbelts/hedgerows, shade trees, pockets of bush and patches of scrub in gullies. Exotic amenity plantings around dwellings in places. Exotic pasture grasses dominate.
Hydrology	Complex network of streams draining westwards across the terrace from the Crown Range to the Arrow River.
Proximity to ONL/ONF	Surrounded by ONL (WB).
Character Unit boundaries	North: ONL (WB) toe of mountain range/study area boundary. East: ONL (WB) toe of mountain range/study area boundary. South: ONL (WB) top of escarpment/study area boundary. West: ONL (WB) top of escarpment/study area boundary.
Land use	Predominantly in rural production with loose groupings of rural residential development throughout the unit.
Settlement patterns	Relatively spacious rural residential development loosely grouped throughout the terrace and oriented to take advantage of the panoramic views out over the Wakatipu Basin. Relatively few existing dwellings. Numerous consented but unbuilt platforms evident (33). Rural buildings evident. Typical lots sizes > 20ha.
Proximity to key route	The Crown Range Road passes through the terrace and comprises an important scenic route linking Queenstown to Cardrona and Wanaka. Formalised scenic lookouts at various points.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways in the area.
Infrastructure features	No reticulated sewer or stormwater. Limited reticulated water.
Visibility/prominence	The elevated and relatively flat topography of the unit means that only its western edges are visible from the basin. The reasonably open character and flat to gently rolling landform pattern makes much of the unit highly visible from the Crown Range Road.

Landscape Character Unit	20: Crown Terrace
Views	Key views relate to the views across the terrace from the Crown Range Road to the Crown Range and wider Wakatipu Basin landscape, and views from the scenic lookouts out over the Wakatipu Basin.
Enclosure/openness	Generally, the unit exhibits a relatively high degree of openness. The Crown Range provides a strong sense of enclosure to the east. The lower-lying large scale basin landscape to the west amplifies the perception of openness.
Complexity	Localised landform (hummocky hills) and vegetation patterns confer a reasonable degree of complexity in places.
Coherence	The legible and largely uncluttered landform patterning, in combination with the predominantly open pastoral character, contributes an impression of coherence. However, minimal interplay between landform and vegetation patterning.
Naturalness	A reasonably high degree of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped Crown Range landscape to the east. In the main, (existing) buildings tend to be well integrated by plantings serving to reduce their prominence.
Sense of Place	Generally, the unit displays a working rural landscape character with a reasonably spacious patterning of rural residential development in places. The terrace serves as an important transition between the 'inhabited' Wakatipu Basin landscape and the relatively unmodified 'wilderness' landscape of the Crown Range to the east.
Potential landscape issues and constraints associated with additional development	The relatively open and exposed nature of the unit, in addition to its importance as a scenic route and as a transition between the Wakatipu Basin and the Crown Range, makes it highly sensitive to landscape change.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Potential integration of walkways/cycleways etc. Larger-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness associated with a predominantly pastoral landscape. Dramatic views from the Crown Range Road to the Wakatipu Basin and surrounding mountain setting. Impression of the area as a transition between the inhabited basin landscape and the more 'wild' Crown Range mountain- scape to the east.
Capability to absorb additional development	Very low.

21: Arrow Junction Rural Residential

Landscape Character Unit	21: Arrow Junction Rural Residential
Landform patterns	Alluvial river terrace landform flanking the west and east sides of the Arrow River.
Vegetation patterns	Exotic amenity planting around dwellings.
Hydrology	A tributary of the Arrow River passes through the northern portion of the unit on the west side of the river, and a stream drains from the Crown Terrace to a pond in the portion of the unit located on the east side of the river.
Proximity to ONL/ONF	The Arrow River ONF passes through the unit. The eastern portion adjoins the Crown Terrace escarpment ONL (WB).
Character Unit boundaries	North: Cadastral boundary. East: Arrow River and toe of Crown Terrace escarpment. South: landuse / cadastral boundaries. West: cadastral boundaries, SH6, McDonnell Road.
Land use	Rural residential with some rural lifestyle / hobby farming uses evident. Council reserve and DoC land on the eastern side of the river.
Settlement patterns	Generally, a node of relatively intensive rural residential development around the SH6 Arrow River crossing. A limited number of consented but unbuilt platforms on the south west side of the unit (5). Some larger-scaled lots to the north end. Typical lot sizes: predominantly <4ha
Proximity to key route	Located on a popular route between Arrowtown and SH6 i.e. McDonnell Road. SH6 passes through the southern portion of the unit.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	A council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow River Bridges Ride'.
Infrastructure features	No reticulated sewer or stormwater. Very limited water reticulation.
Visibility/prominence	The unit's location on a key vehicular route and a popular pedestrian, and cycle route suggests a prominent location. However, the extensive vegetation throughout much of the area, in combination with its low-lying and flat topography, limits visibility. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influence of relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	21: Arrow Junction Rural Residential
Views	Within the unit, roadside views tend to be framed and filtered by vegetation. The walkway / cycleway and SH6 river crossing affords highly attractive views of the Arrow River. Towards the edges of the unit, the open character affords longer range views to the surrounding mountain context. With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a distinct 'node' of rural residential development.
Enclosure/openness	Generally, a relatively high degree of enclosure as a consequence of vegetation patterns.
Complexity	A correspondingly high degree of complexity as a consequence of vegetation patterning.
Coherence	Despite the extensive plantings, the varied character of the vegetation in combination with the predominant patterning of smaller lots results in a landscape of limited coherence.
Naturalness	A relatively low degree of naturalness within the unit itself as a consequence of the level of rural residential development. This is partially offset by the very close proximity of the unit to the 'wild' Crown Terrace escarpment and the vegetated margins of the Arrow River.
Sense of Place	Generally, the area reads as an established node of rural residential development focused on the Arrow River crossing.
Potential landscape issues and constraints associated with additional development	Absence of legible edges to the unit to the southwest, southeast and north west. Existing platform and lot arrangement throughout the 'node' around the river crossing, together with vegetation patterns, may constrain additional development. Walkway/cycleway proximity. Scenic route proximity.
Potential landscape opportunities and benefits associated with additional development	Riparian, pond edge restoration potential. Some larger lots to the northern end of the unit suggest the potential for subdivision. Integration of defensible edges with additional subdivision. The relatively visually discreet nature of the area, together with its established rural residential node character, suggest the potential to integrate additional development with minimal impact on the wider basin landscape. Vegetation provides containment in places. Proximity to good roading infrastructure.
Environmental characteristics and visual amenity values to be maintained and enhanced	Views from SH6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south. Views from SH6 and McDonnell Road Morven Hill and the flanking moraine 'foothill' landscape to the north. Views of the Arrow River from SH6 and the walkway/cycleway route. Integration of buildings via planting.
Capability to absorb additional development	High

