

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District Proposed District Plan Topic 12  
Upper Clutha Mapping

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**SUPPLEMENTARY STATEMENT OF EVIDENCE OF DUNCAN WHITE FOR**

Allenby Farms Limited (#502 and #1254)

Dated 14 June 2017

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## **Introduction**

- 1 My evidence-in-chief at paragraphs 90 – 94 included a summary of the Section 32 assessment undertaken as the Mt Iron Park Rural Lifestyle Zone was developed. The following is a more detailed assessment as requested by the commissioners at the hearing on 31 May 2017.
- 2 Attached to this supplementary evidence is a revised version of the Mt Iron Park Rural Lifestyle Zone (MIPRL) objectives, policies and rules showing track changes from the version lodged in the Allenby Hearing (Appendix **A**), and a 'clean version' attached as Appendix **B** as well as a revised version of the Mt Iron Park Structure Plan (Appendix **C**). The changes between the version provided in the Allenby Hearing and the version attached to this supplementary evidence are summarised in the Supplementary Submissions from Mr Goldsmith.
- 3 This assessment evaluates the appropriateness of the Proposed District Plan (PDP) Rural zoning over the subject site. This assessment then considers whether the provisions (the policies and methods) of the MIPRL (the modified version of the proposed provisions included in Appendices **A** and **B**) are the most appropriate way to achieve the objectives (Section 32(1)(b)) by identifying other reasonably practicable options for achieving the objectives, and assessing the efficiency and effectiveness of the provisions in achieving the objectives.
- 4 The following assessment has been prepared to provide the level of assessment required by Sections 32 and 32AA of the Act in relation to the provisions sought by the submissions (S32(3)) at a level of detail that corresponds to the significance of the anticipated effects from the proposed change to the MIPRL (S32(1)(c)).

## **Proposed District Plan**

- 5 The PDP identifies the Allenby owned part of Mt Iron to be zoned Rural and with the following overlays:
  - predominately outside the Urban Growth Boundary;
  - outside the Urban Growth Boundary;
  - a Building Restriction Area along SH84 to the east of the Anderson Road roundabout; and,
  - partially identified as a Significant Natural Area SNA E\_18C.

- 6 The PDP does not recognise or provide for protection or enhancement of the significant recreational values of the privately owned part of Mt Iron. Nor does it recognise that recreational use creates management costs and difficulties.
- 7 The SNA provisions provide only for the protection of the areas of indigenous vegetation identified as significant and the ecological values within this area. Indigenous vegetation outside the SNA is protected only by the general indigenous vegetation protection provisions. These provisions require only passive vegetation protection, rather than active pest plant and animal management and require no ecological enhancement.
- 8 The proposed Rural Zone does not recognise the fact that any productive farming use of the site would face significant challenges due to a number of factors, including size, topography, nature of soils, the ONF classification and that the fact that productive farming may conflict with the site's ecological and recreation values. In addition, the site is adjoined on its northern and western sides by residential uses. The extent of the identified Significant Natural Area and general protection rules for indigenous vegetation restrict significant vegetation clearance for farming purposes.
- 9 I consider that sustainable management of the site needs to provide for an integrated, holistic and enduring solution that provides guaranteed environmental outcomes that protect and enhance the site's ecological, landscape and recreational values in such a way that is economic for the owners and secures recreational and ecological benefits for the wider community and environment. I consider that the notified planning regime for Mt Iron from the PDP does not best provide for these opportunities.

### **Evaluation of Alternatives**

- 10 Allenby's submission #502 requested that the submission site be rezoned to the Large Lot Residential zone (LLR) with a Mt Iron sub-zone to provide for up to 15 lots while providing for ongoing permanent protection and management of indigenous vegetation, while maintaining the landscape character, visual amenity and nature conservation values of Mt Iron, and that the proposed UGB be amended to follow the southern LLR boundary. This zoning option was not pursued as the density of the development sought by the submission is similar to that of the Rural Lifestyle (RL) zone rather than in the nature of an urban type development provided by the LLR zoning.
- 11 The Rural Residential zone (RR) with a minimum lot size of 4,000m<sup>2</sup> was also considered as an option for the submission area. This option was discounted as the density of the intended development is closer to that anticipated in the RL zone rather than that anticipated in the RR zone.

- 12 The RL zone statement also anticipates that the zoning might be used within sensitive parts of the District's landscapes and notes that provisions are included to manage the visual prominence of buildings. The RL zone also provides for building platforms as a technique to manage effects on landscape values and hazards, whereas the RR zone does not make specific provision for these. Building platforms enable the control bulk and location of buildings as well as design and landscaping controls.
- 13 Maintaining the Rural zoning in its notified form or with a specifically tailored special policy area was also considered. These options were discounted as they do not provide the development certainty necessary in order to fund the ongoing positive benefits/requirements of the proposal.
- 14 While the RL zone makes provision for the density and building platforms anticipated it does not make specific provision for protection against fire hazard, enhancing public access (including ongoing track maintenance) or positive and ongoing ecological benefits. A special policy area based on the standard RL zone provisions but specifically tailored to provide for the characteristics of the subject site has therefore been developed.

**Proposed Objectives – Section 32 (1)(a)**

- 15 The following table compares the relevant notified Rural objectives (as modified by the S42A report), with those from S42A Report version of the RL zone and the modified proposed Mt Iron Park Rural Lifestyle (MIPRL) objectives.
- 16 As described above various alternative zones were considered during the evidence preparation. The following table therefore compares the proposed objectives of the MIPRL against the Rural objectives to provide an evaluation of which would be the most appropriate for the submission area. The objectives listed below are those from the Recommended Revised Chapters from the relevant S42A reports:

Rural Residential and Rural Living Objectives	Rural Objectives	Comparison of Appropriateness in Relation to Submission Area
22.2.1 - The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development	21.2.1 – Undertake a range of land uses including farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.	Both objectives provide for the maintenance and enhancement of landscape quality, character and amenity values.  The rural objective has a focus on ecosystem services, nature conservation values and rural amenity values that the standard RL provisions do not. I note that the proposed specific MIPRL objectives

		<p>refer to protecting, enhancing and making accessible the resource values of Mt Iron.</p> <p>This area is considered in Mr Baxter's landscape evidence to have the capacity to absorb the proposed rural lifestyle development with specific and stringent design controls without detracting from its landscape character and associated visual amenity.</p>
No similar objective	21.2.2 - Sustain the life supporting capacity of soils.	Sustaining the life supporting capacity of soils is protected by the specific MIPRL objectives considered below.
No similar objective	21.2.3 - Safeguard the life supporting capacity of water through the integrated management of the effects of activities.	No objective is necessary in relation to surface water as surface waterbodies in the submission area are ephemeral during and immediately following rain. Water quality (particularly from onsite wastewater disposal) and quantity are administered through the Regional Plan: Water.
22.2.3 - New development adequately manages natural hazard risks.	21.2.8 – Subdivision, use and development is avoided, remedied or mitigated in areas that are unsuitable due to identified constraints.	Either objective would be appropriate. In addition to the proposed methods within the MIPRL zone have been specifically developed to manage natural hazard risks, particularly in relation to fire and ensure this is managed on an ongoing basis.
22.2.4 - New development does not exceed available capacities for servicing and infrastructure.	No similar objective	The Infrastructure Report prepared to support the submission notes that the possible level of development anticipated by the MIPRL zoning in the submission area can be serviced in accordance with Council's engineering standards with specific design issues resolved at the subdivision stage.
22.2.5 - Sensitive activities conflicting with existing and anticipated rural activities are managed.	21.2.4 - Situations where sensitive activities conflict with existing and anticipated activities are managed.	The wording of the objectives is very similar and therefore both objectives are equally appropriate.
22.2.2 - Within the Rural Residential and Rural Lifestyle Zones predominant land uses are rural, residential and	21.2.13 - Rural industrial activities within the Rural Industrial Sub Zones, will support farming and rural productive	The submission area is not within the Rural Industrial subzone so the Rural objective is not relevant. Objective 22.2.2 is more relevant and land uses other than