22: The Hills

Landscape Character Unit	22: The Hills
Landform patterns	Elevated moraine landform with hummocky hills, plateaus, and remnant kettle lakes, with the latter converted to amenity ponds.
Vegetation patterns	Exotic amenity plantings throughout the golf course and around rural residential dwellings. Native plantings around pond, stream, and wetland features. Isolated pockets of bush and woodlot plantings. Extensive roadside plantings to Arrowtown Lake Hayes Road.
Hydrology	Several streams, ponds, and wetland areas.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: cadastral boundary. East: McDonnell Road, toe of hummocky hill landform pattern. South: toe of hummocky hill landform pattern, stream pattern. West: Arrowtown Lake Hayes Road.
Land use	Golf course and rural residential.
Settlement patterns	Scattered dwellings throughout, primarily located around water features. Numerous consented but unbuilt platforms (18). Gated entrances requiring security codes. Typical lot sizes: large lot single ownership 50-500ha range.
Proximity to key route	Located on Arrowtown Lake Hayes Road which is a popular route between Queenstown and Arrowtown. Also located on McDonnell Road which is a popular route between Arrowtown and SH6 / Arrow Junction.
Heritage features	Two heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways through the unit.
Infrastructure features	Reticulated sewer. No reticulated water or stormwater.

Landscape Character Unit	22: The Hills
Visibility/prominence	<p>The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity and (reasonably) similar elevation means that part of the unit is prominent in the outlook while the hummocky terrain limits visibility to other parts.</p> <p>Roadside plantings limit views from Arrowtown Lake Hayes Road.</p> <p>Eastern edges of the unit are visible from McDonnell Road.</p> <p>The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
Views	<p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlook from McDonnell Road and the western margins of Arrowtown comprises a relatively attractive, golf course / parkland landscape on the edge of Arrowtown. The recently approved Arrowtown South SHA comprising a distinctly urban three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location).</p> <p>From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.</p>
Enclosure/openness	Landform and vegetation create a variable sense of openness and enclosure.
Complexity	Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns.
Coherence	The underlying golf course landscape lends a coherence to the unit.
Naturalness	Generally, a low level of naturalness as a consequence of the distinctly modified character of the golf course setting.
Sense of Place	Generally, the area reads as a distinctly private, highly modified golf course parkland landscape in which rural residential development is an established component. The unit forms part of the swathe of golf courses that 'contain' the western and southern edges of Arrowtown, effectively functioning as a green belt to the village.
Potential landscape issues and constraints associated with additional development	Private golf course and previous (recent) resource consent processes suggests limited further capability for development. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern.

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Landscape Character Unit	22: The Hills
Potential landscape opportunities and benefits associated with additional development	Relatively visually discreet nature of the location (due to landform and, to a lesser degree, vegetation patterns). Integration potential of landform pattern. Riparian restoration potential. Integration of walkways / cycleways. Close proximity to Arrowtown. Large-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Locating buildings so that they are visually discreet. Integration of buildings with landform and planting. Set back of buildings from the ridgeline crests to the eastern edges of the unit.
Capability to absorb additional development	Moderate

23: Millbrook

Landscape Character Unit	23: Millbrook
Landform patterns	The unit predominantly comprises an elevated moraine landform with plateaus, hummocky hills and remnant kettle lakes. The exceptions to this are a band of flat land (effectively part of Malaghans Valley) running along the northern margins., a roche moutonnée (ONF) in the north-eastern quadrant adjacent Malaghans Road and a small flat triangular parcel at the eastern end of the unit.
Vegetation patterns	Extensive exotic amenity planting around buildings and throughout golf course, native riparian and pond edge plantings. Dense evergreen shelterbelt plantings along much of the Malaghans Road frontage. Appreciable stand of native bush in steep-sided gully around Waterfall Park. Generally, manicured lawn and parkland plantings dominate.
Hydrology	Numerous watercourses and amenity ponds.
Proximity to ONL/ONF	Unit includes an ONF (roche moutonnée). Mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: Malaghans Road. East: McDonnell Road, cadastral boundary, Arrowtown Lake Hayes Road. South: Millbrook Special zone boundary. West: Millbrook Special zone boundary.