where appropriate, visitor and community activities.	activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.	residential are adequately covered by the RL Activity Table.
No similar objective	21.2.5 - Mineral extraction opportunities are provided for on the basis the location, scale and effects would not degrade amenity, water, wetlands, landscape and indigenous biodiversity values.	This objective is not relevant as even small scale mineral extraction on Mt Iron would degrade amenity, landscape and indigenous biodiversity values and so not be an appropriate use within the submission area. The Rural objective is therefore inappropriate and the RL provisions that do not include an objective that enables mineral extraction are more appropriate.
No similar objective	21.2.6 - The future growth, development and consolidation of Skiing Activities is encouraged within identified Ski Area Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.	Not relevant as the sites do not include Ski Areas.
No similar objective	21.2.7 - Retention of an area containing activities that are not sensitive to aircraft noise, within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.	Not relevant as the sites are not adjacent to significant airports.
No similar objective	21.2.11 - Manage the location, scale and intensity of informal airports.	Not relevant as the subject site does not include informal airports and therefore the objective is not necessary.
No similar objective	21.2.9 – A range of activities are undertaken on the basis they do not degrade landscape values, rural amenity, or impinge on farming and established activities.	Objective 22.2.2 covers this adequately and a range of uses and agricultural diversification and other rural activities are not considered appropriate in the submission area as a result of the vegetation so this objective is not considered appropriate.
No similar objective	21.2.10 - Diversification of farming and other rural activities that	As above.

	supports the sustainability of natural and physical resources.	
No similar objective	21.2.12 - The surface of lakes and rivers and their margins are protected, maintained or enhanced.	Not relevant as the area does not include lakes, rivers or their margins.

17 The following table assesses the appropriateness of the proposed MIPRL objectives:

Proposed MIPRL Objectives	Appropriateness
22.2.8 – Mt Iron Park Rural Lifestyle Zone – Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting on the Mt Iron outstanding natural feature.	<p>The proposed objective is considered the most way to achieve the purpose of the Act as it establishes the basis for the management of subdivision and development within the proposed sub-zone. The objective recognises the importance of the site's ecological and landscape values (RMA 6(c) and 6(b) respectively) and the importance of comprehensive planning to achieve sustainable management of the resources of the submission area.</p> <p>The objective is consistent with, gives effect to, or has regard to the following:</p> <p>Objectives of the Strategic Directions chapter (as modified by the S42A report):</p> <p>Consistent with Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Objective 3.2.1.6</li> <li>• Objective 3.2.2.2</li> <li>• Objectives 3.2.4.1 – 3.2.4.5</li> <li>• Objectives 3.2.4.6 and 3.2.4.7</li> <li>• Objective 3.2.5.1</li> <li>• Objective 3.2.5.3</li> <li>• Objective 3.2.5.4</li> <li>• Objective 3.2.5.5</li> <li>• Objective 3.2.6.3</li> <li>• Objective 3.2.6.4</li> </ul> <p>Gives effect to the RPS:</p> <ul style="list-style-type: none"> <li>• Objective 5.4.1</li> <li>• Objective 5.4.2</li> <li>• Objective 5.4.3</li> <li>• Objective 5.5.3</li> <li>• Objective 5.5.6</li> </ul> <p>Has regard to the Proposed RPS 2015:</p> <ul style="list-style-type: none"> <li>• Objective 3.1</li> <li>• Objective 3.2</li> <li>• Objective 4.5</li> <li>• Objective 5.4</li> </ul>
27.3.16 Objective –	The proposed objective is considered the most appropriate way to achieve the purpose of the Act as it

<p>Mt Iron Park Rural Lifestyle Zone – A rural lifestyle development is comprehensively planned within a setting of indigenous vegetation.</p>	<p>establishes the basis for the management of subdivision, and as a result of the proposed consent notice conditions, the control of subsequent development within the proposed sub-zone. The assessment for this objective is the same as above.</p>
<p>27.3.17 Objective – Mt Iron Park Rural Lifestyle zone – The resource values of Mt Iron are protected, enhanced, and made accessible to the community.</p>	<p>In addition to the above this objective is specifically consistent with:</p> <ul style="list-style-type: none"> <li>• Objective 3.2.4.7 as it facilitates public access to the natural environment.</li> <li>• Objective 3.2.6.3 as it provides a high quality network of open spaces.</li> <li>• Objective 3.2.6.4 as it maximises opportunities to create safe and healthy communities.</li> </ul> <p>Gives effect to the RPS:</p> <ul style="list-style-type: none"> <li>• Objective 5.4.4 for public access to natural and physical features</li> <li>• Objective 5.5.7 for the provision of public access to natural and physical features</li> </ul> <p>Has regard to the Proposed RPS 2015:</p> <ul style="list-style-type: none"> <li>• Objective 5.1 public access to areas of value</li> <li>• Objective 5.4 minimise adverse effects of use and enjoyment of natural and physical resources</li> </ul>

- 18 The Rural section and the proposed ecological provisions (including the SNA) of the PDP are only considered to require passive vegetation protection. The rural living and MIPRL objectives are considered to be more appropriate to achieve sustainable resource management than the Rural objectives in the submission area as they are considered to require active pest plant and animal management. In addition the proposed provisions provide for protection and enhancement of the significant recreational values provided for on the privately owned part of Mt Iron.
- 19 As discussed above the MIPRL zone objectives have been assessed against the requirements of RMA s32(1)(a) and as these incorporate relevant objectives from Chapter 3 – Strategic Direction, Chapter 6 – Landscape, Chapter 33 – Indigenous Vegetation & Biodiversity and Chapter 34 Wilding Exotic Trees as well as those from Chapter 22 – Rural Residential and Lifestyle in a way that has been specifically tailored for this particular site and its specific characteristics and opportunities are considered more appropriate to achieve sustainable resource management in the submission area than the objectives of the Rural zone.



- 20 These provisions have also been assessed against the higher level strategic resource management plans and policies including national policy statements and the Regional Policy Strategy and the Proposed Regional Policy Statement and are considered to be consistent with the relevant objectives of the Strategic Directions chapter of the PDP, give effect to the RPS and has had regard to the Proposed RPS.
- 21 As a result of the above it is considered that the proposed RL and MIPRL objectives are the most appropriate way to achieve the sustainable management purpose of the Act.

### Evaluation of Proposed Provisions – Section 32(1)(b) and Section 32(2)(a)

- 22 As required by S32(1)(b) the following table considers whether the proposed MIPRL provisions (the policies and rules) are the most appropriate way to achieve the relevant objectives in relation to the submission area. This section also considers the costs and benefits of the proposed provisions as required by S32(2). Section 32(2)(a) requires the identification and assessment of the anticipated benefits, costs, and the environmental, economic, social and cultural effects of the proposal.

<b>Proposed MIPRL Policies</b>	<b>Costs and Benefits</b>	<b>Efficiency and Effectiveness</b>
Policies 27.3.16.1 – 5	<p>These policies specifically define the outcomes sought by the zone in total development potential (15 rural lifestyle dwellings), location and landscape effects (in accordance with the building platform locations shown on the Mt Iron Structure Plan) and minimises the removal of indigenous vegetation, while minimising the adverse effects of development on the landscape values of Mt Iron.</p> <p>The environmental effects of the development have been assessed in the landscape effects assessment and the ecological assessment.</p>	The provisions are directive and specific to achieve the environmental outcomes sought for the zone and so are considered to be efficient and effective in achieving the purpose of the zone.
Policies 27.3.17.1 - 5	These policies require the management of Mt Iron, a much larger area than just the MIPRL zone and maintain and enhance the	The proposed regime requires future owners to undertake active management of the ecological and recreational values of Mt Iron, whereas the

	<p>ecological values of Mt Iron (including the control of wilding tree species). These obligations require active management to create ecological benefits as described in the ecological assessment and evidence. These policies also require practical and permanent public access to Mt Iron and integrated public recreation management. Policy 27.3.18.5 requires a legal mechanism to allocate these costs on an ongoing and permanent basis without cost to the wider community.</p>	<p>proposed Rural provisions provide for a passive approach to managing these values. The proposed provisions are more efficient and effective at achieving active ecological and recreation management than the proposed Rural provisions.</p> <p>The cost provisions are also considered effective in that they allocate costs to achieve these benefits to a wider group than just the current owner.</p>
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- 23 The proposed MIPRL rules are a comprehensive set of interrelated provisions developed specifically to address the specific resource management for the Allenby land on Mt Iron. As a result of this complexity it is more appropriate to assess the costs and benefits and the efficiency and effectiveness of the proposed methods in an overall sense to ensure that the provisions are appropriate in the round rather than on an individual rule level.
- 24 The Mt Iron Park Structure Plan is proposed to provide for a comprehensively designed rural lifestyle development of up to 15 building platforms in specific areas of the submission site and direct the location of houses to locations where the proposed development can be absorbed by the landscape and within the existing indigenous vegetation. A structure plan method is regularly used to guide development and so is considered efficient and effective.
- 25 The proposed rules are prescriptive and based around the first subdivision in the zone creating the proposed 15 building platforms, with the balance of the land including all of the Mt Iron and Little Mt Iron Protection Areas being held in the same title as one of the building platforms. The first subdivision is to result in the easements to legally establish existing tracks that are not currently legally protected, easements for the creation of new permanent trails, creation of public access to the balance of Mt Iron and Little Mt Iron and easements for Department of Conservation (DoC) access.
- 26 In addition, the first subdivision is to create the Mt Iron Park Implementation and Management Plan. The outcomes sought by this plan are specified in proposed rule 27.7.13.1(iv). This mechanism is considered effective as a method as the obligations align with the MIPRL objectives and will deliver the ecological outcomes sought by the MIPRL zone in both the short term through pest plant

and animal control and revegetation in the Revegetation Area, and in the longer term through active ecological management and prevention of stock grazing in the Protection Areas.

- 27 The first subdivision, in addition to the creation of public and DoC easements for permanent public access, requires a Recreation Management Plan. The purpose of this plan is to provide for and appropriately control recreational use of Mt Iron. This plan is to be developed in consultation with DoC. This rule is efficient and effective in that public access is provided for by requiring the creation of the easements and the Recreation Management Plan at the first subdivision stage, thereby ensuring these outcomes are binding.
- 28 The proposed design controls have been specifically designed to mitigate the effects of the development particularly visibility, fire hazard and vegetation removal. These controls have been designed to ensure that future development minimises any adverse visual effects. The landscape assessment considers these controls will be effective at suitably mitigating these effects.
- 29 The MIPRL rules are very prescriptive but are efficient in that all these matters are assessed and created by the first subdivision in the zone. Any further applications will be for specific infringements to these standards. They are also efficient in the sense that these obligations are secured in the form of easements and by ongoing consent notice conditions. These obligations are then recorded on the computer freehold registers to lots within the zone and monitoring of these obligations (if necessary) is efficient.
- 30 All the costs associated with the preparation of the zone provisions have been borne by the landowner of the submission site, the costs associated with the registration of legal instruments required will be borne by the developer and the ongoing ecological management and public access and enhancement costs paid by future residents.
- 31 Adverse environmental and social effects of the proposal are expected to be limited as the site is already developed for rural living use (three existing houses) and is on the periphery of existing residential development. No known sites of cultural significance would be affected by the proposal and no cultural effects are anticipated as a result of the proposal.

#### **Risk of Acting or Not Acting**

- 32 Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. In the case of the proposed MIPRL zone there is very limited uncertainty and sufficient information in order to make a decision on the submission. The risk associated with the zoning sought is very low as the

outcomes of the proposal can be predicted with accuracy as a result of the Structure Plan. As the environmental conditions are readily predictable and well understood the level of risk associated with the rezoning is considered very low. There is a risk in not acting in that the proposed passive ecological and recreational provisions of the PDP Rural zone do not provide for the same level of environmental benefits as the proposed MIPRL provisions.

**Duncan White**

**14 June 2017**

**Appendix A – Revised MIPRL Zone Provisions 'track change version'**

**27 Subdivision and Development**

**27.3 Location-specific objectives and policies**

**27.3.167** Objective – Mt Iron Park Rural Lifestyle Zone – A rural lifestyle development is comprehensively planned within a setting of **indigenousnative** vegetation.

**Policies**

**27.3.167.1** Enable up to 15 rural lifestyle **building platformsdwellings** while maintaining and enhancing nature conservation values ~~and minimising adverse effects on landscape values.~~

**27.3.167.2** ~~Minimise adverse effects of development, including exotic vegetation, on the values of Mt Iron as an outstanding natural feature.~~

**27.3.167.3** Ensure that all development is undertaken in accordance with a Structure Plan so that development is located where it can best be absorbed into the landscape.

**27.3.167.4** Minimise the removal of existing **indigenousnative** vegetation to that required for buildings, curtilage, fire protection and access in order to maximise enclosing vegetation.

**27.3.167.5** Limit fencing to zone and curtilage boundaries in order to maintain and enhance natural vegetation patterns.

**27.34.178** Objective – Mt Iron **Park** Rural Lifestyle zone – The resource values of Mt Iron are protected, enhanced, and made accessible to the community.

**Policies**

~~**27.3.17.1** Ensure that development within the Mt Iron Park Rural Lifestyle zone results in appropriate management of the resource values of those undeveloped parts of Mt Iron which adjoin the zone.~~

**27.3.178.12** Maintain and enhance the ecological values of Mt Iron, including but not limited to the Significant Natural Areas on Mt. Iron.

**27.3.178.23** Protect and maintain the legibility of Mt Iron through control or eradication of wilding tree species.

**27.3.178.34** Facilitate increased practical and permanent public access to different parts of Mt Iron.

**27.3.178.45** Facilitate the integrated management of public recreation opportunities on those parts of Mt Iron which are accessible to the general public, including land managed by the Department of Conservation.

**27.3.178.56** Put in place legal methods to ensure the achievement of this objective and related policies on an ongoing, permanent basis at no cost to the wider community.