Landscape Character Unit	23: Millbrook
Land use	Golf course, commercial and rural residential uses dominate. A small area of grazing land around the roche moutonnée.
Settlement patterns	Generally, the area is relatively intensively developed with substantial clusters of two-storey semi-detached and terraced housing units throughout the golf course area, accessed via a complex patterning of semi-rural lanes. Generally, development is set into either a comprehensive parkland setting (Millbrook) or a comprehensive bush setting (Waterfall Park Special Zone – undeveloped). Pockets of more spacious rural residential development in places along Arrowtown Lake Hayes Road. Additional and similarly-scaled development is anticipated throughout the western portion of the Millbrook Special Zone. This area will be flanked by a golf course and landscape protection areas on its 'exposed' western margins. Large lot single ownership.
Proximity to key route	Located on Malaghans Road which comprises an important scenic route between Queenstown and Arrowtown. Also located on Arrowtown Lake Hayes Road – a popular route between Queenstown and Arrowtown.
Heritage features	Two heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway through Millbrook (forms part of the Queenstown Trail 'Countryside Ride'). Golf course, restaurant, etc.
Infrastructure features	Reticulated sewer, water and stormwater.
Visibility/prominence	The dense evergreen shelterbelt plantings along Malaghans Road mean that the majority of development within Millbrook is screened from the much of Malaghans Road. The more open character at the eastern end of the unit is such that the eastern portion of Millbrook is visible from the eastern end of Malaghans Road, Arrowtown Lake Hayes Road and the elevated north western margins of Arrowtown. Buildings are however relatively unobtrusive in these views as a consequence of the well-established parkland plantings. The far eastern triangular area is visually connected to Arrowtown. Waterfall Park (unbuilt) obscured from view by landform and vegetation patterns. The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	23: Millbrook
Views	<p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlooks from Arrowtown Lake Hayes Road and the north-western margins of Arrowtown which comprise a relatively attractive, golf course / parkland landscape on the edge of Arrowtown.</p> <p>The unit affords attractive long-range views to the surrounding ONL mountain setting.</p> <p>The containment of vegetation and localised hummocks means that a relatively limited number of dwellings are visible from the surrounding area (excepting areas at high elevation).</p>
Enclosure/openness	A variable sense of enclosure and openness deriving primarily from vegetation patterns.
Complexity	Generally, a relatively complex unit as a consequence of the landform and vegetation patterns, together with the dense arrangement of buildings.
Coherence	The relatively consistent planting treatment and architectural forms lend a reasonably strong degree of coherence to the Millbrook development. The varying planting and architectural styles associated with the handful of rural residential lots on Arrowtown Lake Hayes Road means that these parts of the unit display a reduced perception of coherence.
Naturalness	The unit displays a low level of naturalness as a consequence of the level of existing and anticipated development.
Sense of Place	<p>Generally, the unit reads as an intensively-developed attractive urban settlement set within a parkland landscape.</p> <p>The area also forms part of the swathe of golf courses that frame the western and southern edges of Arrowtown and effectively function as a greenbelt to the village.</p> <p>The far eastern triangle comprises a discrete flat area that contrasts with the more rolling golf course/parkland landscape to the west and south (LCU 22) and associates more closely with the adjacent urban area of Arrowtown.</p>
Potential landscape issues and constraints associated with additional development	<p>Existing density of development and the issue of absorbing additional development without compromising existing (urban) parkland feel.</p> <p>Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas.</p> <p>Private golf course and previous (recent) resource consent processes suggests limited further capability for development.</p>
Potential landscape opportunities and benefits associated with additional development	<p>Relatively visually discreet nature of the location (due to landform and vegetation patterns).</p> <p>Close proximity to Arrowtown.</p> <p>Urban infrastructure.</p> <p>Large-scaled lots suggest potential for subdivision.</p>
Environmental characteristics and visual amenity values to be maintained and enhanced	<p>Attractive urban parkland character.</p> <p>Landscape coherence.</p>

Landscape Character Unit	23: Millbrook
Capability to absorb additional development	Moderate: majority of unit High: triangular area at far eastern end of the unit

24: Arrowtown South

Landscape Character Unit	24: Arrowtown South
Landform patterns	The unit encompasses the flat to gently rolling land on the south side of Arrowtown and includes the steep escarpment that currently defines the south western edge of the village.
Vegetation patterns	Extensive exotic amenity planting around buildings and throughout the public golf course. A mix of native and weeds species along watercourses. Native and amenity pond edge plantings (in golf course) Scrub and weeds throughout escarpment. Extensive amenity plantings anticipated throughout the Arrowtown Lifestyle Retirement Village SHA (unbuilt).
Hydrology	A watercourse (running roughly parallel with McDonnell Road) and amenity ponds.
Proximity to ONL/ONF	Unit adjoins ONL (WB) along east boundary. Mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: Arrowtown Urban Growth Limit. East: ONL/study area boundary. South: cadastral boundaries. West: McDonnell Road, toe of hummocky hill landform pattern.
Land use	Golf course, rural residential (Arrowtown South Structure Plan) and retirement village (Arrowtown Lifestyle Retirement Village SHA) uses dominate. Open grazing land is required along the McDonnell Road frontage of the Arrowtown South Structure Plan area.
Settlement patterns	The Arrowtown South Structure Plan (or Special Zone) area anticipates a reasonably spacious patterning of rural residential development together with extensive riparian and escarpment restoration, pastoral areas and a landscape framework throughout the south western edges of Arrowtown to create an attractive edge to the settlement in conjunction with the adjacent golf courses and roads. The Arrowtown Lifestyle Retirement Village SHA anticipates an urban patterning of buildings ranging from one storey units along the McDonnell Road edge to three storey buildings in the central western margins of the area. Typical lot sizes: <ul style="list-style-type: none"> • Predominantly 4-10ha. • Some larger lots 10-20ha.