**27.6 Rules - Standards for Subdivision Activities**

**27.6.1** 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 Lifestyle	Mt Iron Park Rural Lifestyle	No minimum

	Zone Specific Standards	Activity Status
27.7.13 27.7.13.1	<p><b>Mt Iron Park Rural Lifestyle Zone</b></p> <p><b>Activities that do not meet the following standards:</b></p> <p><b>Initial subdivision</b></p> <p>i. The first subdivision of land within the zone shall create 15 building platforms within the zone located <b>generally</b> as shown on the Mt Iron Park Structure Plan. Building platforms 10, 11 and 12 may not be larger than 1500m<sup>2</sup>. No other building platform may be larger than 1700m<sup>2</sup>. <u>The shape of each building platform may vary from that shown on the Structure Plan provided that the centroid (mathematical centre) shown on the Structure Plan does not move by more than 5m in any direction.</u></p> <p>ii. The first subdivision of land within the zone shall result in a single title, subject to amalgamation conditions if required, comprising:</p> <p>a. One lot within the zone containing at least one building platform;</p> <p>b. A separate lot or lots containing all of the Protection Areas, <b>and</b> the Revegetation Area <b>and the Building Restriction Area</b> identified on the Mt Iron Park Structure Plan.</p> <p>iii. The first subdivision of land within the zone shall result in:</p> <p>a. Any appropriate enlargement or realignment of existing easements in favour of the Department of Conservation or the Queenstown Lakes District Council to ensure practical access for walking and maintenance;</p> <p>b. Creation of new permanent public trails generally in the location of the Recreation Trails identified on the Mt Iron Park Structure Plan;</p>	NC

	<p>c. Creation of permanent public access to and within the Protection Areas and the Revegetation Area identified on the Mt Iron Park Structure Plan, subject to conditions or restrictions necessary to implement the Mt Iron Park IMP;</p> <p>d. Creation of rights of vehicular access, in favour of Lot 2 DP 21892 and Secs 58, 66 Block XIV Lower Wanaka SD (managed by the Department of Conservation), for the purposes of trail maintenance and for emergency services, from Hidden Hills Drive:</p> <ul style="list-style-type: none"><li>• Along the existing QLDC Trail which runs through the zone as identified on the Mt Iron Park Structure Plan</li><li>• To and through the Protection Area identified on the Mt Iron Park Structure Plan which contains the existing public (DOC) Trail from the State Highway to the summit of Mt Iron.</li></ul> <p><b>Mt Iron Park IMP:</b></p> <p>iv. The application for the first subdivision of land within the zone shall be accompanied by a draft Mt Iron Park Implementation and Management Plan ("<b>Mt Iron Park IMP</b>"), which shall address objectives and implementation methods relating to the matters detailed below, for approval by the Queenstown Lakes District Council and implementation through the subdivision consent:</p> <p>For the Protection Areas:</p> <p>a. Initial eradication of pest plant and animal species</p> <ul style="list-style-type: none"><li>(i) An initial requirement to eradicate, to a reasonably practicable extent, pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder (<i>Sambucus nigra</i>), and sycamore.</li><li>(ii) An initial requirement to eradicate, to a reasonable practicable extent, pest animal species including possums, mustelids, and rodents.</li><li>(iii) These initial requirements shall be implemented as a subdivision consent requirement in order to obtain s.224(c) Certification.</li></ul> <p>b. Ongoing animal and plant pest control</p> <ul style="list-style-type: none"><li>(i) The methods for effective control and ongoing management of animal and plant pests</li></ul>	
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	<p>including measures to minimise reinvasion by animal and plant pests.</p> <p>c. Stock control</p> <p>(i) The prohibition of grazing of livestock.</p> <p>For the Revegetation Area:</p> <p>d. A requirement that all of the Revegetation Area is subject to the same provisions of the IMP as applies to the Protection Areas.</p> <p>e. Planting Program</p> <p>(i) A planting program for the Revegetation Area comprising species from the Mt Iron Park Revegetation Area Approved Species List (as defined below).</p> <p>(ii) The planting program shall be designed to achieve full revegetation of the Revegetation Area over a reasonable period of time through a combination of planting and natural regeneration.</p> <p>(iii) A monitoring and reporting requirement for the outcomes of the implementation of the planting program (under vi.(l) below).</p> <p>(iv) Mt Iron Park Revegetation Area Approved Species List (Definition):  kānuka, broadleaf, kohuhu, kowhai, ti  kōuka/cabbage tree, lowland ribbonwood,  narrow-leaved lacebark, fierce lancewood,  matai, and Hall's totara.</p> <p>For the Recreation Trails</p> <p>f. Formation of the Recreation Trails identified on the Mt Iron Park Structure Plan to standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>g. Maintenance of the Recreation Trails identified on the Mt Iron Park Structure Plan at standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>Legal mechanisms to ensure (a)-(g) above</p> <p>(i) Identification of:</p> <ul style="list-style-type: none"> <li>○ Those works to be implemented as a subdivision consent requirement in order to obtain s.224(c) Certification;</li> <li>○ Those works to be implemented on an ongoing basis by lot owners following</li> </ul>	
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	<p>deposit of the first subdivision plan.</p> <p>(ii) The draft wording of the Consent Notice and / or covenant to be registered against the title(s) to the relevant land, to achieve the ongoing implementation of the Mt Iron Park IMP.</p> <p><b>Recreation Management Plan:</b></p> <p>v. The first subdivision of land within the zone shall be accompanied by a Recreation Management Plan which shall address objectives and implementation methods relating to the matters detailed below:</p> <p>a. Analysis of the environmental and recreation values of the Protection Areas and Revegetation Area together with the adjoining Lot 2 DP 21892 and Secs 58 66 Blk XIV Lower Wanaka SD presently administered by the Department of Conservation ("Mt Iron Public Accessible Land").</p> <p>b. Objectives for, and controls over, the recreational use of the Protection Areas and the Recreation Area (in association with the Mt Iron Public Accessible Land).</p> <p>c. Details of the outcome of consultation between the owner of the Protection Areas and the Revegetation Area and the owner of the Mt Iron Public Accessible Land and, if achieved, any agreement reached between those two landowners.</p> <p>d. A review mechanism which will enable review of the Recreation Management Plan to adapt to changing circumstances from time to time.</p> <p><b><u>Building Restriction:</u></b></p> <p><u>vi. The first subdivision of land within the zone, which results in the single title referred to in Rule 27.7.13.1.ii, shall result in a consent notice condition imposed under s.221 of the Act, preventing the construction of any buildings within the Protection Areas, Revegetation Area and Building Restriction Area shown on the Structure Plan.</u></p> <p><b>Consent Notice Restrictions and Obligations:</b></p> <p>±vii. The first subdivision of land within the zone shall provide for the following restrictions and obligations to be implemented on an ongoing basis, following deposit of the first subdivision plan, through consent notice conditions registered against the titles to all of the land within the zone:</p> <p>a. The maximum total ground floor area of all buildings within building platforms 1-9, and 13-15 shall be</p>	
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	<p>500m<sup>2</sup>. The maximum total ground floor area of all buildings within building platforms 10, 11 and 12 shall be 275m<sup>2</sup>.</p> <p>b. No more than one residential unit may be built within each building platform. <u>No buildings (excluding retaining walls and water tanks) may be built outside a building platform.</u></p> <p>c. The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12. Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.</p> <p>d. No part of any building shall be located within 10m of the boundary of the building platform.</p> <p>e. No non-<del>indigenous</del><del>native</del> plants which, upon maturity, will exceed 1m in height shall be planted or allowed to grow within a building platform.</p> <p>f. At least 400m<sup>2</sup> within each building platform must be planted in <del>indigenous</del><del>native</del> vegetation. That planting shall:</p> <ul style="list-style-type: none"> <li>(i) comprise species from, located as specified in, the Mt Iron Park Building Platform Approved Species List (as defined below);</li> <li>(ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m<sup>2</sup> area;</li> <li>(iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform;</li> <li>(iv) be maintained permanently, including replacement of any plants which die.</li> </ul> <p>g. No <del>indigenous</del><del>native</del> vegetation located within a lot outside a building platform shall be removed, and no steps shall be taken to prevent <del>indigenous</del><del>natural</del> native revegetation of land within a lot outside a building platform. For the purposes of this rule 'building platform' includes land required for vehicular access to the building platform.</p> <p>h. Pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder and sycamore, shall be eradicated to a reasonably practicable extent within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit</p>	
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	<p>built within the building platform. Thereafter the property shall be kept clear of those species.</p> <ul style="list-style-type: none"> <li>i. Any batters created in the formation of access to a building platform which are visible from any public road must be planted in indigenous species cover.</li> <li>j. All works required by the Mt Iron Park IMP shall be carried out in accordance with the Mt Iron Park IMP.</li> <li>k. A legal obligation to make an equal contribution to the ongoing costs of implementation of the Mt Iron Park IMP shall be imposed. For the purposes of this rule: <ul style="list-style-type: none"> <li>(i) It is anticipated that those costs will be divided into 16 equal shares, with one share payable by the owner of each building platform approved within the zone and one share payable by the owner of a residential lot created around the dwelling consented under RM130177 on Lot 4 DP 471320.</li> <li>(ii) Those 16 shares shall be determined and the costs will be payable from deposit of the first subdivision plan, regardless of the number of lots created at that time, so that if one lot contains more than one building platform the owner of that lot shall pay the cost share applicable to each building platform.</li> <li>(iii) The owner of the title to the lot(s) which also includes the Protection Areas and the Revegetation Area will be responsible for the implementation of the Mt Iron Park IMP and shall account to, and obtain payment from, the other lot owners liable to contribute in accordance with this rule.</li> </ul> </li> <li>l. Ongoing monitoring and reporting on the implementation of the Mt Iron Park IMP shall be undertaken as follows: <ul style="list-style-type: none"> <li>(i) For the first three years after deposit of the first subdivision plan, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report annually to the Queenstown Lakes District Council detailing the works undertaken in that year in accordance with the Mt Iron Park IMP.</li> <li>(ii) After the first three years of reporting in accordance with (i) above, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report once every 5 years to the Queenstown</li> </ul> </li> </ul>	
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	<p>Lakes District Council detailing the works undertaken in that period in accordance with the Mt Iron Park IMP.</p> <p>m. Cats and mustelids shall not be kept on or brought onto any lot at any time.</p> <p>n. Mt Iron Park Building Platform Approved Species List (Definition):</p> <p>(i) Within 10m from the boundary of a building platform – broadleaf.</p> <p>(ii) Beyond 10m from the boundary of a building platform - broadleaf, fierce lancewood, lowland ribbonwood, narrow-leaved lacebark, and other similar native vegetation which has relatively low flammability.</p> <p>o. When a residential unit is constructed within a building platform a 20,000 litre water tank must be installed as part of the water reticulation system to provide water storage for the residential unit and to provide water for fire fighting purposes.</p> <p><b>Subsequent subdivision</b></p> <p>viii. The land within the zone (excluding the Council Lot 1 DP 22244) may be subdivided into up to 15 <u>residential</u> lots in one or more stages.</p>	
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- 27.7. ~~1412.4~~ In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area.
- a Rural Zone.
  - b. Gibbston Character Zone.
  - c Rural Lifestyle Zone.

~~27.7.12.2~~ This rule Rule 27.12.1 shall not apply to the Mt Iron Park Rural Lifestyle Zone.

- 27.9.5 Controlled Subdivision Activities – Structure Plan spatial layout plan, or concept development plan In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan, spatial layout plan, or concept development plan under Rules 27.7.1, 27.7.2, 27.7.3, 27.7.4, ~~27.7.7~~, the Council shall have regard to, but not be limited by, the following assessment criteria:

	<b>27.7. <del>137.4</del> Assessment Matters</b>
	<ul style="list-style-type: none"><li data-bbox="480 376 1382 443">• <del>The assessment criteria identified under Rules 27.7.1 and 27.7.7.</del> <u>Consistency with the Mt Iron Park Structure Plan</u></li><li data-bbox="480 483 1382 618">• The adequacy and effectiveness of the Mt Iron Park IMP and the Recreation Management Plan in achieving the objectives and implementation methods relating to the matters detailed in Rule 27.7.13.1</li><li data-bbox="480 658 1382 696">• Refer Policies 27.3. <del>167.1-</del> 27.3. <del>178.56</del></li></ul>

**27.14.3 Mt Iron Park Structure Plan**

[See Sheet 5 Appendix A, note this reference will require amendment]

Chapter 22 - Rural Residential and Lifestyle – Proposed Objectives, Policies and Rules

**22.2.8 Objective – Mt Iron Park Rural Lifestyle Zone – Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting on the Mt Iron outstanding natural feature.**

22.2.8.1 Ensure that design of buildings is subservient to, and reflects, the local character and the ecological and landscape values of the setting.

22.2.8.2 Provide for the maintenance and enhancement of local indigenous vegetation values of the setting through the ongoing protection and enhancement of indigenous vegetation in an integrated manner.

22.2.8.3 Ensure that vegetation within building platforms mitigates risk from spread of fire.

## Draft Rules and other provisions- Chapter 22

22.4.1 Any other activity not listed in Tables 1-78.

22.4.3.3 The identification of a building platform for the purposes of a residential unit except where identified by Rule 27.5.1.1 and Rule 27.7.13.1

22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. This rule does not apply to the Mt Iron Park Rural Lifestyle Zone.

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: Rural Residential Zone at Forest Hill.

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

Table 6: Ferry Hill Rural Residential Sub Zone.

Table 7: Wyuna Station Rural Lifestyle Zone

Table 8: Mt Iron Park Rural Lifestyle Zone

Table 8	Mt Iron Park Rural Lifestyle Zone	Non- compliance Status
22.5.39	<p><b>Building Height</b></p> <p>The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12.</p> <p>Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.</p>	NC
22.5.40	<p><b>Building Coverage</b></p> <p>The maximum total ground floor area of all buildings within building platforms 1-9 and 13-15 shall be 500m<sup>2</sup>. The maximum total ground floor area of all buildings within building platforms 10, 11, and 12 shall be 275m<sup>2</sup>.</p>	D



22.5.41	<p><b>Design Standards</b></p> <p>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad, or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <ul style="list-style-type: none"> <li>• All exterior surfaces (other than roofs) shall be coloured in the range black, dark green or dark grey. Claddings may vary and include timber, steel, and concrete. All claddings shall be finished in a similar range of colours.</li> <li>• All roofing shall be in Coloursteel 'Ironsand' (or similar dark grey colour) or black.</li> <li>• All downpipes, gutters and exterior joinery shall be painted to match the dwelling.</li> <li>• Wall glazing shall not exceed 2.7 metres in height. All glazing over 2 metres in height shall have a corresponding eave or verandah directly over that glazing with a minimum width of 1.2 metres.</li> <li>• Roofs of buildings within building platforms 10, 11 and 12 shall have a pitch of no more than 15 degrees.</li> </ul>	<p><del>NC</del></p>
22.5.42	<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• All exterior lighting shall be directed downwards and shall be no higher than 1.2 metres above ground level.</li> <li>• No lighting shall be allowed outside the building platforms.</li> </ul>	<p>NC</p>

22.5.43	<p><b>Vegetation</b></p> <p><b>22.5.43.1</b> At least 400m<sup>2</sup> within each building platform must be planted in native vegetation. That planting shall:</p> <ul style="list-style-type: none"> <li>(i) comprise species from, located as specified in, the Mt Iron Park Building Platform Approved Species List;</li> <li>(ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m<sup>2</sup> area;</li> <li>(iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform;</li> <li>(iv) be maintained permanently, including replacement of any plants which die.</li> </ul> <p><b>22.5.43.2</b> Mt Iron Park Building Platform Approved Species List (Definition):</p> <ul style="list-style-type: none"> <li>(i) Within 10m from the boundary of a building platform – broadleaf.</li> <li>(ii) Beyond 10m from the boundary of a building platform - broadleaf, fierce lancewood, lowland ribbonwood, narrow-leaved lacebark, and other similar native vegetation which has relatively low flammability.</li> </ul> <p><b>22.5.43.3</b> No non-<del>indigenous</del><del>native</del> plants which, upon maturity, will exceed 1m in height shall be planted or allowed to grow within a building platform.</p> <p><b>22.5.42.4</b> No fencing shall be erected outside of a building platform</p>	D
22.5.45	<p><b>Animal Control</b></p> <p>Cats and mustelids shall not be kept on or brought onto any lot at any time.</p>	NC
22.5.46	<p><b>Fencing</b></p> <p>Fencing shall be traditional wire post / wire fencing (including rabbit proofing <del>when necessary</del><del>required to protect</del> <u>required native planting</u>) and of no more than 1m height. Fencing is not permitted outside a building platform other than along a</p>	D

**Appendix B – Revised MIPRL Zone Provisions 'clean version'**

**27 Subdivision and Development**

**27.3 Location-specific objectives and policies**

**27.3.16 Objective – Mt Iron Park Rural Lifestyle Zone – A rural lifestyle development is comprehensively planned within a setting of indigenous vegetation.**

**Policies**

**27.3. 16.1** Enable up to 15 rural lifestyle building platforms while maintaining and enhancing nature conservation values.