Landscape Character Unit	24: Arrowtown South
Proximity to key route	Located on Centennial Avenue and Mc Donnell Road, both of which comprise a popular routes between Arrowtown and SH6 / Arrow Junction.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	No Council walkways/cycleways through the unit.
Infrastructure features	Reticulated sewer in part. No reticulated water and stormwater although it is expected that the Arrowtown Lifestyle Retirement Village SHA will be fully serviced.
Visibility/prominence	The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity and (reasonably) similar elevation means that the unit is prominent in the outlook. The unit is also visible from McDonnell Road and Centennial Avenue. Like The Hills, the unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown. The outlooks from McDonnell Road, Centennial Avenue and the western margins of Arrowtown comprise a golf course and rural residential landscape on the edge of Arrowtown. The relatively wild and unkempt escarpment forms a prominent element in views from McDonnell Road. The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location). From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.
Enclosure/openness	A variable sense of enclosure and openness deriving primarily from localised landform and vegetation patterns. The escarpment to the north east of the unit and the hummocky landform of The Hills to the south west provide containment to the McDonnell Road portion of the unit.
Complexity	Generally, a relatively complex unit as a consequence of the landform and vegetation patterns (golf course area), together with the dense arrangement of buildings (SHA area).
Coherence	A limited perception of coherence as a consequence of the varying landform and vegetation patterns and the somewhat anomalous urban character of development associated with the approved SHA located at some distance from the legible village edge (i.e. the escarpment).

Landscape Character Unit	24: Arrowtown South
Naturalness	The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the golf course patterning. The relatively wild and unkempt character of the escarpment counters this to a limited degree.
Sense of Place	Generally, the unit reads as part of the swathe of golf courses and rural residential development that frame the western and southern edges of Arrowtown and effectively function as a 'greenbelt' to the village. However, this 'greenbelt' effect, together with the legibility of the escarpment as a robust defensible edge to Arrowtown has been significantly compromised by the Arrowtown Lifestyle Retirement Village SHA which confers a distinctly urban character in a prominent and sizeable part of the unit.
Potential landscape issues and constraints associated with additional development	Role of unit as a 'greenbelt' to Arrowtown. Role of the escarpment as an edge to the village. Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas. Public golf course facility.
Potential landscape opportunities and benefits associated with additional development	Golf course landscape potentially suited to accommodating a reasonably high level of development (e.g. Millbrook). Close proximity to Arrowtown. Close proximity to urban infrastructure. Large-scaled lots suggest potential for subdivision. Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development. Potential for integration of walkways/cycleways. Riparian restoration potential. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Views from McDonnell Road and Centennial Avenue to the surrounding mountain/river context. Reinforcing/ re-establishing a robust and defensible edge to Arrowtown.
Capability to absorb additional development	High

25: Shotover Country Margins

Landscape Character Unit	25: Shotover Country Margins
Landform patterns	The western portion of the unit encompasses a flat river terrace. The eastern portion of the unit forms an elevated and (for the most part) relatively steeply sloping ridge with localised plateaus and informal accessways.
Vegetation patterns	Some exotic woodlot planting throughout eastern portion. Predominantly in pasture cover with weeds and scrub throughout steeper areas.
Hydrology	The western portion is prone to flooding.
Proximity to ONL/ONF	Unit adjoins ONL (WB) west and south boundaries. Close range views to surrounding ONL mountain context.
Character Unit boundaries	Adjoins Shotover Country Special Zone and ONL (WB) associated with Shotover River and Kawarau River.
Land use	Shotover Country SHA (including Low Density Urban and Reserve land) and grazing land throughout western portion, rural residential and visitor accommodation throughout eastern portion with production forestry and grazing. Reserve land is proposed along the western and south edges of the Shotover Country SHA. NB Shotover Country SHA approved. Resource consent lodged and notified at the time of preparing this assessment which addresses engineering constraints (flooding).
Settlement patterns	The Shotover Country SHA anticipates an urban pattern (450m ²) with Reserve land proposed throughout the entire western portion of the unit. Typical lot sizes of the eastern portion of the unit: <ul style="list-style-type: none"> • Predominantly 4-10ha. • 1 x 4,000m² lot in eastern portion. Buildings typically sited on plateaus.
Proximity to key route	Not located on key scenic route.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	Council walkways/cycleways adjacent the unit.
Infrastructure features	Adjacent fully serviced urban area of Shotover Country Special Zone. (Assumed Shotover Country SHA will be fully serviced.)
Visibility/prominence	The eastern area is visible from the Shotover Country Special Zone.