**27.3. 16.2** Minimise adverse effects of development, including exotic vegetation, on the values of Mt Iron as an outstanding natural feature.

**27.3. 16.3** Ensure that all development is undertaken in accordance with a Structure Plan so that development is located where it can best be absorbed into the landscape.

**27.3. 16.4** Minimise the removal of existing indigenous vegetation to that required for buildings, curtilage, fire protection and access in order to maximise enclosing vegetation.

**27.3. 16.5** Limit fencing to zone and curtilage boundaries in order to maintain and enhance natural vegetation patterns.

**27.3. 17 Objective – Mt Iron Park Rural Lifestyle zone – The resource values of Mt Iron are protected, enhanced, and made accessible to the community.**

**Policies**

**27.3. 17.1** Maintain and enhance the ecological values of Mt Iron, including but not limited to the Significant Natural Areas on Mt. Iron.

**27.3. 17.2** Protect and maintain the legibility of Mt Iron through control or eradication of wilding tree species.

**27.3. 17.3** Facilitate increased practical and permanent public access to different parts of Mt Iron.

**27.3. 17.4** Facilitate the integrated management of public recreation opportunities on those parts of Mt Iron which are accessible to the general public, including land managed by the Department of Conservation.

**27.3. 17.5** Put in place legal methods to ensure the achievement of this objective and related policies on an ongoing, permanent basis at no cost to the wider community.

**27.6 Rules - Standards for Subdivision Activities**

**27.6.1** 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 Lifestyle	Mt Iron Park Rural Lifestyle	No minimum

	Zone Specific Standards	Activity Status
<p><b>27.7.13</b></p> <p><b>27.7.13.1</b></p>	<p><b>Mt Iron Park Rural Lifestyle Zone</b></p> <p><b>Activities that do not meet the following standards:</b></p> <p><b>Initial subdivision</b></p> <ul style="list-style-type: none"> <li>i. The first subdivision of land within the zone shall create 15 building platforms within the zone located as shown on the Mt Iron Park Structure Plan. Building platforms 10, 11 and 12 may not be larger than 1500m<sup>2</sup>. No other building platform may be larger than 1700m<sup>2</sup>. The shape of each building platform may vary from that shown on the Structure Plan provided that the centroid (mathematical centre) shown on the Structure Plan does not move by more than 5m in any direction.</li> <li>ii. The first subdivision of land within the zone shall result in a single title, subject to amalgamation conditions if required, comprising: <ul style="list-style-type: none"> <li>a. One lot within the zone containing at least one building platform;</li> <li>b. A separate lot or lots containing all of the Protection Areas, the Revegetation Area and the Building Restriction Area identified on the Mt Iron Park Structure Plan.</li> </ul> </li> <li>iii. The first subdivision of land within the zone shall result in: <ul style="list-style-type: none"> <li>a. Any appropriate enlargement or realignment of existing easements in favour of the Department of Conservation or the Queenstown Lakes District Council to ensure practical access for walking and maintenance;</li> <li>b. Creation of new permanent public trails generally in the location of the Recreation Trails identified on the Mt Iron Park Structure Plan;</li> <li>c. Creation of permanent public access to and within</li> </ul> </li> </ul>	<p>NC</p>

	Zone Specific Standards	Activity Status
	<p>the Protection Areas and the Revegetation Area identified on the Mt Iron Park Structure Plan, subject to conditions or restrictions necessary to implement the Mt Iron Park IMP;</p> <p>d. Creation of rights of vehicular access, in favour of Lot 2 DP 21892 and Secs 58, 66 Block XIV Lower Wanaka SD (managed by the Department of Conservation), for the purposes of trail maintenance and for emergency services, from Hidden Hills Drive:</p> <ul style="list-style-type: none"> <li>• Along the existing QLDC Trail which runs through the zone as identified on the Mt Iron Park Structure Plan</li> <li>• To and through the Protection Area identified on the Mt Iron Park Structure Plan which contains the existing public (DOC) Trail from the State Highway to the summit of Mt Iron.</li> </ul> <p><b>Mt Iron Park IMP:</b></p> <p>iv. The application for the first subdivision of land within the zone shall be accompanied by a draft Mt Iron Park Implementation and Management Plan ("<b>Mt Iron Park IMP</b>"), which shall address objectives and implementation methods relating to the matters detailed below, for approval by the Queenstown Lakes District Council and implementation through the subdivision consent:</p> <p>For the Protection Areas:</p> <p>a. Initial eradication of pest plant and animal species</p> <ul style="list-style-type: none"> <li>(i) An initial requirement to eradicate, to a reasonably practicable extent, pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder (<i>Sambucus nigra</i>), and sycamore.</li> <li>(ii) An initial requirement to eradicate, to a reasonable practicable extent, pest animal species including possums, mustelids, and rodents.</li> <li>(iii) These initial requirements shall be implemented as a subdivision consent requirement in order to obtain s.224(c) Certification.</li> </ul> <p>b. Ongoing animal and plant pest control</p> <ul style="list-style-type: none"> <li>(i) The methods for effective control and</li> </ul>	

	Zone Specific Standards	Activity Status
	<p>ongoing management of animal and plant pests including measures to minimise reinvasion by animal and plant pests.</p> <p>c. Stock control</p> <p>(i) The prohibition of grazing of livestock.</p> <p>For the Revegetation Area:</p> <p>d. A requirement that all of the Revegetation Area is subject to the same provisions of the IMP as applies to the Protection Areas.</p> <p>e. Planting Program</p> <p>(i) A planting program for the Revegetation Area comprising species from the Mt Iron Park Revegetation Area Approved Species List (as defined below).</p> <p>(ii) The planting program shall be designed to achieve full revegetation of the Revegetation Area over a reasonable period of time through a combination of planting and natural regeneration.</p> <p>(iii) A monitoring and reporting requirement for the outcomes of the implementation of the planting program (under vi.(l) below).</p> <p>(iv) Mt Iron Park Revegetation Area Approved Species List (Definition):  kānuka, broadleaf, kohuhu, kowhai, ti kōuka/cabbage tree, lowland ribbonwood, narrow-leaved lacebark, fierce lancewood, matai, and Hall's totara.</p> <p>For the Recreation Trails</p> <p>f. Formation of the Recreation Trails identified on the Mt Iron Park Structure Plan to standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>g. Maintenance of the Recreation Trails identified on the Mt Iron Park Structure Plan at standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>Legal mechanisms to ensure (a)-(g) above</p> <p>(i) Identification of:</p> <p>○ Those works to be implemented as a subdivision consent requirement in order</p>	