Landscape Character Unit	25: Shotover Country Margins
Views	Key views relate to views of the eastern area from Shotover Country Special Zone and the nearby walkway in which the eastern part of the unit reads as a spacious green edge to the urban development. From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.
Enclosure/openness	The eastern portion is relatively open and exposed to the catchment to the north, comprising the Shotover Country Special Zone with the ridgeline forming a legible defensible edge. Area well contained by landform and or vegetation patterns from the river corridor to the south.
Complexity	Limited complexity as a consequence of the landform and vegetation patterns.
Coherence	A limited perception of coherence as a consequence of the varying landform, vegetation patterns and contrasting urban development patterns nearby.
Naturalness	The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the landuse patterns. The relatively wild and unkempt character of escarpment areas and the river margins adjacent counter this to a limited degree.
Sense of Place	The Shotover Country SHA anticipates an urban pattern (450m ²) with reserve land proposed throughout the entire western portion of the unit. Generally, the balance of the unit reads as 'left over' land on the edge of the Shotover Country Special Zone that effectively functions as a spacious green edge to the urban area.
Potential landscape issues and constraints associated with additional development	Steep topography of the eastern portion of the unit. Visibility and prominence of the elevated land within the eastern portion of the unit. Airport Noise Buffer constraint that applies to part of the eastern portion of the unit. Proximity of popular walkway/cycleway route. Close proximity to ONLs.
Potential landscape opportunities and benefits associated with additional development	Close proximity to Shotover Country Special Zone. Localised plateaus and accessways within eastern portion of the unit. Integrating effect of nearby urban development context. Close proximity to urban infrastructure. Large-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Absence of buildings from steep land and prominent ridgelines (eastern portion). Reinforcing spacious green edge to Shotover Country Special Zone. Retention and restoration of localised escarpment landform features (eastern portion).

Landscape Character Unit	25: Shotover Country Margins
Capability to absorb additional development	Eastern portion: Moderate-High Western portion: High (as a consequence of the Medium Density and Reserve landuses anticipated by the Shotover Country SHA in relation to this portion of the unit).

Variation to Stage 1 Definition of Site Chapter 2:

Underlined text for additions and ~~strike-through~~ text for deletions.

Site	<p>Means:</p> <p><u>Any area of land which meets one of the descriptions set out below:</u></p> <p>(a) <u>An area of land which is:</u></p> <ul style="list-style-type: none">(i) <u>Comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</u>(ii) <u>Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council;</u> <p><u>Being in any case the smaller area of clauses (i) or (ii) above; or</u></p> <p>(b) <u>An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:</u></p> <ul style="list-style-type: none">(i) <u>Subject to a condition imposed under section 37 of the Building Act 2004; or</u>(ii) <u>Held together in such a way that they cannot be dealt with separately without the prior consent of the council; or</u> <p>(c) <u>An area of land which is:</u></p> <ul style="list-style-type: none">(i) <u>Partly made up of land which complies with clauses (a) or (b) above; and</u>(ii) <u>Partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjoining and are held together in such a way that they cannot be dealt with separately without the prior approval of the council;</u> <p><u>Except in relation to each description that in the case of land subdivided under the Unit Titles Act 1972 and 2010, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision.</u></p> <p>1. An area of land which is:</p> <ul style="list-style-type: none">(i) <u>comprised in a single lot or other legally defined parcel of</u>
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land and held in a single Certificate of Title; or

- (ii) ~~comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council.~~

Being in any case the smaller land area of i or ii, or

~~2. an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or~~

~~3. an area of land which is comprised in two or more adjoining certificates of title where such titles are:~~

- (i) ~~subject to a condition imposed under section 37 of the Building Act 2004 or section 643 of the Local Government Act 1974; or~~
- (ii) ~~held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or~~

~~4. In the case of land not subject to the Land Transfer Act 1952, the whole parcel of land last acquired under one instrument of conveyance;~~

~~Except:~~

- (i) ~~in the case of land subdivided under the cross lease or company lease systems, other than strata titles, site shall mean an area of land containing:-~~
 - a) ~~a building or buildings for residential or business purposes with any accessory buildings(s), plus any land exclusively restricted to the users of that/those building(s), plus an equal share of common property; or~~
 - b) ~~a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and~~

~~ii in the case of land subdivided under Unit Titles Act 1972 and 2010 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units and an equal share of common property; and~~

~~iii in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.~~

~~In addition to the above.~~

~~a) A site includes the airspace above the land.~~

~~b) If any site is crossed by a zone boundary under this Plan, the site is deemed to be~~

~~divided into two or more sites by that zone boundary.~~

~~c) — Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.~~

Variation to Stage 1 Rural Residential and Rural Lifestyle Chapter 22:

Underlined text for additions and ~~strike-through~~ text for deletions.

Part 22.1 Zone Purpose.

Paragraphs 5 and 6:

~~The Deferred Rural Lifestyle (Buffer) zone east of Dalefield Road places limits on the expansion of rural lifestyle development at that location.~~

~~The 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads defines an existing settlement of properties. The adjoining Rural Lifestyle zoned areas within the Wakatipu Basin identify the potential for further limited residential development, within the density limits set out in the provisions.~~

Provision 22.3.2.10.

In addition to Tables 1 and 2, the following standards apply to the areas specified:

~~Table 3: Rural Lifestyle Deferred and Buffer Zones~~

Table ~~4~~3: Rural Residential Zone at Forest Hill.

Table ~~5~~4: Rural Residential Bob's Cove and Sub Zone.

~~Table 6: Ferry Hill Rural Residential Sub Zone.~~

Table ~~7~~5: Wyuna Station Rural Lifestyle Zone.

Rule 22.5.4.3.

~~22.5.4.3 Rural Residential zone at the north of Lake Hayes – 15m~~

Table 3: Rules 22.5.14 to 22.5.18

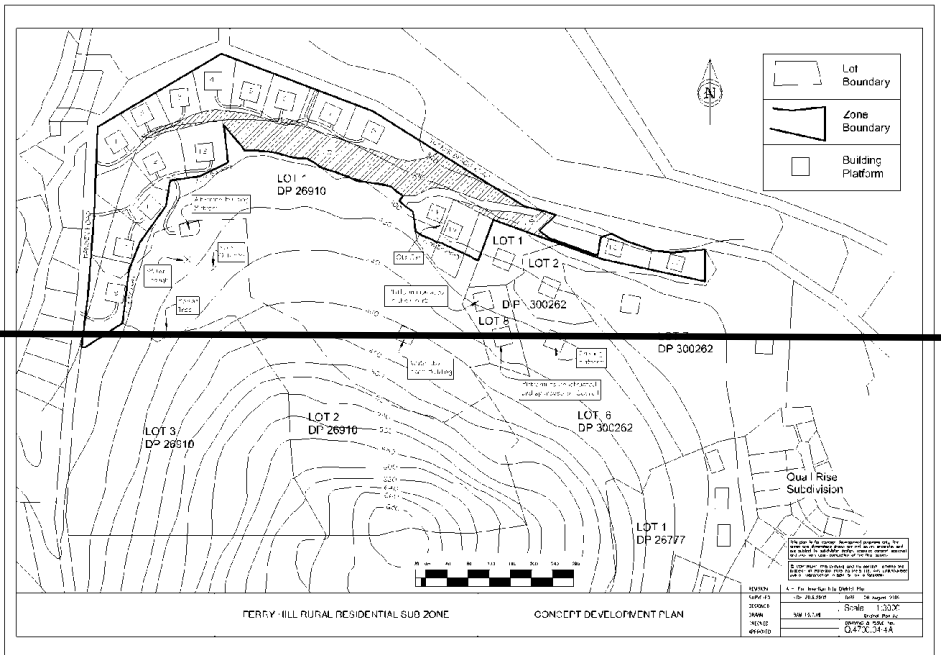
	Table 3: Rural Lifestyle Deferred and Buffer zones	Non-compliance:
22.5.14	The erection of more than one non-residential building.	NC
22.5.15	In each area of the Deferred Rural Lifestyle zones east of Dalefield Road up to two residential allotments may be created with a single residential building platform on each allotment.	D
22.5.16	The land in the Deferred Rural Lifestyle (Buffer) zone shall be held in a single allotment containing no more than one residential building platform.	D
22.5.17	In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans.	D
22.5.18	In the Buffer zone, the maximum building height in the building platform shall be 6.5m.	NC

Table 6. Rules 22.5.33 to 22.5.37

	Table 6: Ferry Hill Rural Residential Sub-Zone Refer to Part 22.7.2 for the concept development plan	Non-compliance:
22.5.33	Density There shall be no more than one residential unit per lot.	NC
22.5.34	Building Height The maximum building height shall be 6.5m for lots 9-15 on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. Chimney and ventilation structures may be 7.2m high in this sub-zone.	D
22.5.35	Building Location The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, in rule 22.7.2.	D
22.5.36	Design Standards Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone: 22.5.36.1 The roof pitch shall be between 20° and 30° and roof dormers and roof lights are to be incorporated in the roof pitch; 22.5.36.2 Roof finishes of buildings shall be within the following range: Slate shingle, cedar shingle, steel roofing (long run corrugated or tray) in the following colours, or similar, only: Coloursteel colours New-Denim Blue, Grey Friars, Ironsand or Lignite; 22.5.36.3 Wall claddings of buildings shall be within the following range: cedar shingles, natural timber (clear stain), painted plaster in the following colours or equivalent: Resene 5YQ18, 5B025, 5B030, 4GR18, 1B55, 5G013, 3YQ65, 3YQ20; stone cladding provided the stone shall be limited to Otago schist only and all pointing/mortar shall be recessed.	D
22.5.37	Landscaping 22.5.37.1 Any application for building consent shall be accompanied by a landscape plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. 22.5.37.2 The landscape plan shall ensure: a. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness;	D

	<p>and</p> <p>b. That residential development on sites adjoining Tucker Beach Road is subject to screening.</p> <p>22.5.37.3 Plantings at the foot of, on, and above the escarpment within lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.</p> <p>22.5.37.4 Plantings on Lots 1—17 may include, willow (except Crack Willow), larch, maple as well as indigenous species.</p> <p>22.5.37.5 The erection of solid or paling fences is not permitted.</p>	
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22.7.2 Rural Residential Ferry Hill Sub-Zone Concept Development Plan



Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 27 by inserting the following into Rule 27.4.2;

The following shall be non-complying activities:

g. The further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct, ~~except where the further subdivision and any prior subdivision together complies with Rule 27.5.1.~~

Comment [CB89]: 2422, 2577 et al

h. The subdivision of an existing or approved residential flat from the residential unit it is ancillary to, ~~or the subdivision of a second residential unit on any allotment in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.~~

Comment [CB90]: 2577 et. al

Amend Chapter 27 by inserting the following into Rule 27.4.3;

The following shall be Restricted Discretionary activities:

b. Any subdivision in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct meeting the minimum and/or average lot sizes specified in Rule 27.5.