	Zone Specific Standards	Activity Status
	<p>to obtain s.224(c) Certification;</p> <ul style="list-style-type: none"> <li>○ Those works to be implemented on an ongoing basis by lot owners following deposit of the first subdivision plan.</li> </ul> <p>(ii) The draft wording of the Consent Notice and / or covenant to be registered against the title(s) to the relevant land, to achieve the ongoing implementation of the Mt Iron Park IMP.</p> <p><b>Recreation Management Plan:</b></p> <p>v. The first subdivision of land within the zone shall be accompanied by a Recreation Management Plan which shall address objectives and implementation methods relating to the matters detailed below:</p> <ul style="list-style-type: none"> <li>a. Analysis of the environmental and recreation values of the Protection Areas and Revegetation Area together with the adjoining Lot 2 DP 21892 and Secs 58 66 Blk XIV Lower Wanaka SD presently administered by the Department of Conservation ("Mt Iron Public Accessible Land").</li> <li>b. Objectives for, and controls over, the recreational use of the Protection Areas and the Recreation Area (in association with the Mt Iron Public Accessible Land).</li> <li>c. Details of the outcome of consultation between the owner of the Protection Areas and the Revegetation Area and the owner of the Mt Iron Public Accessible Land and, if achieved, any agreement reached between those two landowners.</li> <li>d. A review mechanism which will enable review of the Recreation Management Plan to adapt to changing circumstances from time to time.</li> </ul> <p><b>Building Restriction:</b></p> <p>vi. The first subdivision of land within the zone, which results in the single title referred to in Rule 27.7.13.1.ii, shall result in a consent notice condition imposed under s.221 of the Act, preventing the construction of any buildings within the Protection Areas, Revegetation Area and Building Restriction Area shown on the Structure Plan.</p> <p><b>Consent Notice Restrictions and Obligations:</b></p> <p>vii. The first subdivision of land within the zone shall</p>	



	Zone Specific Standards	Activity Status
	<p>provide for the following restrictions and obligations to be implemented on an ongoing basis, following deposit of the first subdivision plan, through consent notice conditions registered against the titles to all of the land within the zone:</p> <ol style="list-style-type: none"> <li>a. The maximum total ground floor area of all buildings within building platforms 1-9, and 13-15 shall be 500m<sup>2</sup>. The maximum total ground floor area of all buildings within building platforms 10, 11 and 12 shall be 275m<sup>2</sup>.</li> <li>b. No more than one residential unit may be built within each building platform. No buildings (excluding retaining walls and water tanks) may be built outside a building platform.</li> <li>c. The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12. Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.</li> <li>d. No part of any building shall be located within 10m of the boundary of the building platform.</li> <li>e. No non-indigenous plants which, upon maturity, will exceed 1m in height shall be planted or allowed to grow within a building platform.</li> <li>f. At least 400m<sup>2</sup> within each building platform must be planted in indigenous vegetation. That planting shall: <ol style="list-style-type: none"> <li>(i) comprise species from, located as specified in, the Mt Iron Park Building Platform Approved Species List (as defined below);</li> <li>(ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m<sup>2</sup> area;</li> <li>(iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform;</li> <li>(iv) be maintained permanently, including replacement of any plants which die.</li> </ol> </li> <li>g. No indigenous vegetation located within a lot outside a building platform shall be removed, and</li> </ol>	

	Zone Specific Standards	Activity Status
	<p>no steps shall be taken to prevent indigenous native revegetation of land within a lot outside a building platform. For the purposes of this rule 'building platform' includes land required for vehicular access to the building platform.</p> <p>h. Pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder and sycamore, shall be eradicated to a reasonably practicable extent within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform. Thereafter the property shall be kept clear of those species.</p> <p>i. Any batters created in the formation of access to a building platform which are visible from any public road must be planted in indigenous species cover.</p> <p>j. All works required by the Mt Iron Park IMP shall be carried out in accordance with the Mt Iron Park IMP.</p> <p>k. A legal obligation to make an equal contribution to the ongoing costs of implementation of the Mt Iron Park IMP shall be imposed. For the purposes of this rule:</p> <p>(i) It is anticipated that those costs will be divided into 16 equal shares, with one share payable by the owner of each building platform approved within the zone and one share payable by the owner of a residential lot created around the dwelling consented under RM130177 on Lot 4 DP 471320.</p> <p>(ii) Those 16 shares shall be determined and the costs will be payable from deposit of the first subdivision plan, regardless of the number of lots created at that time, so that if one lot contains more than one building platform the owner of that lot shall pay the cost share applicable to each building platform.</p> <p>(iii) The owner of the title to the lot(s) which also includes the Protection Areas and the Revegetation Area will be responsible for the implementation of the Mt Iron Park IMP and shall account to, and obtain payment from, the other lot owners liable to contribute in accordance with this rule.</p> <p>l. Ongoing monitoring and reporting on the implementation of the Mt Iron Park IMP shall be</p>	

	Zone Specific Standards	Activity Status
	<p>undertaken as follows:</p> <ul style="list-style-type: none"> <li>(i) For the first three years after deposit of the first subdivision plan, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report annually to the Queenstown Lakes District Council detailing the works undertaken in that year in accordance with the Mt Iron Park IMP.</li> <li>(ii) After the first three years of reporting in accordance with (i) above, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report once every 5 years to the Queenstown Lakes District Council detailing the works undertaken in that period in accordance with the Mt Iron Park IMP.</li> </ul> <p>m. Cats and mustelids shall not be kept on or brought onto any lot at any time.</p> <p>n. Mt Iron Park Building Platform Approved Species List (Definition):</p> <ul style="list-style-type: none"> <li>(i) Within 10m from the boundary of a building platform – broadleaf.</li> <li>(ii) Beyond 10m from the boundary of a building platform - broadleaf, fierce lancewood, lowland ribbonwood, narrow-leaved lacebark, and other similar native vegetation which has relatively low flammability.</li> </ul> <p>o. When a residential unit is constructed within a building platform a 20,000 litre water tank must be installed as part of the water reticulation system to provide water storage for the residential unit and to provide water for fire fighting purposes.</p> <p><b>Subsequent subdivision</b></p> <p>viii. The land within the zone (excluding the Council Lot 1 DP 22244) may be subdivided into up to 15 residential lots in one or more stages.</p>	

27.7.14 In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area.

a Rural Zone.

Draft Rules – Mt Iron Park Rural Lifestyle Zone

b. Gibbston Character Zone.

c Rural Lifestyle Zone.

This rule shall not apply to the Mt Iron Park Rural Lifestyle Zone.

27.9.5            Controlled Subdivision Activities – Structure Plan spatial layout plan, or concept development plan In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan, spatial layout plan, or concept development plan under Rules 27.7.1, 27.7.2, 27.7.3, 27.7.4, the Council shall have regard to, but not be limited by, the following assessment criteria:

	<b>27.7.13 Assessment Matters</b>
	<ul style="list-style-type: none"><li>• Consistency with the Mt Iron Park Structure Plan</li><li>• The adequacy and effectiveness of the Mt Iron Park IMP and the Recreation Management Plan in achieving the objectives and implementation methods relating to the matters detailed in Rule 27.7.13.1</li><li>• Refer Policies 27.3. 16.1- 27.3.17.5</li></ul>

**27.14.3 Mt Iron Park Structure Plan**

[See Sheet 5 Appendix A, note this reference will require amendment]

Chapter 22 - Rural Residential and Lifestyle – Proposed Objectives, Policies and Rules

**22.2.8 Objective – Mt Iron Park Rural Lifestyle Zone – Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting on the Mt Iron outstanding natural feature.**

22.2.8.1 Ensure that design of buildings is subservient to, and reflects, the local character and the ecological and landscape values of the setting.

22.2.8.2 Provide for the maintenance and enhancement of local indigenous vegetation values of the setting through the ongoing protection and enhancement of indigenous vegetation in an integrated manner.

22.2.8.3 Ensure that vegetation within building platforms mitigates risk from spread of fire.

**Draft Rules and other provisions- Chapter 22**

22.4.1 Any other activity not listed in Tables 1-78.

22.4.3.3 The identification of a building platform for the purposes of a residential unit except where identified by Rule 27.5.1.1 and Rule 27.7.13.1

22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. This rule does not apply to the Mt Iron Park Rural Lifestyle Zone.