Amend Chapter 27 by amending Rule 27.5.1 as follows;

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

Zone		Minimum Lot Area	
Rural	Wakatipu Basin Rural Amenity Zone	80ha	
	Wakatipu Basin Lifestyle Precinct	6000m² minimum/1.0ha average	
		1.0ha minimum average	
		6000m ²	D
Rural Lifestyle			
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.	
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment	
Rural			

Comment [CB91]: 2577 et. al

Residential		
	Rural Residential Ferry Hill Subzone	4000m ² with no more than 17 lots created for residential activity

Amend Chapter 27.7 Location Specific objectives, policies and provisions

~~**27.7.6 Objective – Ferry Hill Rural Residential Sub Zone – Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.**~~

~~• **Policies**~~

~~27.7.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~

- ~~• The subdivision design has had regard to minimising the number of accesses to roads;~~
- ~~• the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
- ~~• The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
- ~~• The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Insert the following:

<p>27.7.6.1</p>	<p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct</p> <p>Restricted Discretionary Activities</p>
	<p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct:</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location of building platforms and accessways b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions; c. Location, scale and extent of landform modification, and retaining structures; d. Property access and roading; e. Esplanade provision; f. Natural and other 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. Ecological and natural landscape features; l. Historic Heritage features; m. Easements; n. Vegetation removal and proposed plantings; o. Fencing and gates; p. Wastewater and stormwater management; q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks.
<p>27.7.6.2</p>	<p>Assessment Matters - Restricted Discretionary Activities</p> <p>General</p> <ul style="list-style-type: none"> a. The extent to which the proposal is consistent with relevant objectives and policies including those in Chapter 27 Subdivision, Chapter 24 Wakatipu Basin and Chapter 6 Landscapes. b. The extent to which the subdivision provides for low impact design that avoids or mitigates adverse effects on the environment. <p>Subdivision Design</p>

	<p>c. The extent to which the location of future buildings and ancillary elements and the landscape treatment complements the existing landscape character, visual amenity values and wider amenity values of the Zone or Precinct, including consideration of:</p> <ol style="list-style-type: none"> 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 accessways; IV. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8; V. riparian restoration planting; VI. the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; VII. the incorporation of development controls addressing such matters as building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed plantings; VIII. the integration of existing and provision for new public walkways and cycleways/bridlepaths. <p>d. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that <u>delivers optimal maintains and enhances</u> landscape character and visual amenity <u>outcomes</u>.</p> <p>e. The extent to which the development maintains visual amenity from public places and neighbouring properties.</p> <p>f. Whether clustering <u>or variation lot sizes</u> of future buildings <u>or varied allotment sizes in subdivision design</u> would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation <u>or lifestyle</u> patterns.</p> <p>g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of <u>the an</u> appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.</p> <p>h. The extent to which development adversely affects other Identified Landscape Features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.</p> <p>i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and consent notices.</p> <p>j. Whether the layout of reserves and accessways provides for adequate public access and use.</p> <p><u>XA Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through open space covenants or consent notices.</u></p> <p>Access and Connectivity</p> <p>k. 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.</p> <p>l. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and</p>
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Comment [CB92]: 2577 et al

Comment [CB93]: 2577 et al

Comment [CB94]: 2314 et al

Comment [CB95]: 2577 et al

Comment [CB96]: 2135, 2472, 2515.

vehicle accessways on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.

- m. 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.
- n. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- o. 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

- p. 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.
- q. 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.
- r. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- s. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- t. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
- u. 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.
- v. 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.
- w. 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.
- x. 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.
- y. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.

Natural Environment and Cultural values

- z. 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.

	<p>aa. Assessing the extent to which the subdivision and subsequent land use on the proposed site(s) adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.</p> <p>bb. Assessing the extent to which the subdivision design and layout preserves and enhances areas of archaeological, cultural or spiritual significance.</p> <p>cc. Assessing the extent to which the integrity of any identified heritage feature(s) is maintained and enhanced.</p> <p><u>XB Considering the benefits of the removal of identified wilding exotic trees and their replacement with non-wilding species in all instances, except where this would have significant landscape or visual amenity adverse effects.</u></p> <p>Earthworks and Hazards</p> <p>dd. Considering how earthworks can be undertaken in a manner which mitigates and remedies adverse effects from soil erosion and the generation of sediments into receiving environments.</p> <p>ee. Considering whether earthworks are likely to have adverse effects on landscape character or visual amenity values which cannot be avoided, remedied or mitigated.</p> <p>ff. Considering the extent to which subdivision will increase the risks associated with any natural hazard and/or how the subdivision avoids, remedies or mitigates any hazard prone area.</p> <p>gg. Considering the extent to which contaminated or potentially contaminated soil is able to be treated or disposed of.</p> <p>hh. 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.</p> <p>ii. Considering whether consent notices or other protective instruments are needed to ensure that any hazard or contamination remediation measures and methodologies are implemented at the time of development.</p>

Comment [CB97]: 2190

27.8 Rules - Location Specific Standards

Delete.

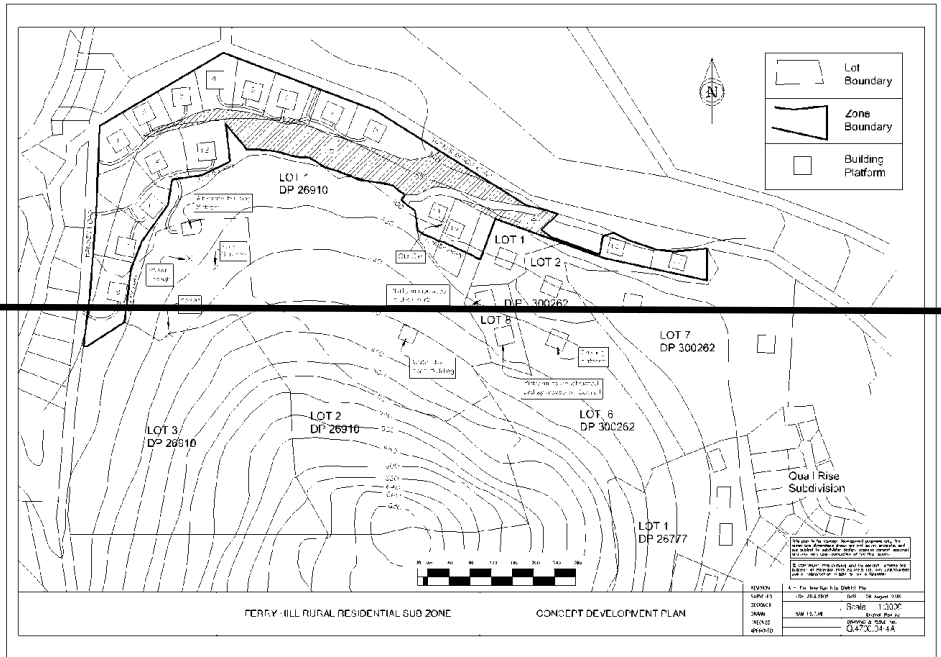
~~27.8.6 — Ferry Hill Rural Residential sub-zone~~

~~27.8.6.1 — Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.~~

- ~~27.8.6.2~~ — Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.
- ~~27.8.6.3~~ — Any application for subdivision consent shall:
- ~~a~~ — Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;
 - ~~b~~ — Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;
 - ~~c~~ — Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:
 - That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and
 - That residential development is subject to screening along Tucker Beach Road,
- ~~27.8.6.4~~ — Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.
- ~~27.8.6.5~~ — Plantings elsewhere may include maple as well as indigenous species.
- ~~27.8.6.6~~ — The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- ~~27.8.6.7~~ — Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- ~~27.8.6.8~~ — Any subdivision of Lots 1 and 2 DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.

27.13 Structure Plans and Spatial Layout Plans

27.13.1 Ferry Hill Rural Residential Subzone



Variation to Stage 1 Chapter 36 Noise:

Underlined text for additions and ~~strike through~~ text for deletions.

36.5 Rules – Standards

Table 2: General Standards

	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.1	<u>Wakatipu Basin Rural Amenity Zone</u>	Any point within any site	0800h to 2000h	50 dB L _{Aeq(15 min)}	NC
	<u>Wakatipu Basin Lifestyle Precinct</u>		2000h to 0800h	40 dB L _{Aeq(15 min)} 75 dB L _{AFmax}	

Variation to Stage 1 Landscape Chapter 6:

Underlined text for additions and ~~strike through~~ text for deletions.

Part 6.2 Values - Last paragraph: Delete.

~~Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.~~

Part 6.4 Rules - Amend:

- ~~6.4.1.2~~ The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.
- 6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:
- a. Ski Area Activities within the Ski Area Sub Zones.
 - b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.
 - ~~c. The Gibbston Character Zone.~~
 - ~~d. The Rural Lifestyle Zone.~~
 - ~~e. The Rural Residential Zone.~~

Recommended Amendments to Chapter 6 Landscapes and Rural Character

Add new Policy 6.3.XA after Policy 6.3.3

6.3.XA: Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

Comment [SG98]: 2307, 2314, 2577 et al

Add the following subheading and policies after Policy 6.3.33

Comment [SG99]: 2307, 2314, 2577 et al

Managing Activities in the Wakatipu Basin Rural Amenity Zone

- ~~36.3.34~~ ~~Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.4]~~
- ~~36.3.35~~ ~~Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character. (3.2.1.7, 3.2.5.1, 3.2.5.2, 3.3.20). [Evidence note: Identical to PDP Policy 6.3.7]~~
- ~~36.3.36~~ ~~Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.8]~~
- ~~36.3.37~~ ~~Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.9]~~
- ~~36.3.38~~ ~~Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30). [Evidence note: Identical to PDP Policy 6.3.10 except reference to activities occurring in the ONL and RCL removed]~~
- ~~6.3.39~~ ~~Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.11]~~
- ~~6.3.40~~ ~~Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.21 except reference to Rural Zone removed]~~
- ~~6.3.41~~ ~~h Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.21, 3.3.24-25, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.22]~~
- ~~6.3.42~~ ~~Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and~~

Comment [CB100]: Correction for consistency with S42A dated 30 May 2018. Identified by Submitter 2509.

Comment [CB101]: Correction for consistency with S42A dated 30 May 2018. Identified by Submitter 2509.

earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).
[Evidence note: Identical to PDP Policy 6.3.23]

6.3.43 Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).
[Evidence note: Identical to PDP Policy 6.3.24]

6.3.44 In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32). *[Evidence note: Identical to PDP Policy 6.3.25]*

6.3.45 Avoid adverse effects on visual amenity from subdivision, use and development that:

- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or
- b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32). *[Evidence note: Identical to PDP Policy 6.3.26]*

6.3.46 Avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32). *[Evidence note: Identical to PDP Policy 6.3.27]*

6.3.47 Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32). *[Evidence note: Identical to PDP Policy 6.3.29]*