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: Rural Residential Zone at Forest Hill.

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

Table 6: Ferry Hill Rural Residential Sub Zone.

Table 7: Wyuna Station Rural Lifestyle Zone

Table 8: Mt Iron Park Rural Lifestyle Zone

Table 8	Mt Iron Park Rural Lifestyle Zone	Non- compliance Status
22.5.39	<p><b>Building Height</b></p> <p>The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12.</p> <p>Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.</p>	NC
22.5.40	<p><b>Building Coverage</b></p> <p>The maximum total ground floor area of all buildings within building platforms 1-9 and 13-15 shall be 500m<sup>2</sup>. The maximum total ground floor area of all buildings within building platforms 10, 11, and 12 shall be 275m<sup>2</sup>.</p>	D

22.5.41	<p><b>Design Standards</b></p> <p>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad, or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <ul style="list-style-type: none"> <li>• All exterior surfaces (other than roofs) shall be coloured in the range black, dark green or dark grey. Claddings may vary and include timber, steel, and concrete. All claddings shall be finished in a similar range of colours.</li> <li>• All roofing shall be in Coloursteel 'Ironsand' (or similar dark grey colour) or black.</li> <li>• All downpipes, gutters and exterior joinery shall be painted to match the dwelling.</li> <li>• Wall glazing shall not exceed 2.7 metres in height. All glazing over 2 metres in height shall have a corresponding eave or verandah directly over that glazing with a minimum width of 1.2 metres.</li> <li>• Roofs of buildings within building platforms 10, 11 and 12 shall have a pitch of no more than 15 degrees.</li> </ul>	NC
22.5.42	<p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>• All exterior lighting shall be directed downwards and shall be no higher than 1.2 metres above ground level.</li> <li>• No lighting shall be allowed outside the building platforms.</li> </ul>	NC












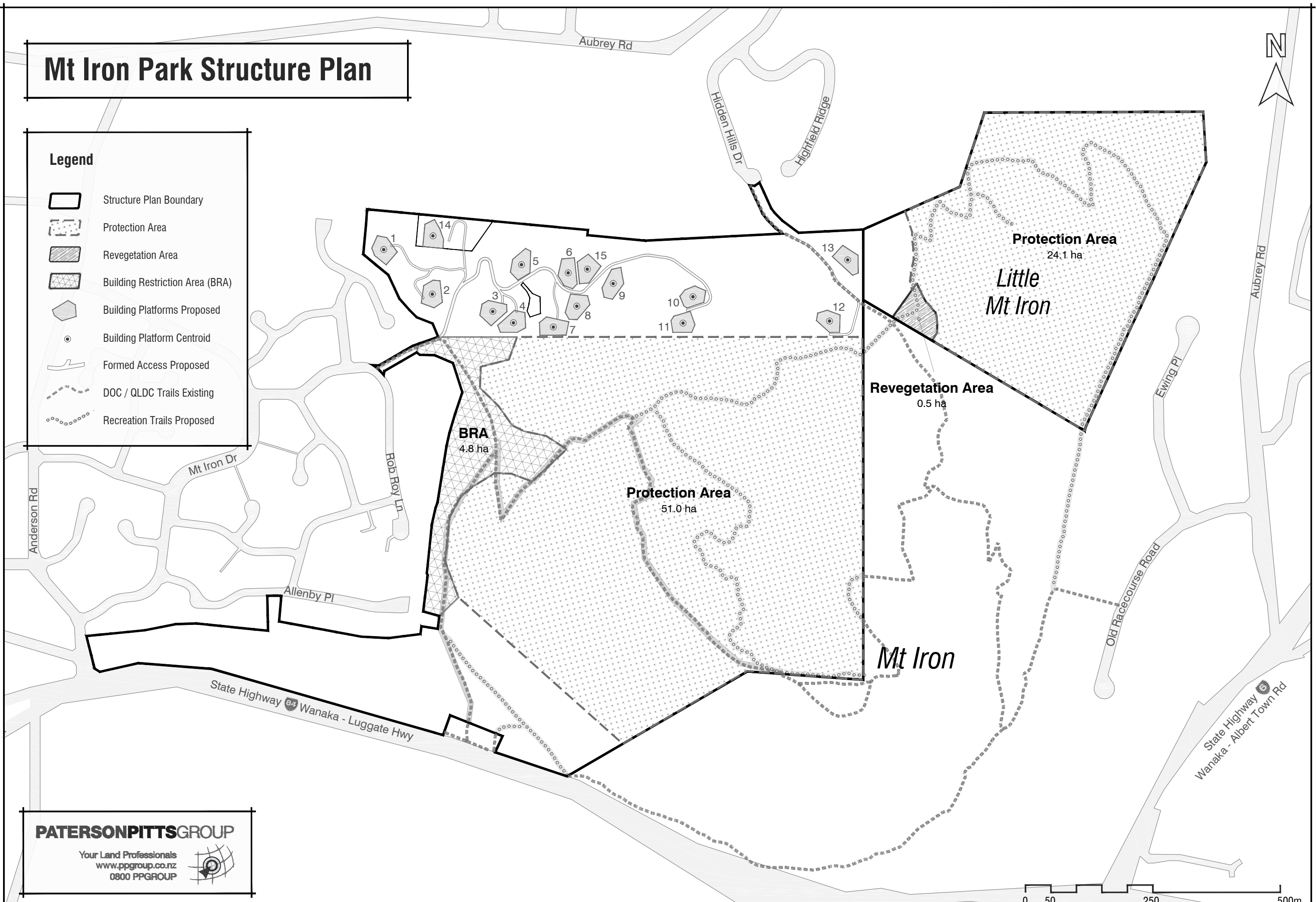
22.5.43	<p><b>Vegetation</b></p> <p><b>22.5.43.1</b> At least 400m<sup>2</sup> within each building platform must be planted in native vegetation. That planting shall:</p> <ul style="list-style-type: none"> <li>(i) comprise species from, located as specified in, the Mt Iron Park Building Platform Approved Species List;</li> <li>(ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m<sup>2</sup> area;</li> <li>(iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform;</li> <li>(iv) be maintained permanently, including replacement of any plants which die.</li> </ul> <p><b>22.5.43.2 Mt Iron Park Building Platform Approved Species List (Definition):</b></p> <ul style="list-style-type: none"> <li>(i) Within 10m from the boundary of a building platform – broadleaf.</li> <li>(ii) Beyond 10m from the boundary of a building platform - broadleaf, fierce lancewood, lowland ribbonwood, narrow-leaved lacebark, and other similar native vegetation which has relatively low flammability.</li> </ul> <p><b>22.5.43.3</b> No non-indigenous plants which, upon maturity, will exceed 1m in height shall be planted or allowed to grow within a building platform.</p> <p><b>22.5.42.4</b> No fencing shall be erected outside of a building platform</p>	D
22.5.45	<p><b>Animal Control</b></p> <p>Cats and mustelids shall not be kept on or brought onto any lot at any time.</p>	NC
22.5.46	<p><b>Fencing</b></p> <p>Fencing shall be traditional wire post / wire fencing (including rabbit proofing when necessary to protect required native planting) and of no more than 1m height. Fencing is not permitted outside a building platform other than along a zone</p>	D

**Appendix C - Revised Mt Iron Park Structure Plan**

# Mt Iron Park Structure Plan

## Legend

-  Structure Plan Boundary
-  Protection Area
-  Revegetation Area
-  Building Restriction Area (BRA)
-  Building Platforms Proposed
-  Building Platform Centroid
-  Formed Access Proposed
-  DOC / QLDC Trails Existing
-  Recreation Trails Proposed



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