

" D "

Queenstown Lakes Operative District Plan as of 15 Nov 2010
Attachment D: Schedule of Corrections for S292 Application
Section 7- Residential-Assessment Matters

Note: Red Underlining represents proposed additions to the Operative District Plan text and ~~red strikethrough~~ represents deletions.

7.7 Resource Consents - Assessment Matters Residential and Visitor Accommodation Zones

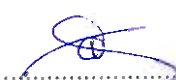
7.7.2 Assessment Matters

- iv **Restricted Discretionary Activity – Multi-Unit Developments** in the High Density Residential Zone
(followed by the currently operative text)
- v **Restricted Discretionary Activity – Building Footprint** in the High Density Residential Zone
(followed by the currently operative text)
- xvii **(1) Setback from Roads** in the High Density Residential Zone
(followed by the currently operative text)
- xvii **(2) Setback from Roads** in the Low Density Residential Zone and Residential Arrowtown Historic Management Zone
 - (a) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical use of the remainder of the site.
 - (b) The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
 - (c) The ability to provide adequate opportunity for landscaping in the vicinity of road boundaries, which will mitigate the effects of building intrusion into the street scene.
 - (d) The ability to provide adequate on-site parking and manoeuvring for vehicles.
 - (e) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity of road boundaries.
 - (f) The extent to which the proposed building will have size, form, proportions, roof line, style, external appearance which are similar to or in keeping with those existing buildings on the site.

1 This is the exhibit marked with the letter " D " referred to in the Affidavit of
SCOTT FIGENSHOW

AFFIRMED at Queenstown this 19th day of
January 2011 before

K. A. Fitzgerald
Deputy Registrar
Queenstown District Court


A Solicitor of the High Court of New Zealand

- (g) The extent to which the location of the proposed building would adversely affect the historic character of Arrowtown.

xviii (1) Setback from Internal Boundaries/Neighbours in the High Density Residential Zone
(followed by the currently operative text)

xviii (2) Setback from Internal Boundaries/Neighbours in the Low Density Residential Zone and Residential Arrowtown Historic Management Zone

- (a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- (b) Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- (c) Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to and extent which is inconsistent with the suburban living environment.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping around buildings.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- (h) Any adverse effects on adjoining sites of the proximity of buildings housing scheduled community or private recreation facilities in terms of noise, glare or vibration which is inconsistent with the suburban living environment.
- (i) The ability to mitigate adverse effects of the proposal on adjoining sites
- (j) Any adverse effects of the proximity or bulk of the building, in terms of the loss of the historic character of Arrowtown.

xx (1) Continuous Building Length in the High Density Residential Zone
(followed by the currently operative text)

xx (2) Continuous Building Length in the Low Density Residential Zone and Residential Arrowtown Historic Management Zone

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.

(b) The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site.

(c) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

xxi(1) Landscape Coverage in the High Density Residential Zone
(followed by the currently operative text)

xxi(2) Landscape Coverage in the Low Density Residential Zone

(a) The extent to which landscaping should be undertaken to protect and enhance a desirable level of residential amenity, including the need to provide open space, mature trees, and the screening of parking and outdoor storage associated with visitor accommodation activities from adjoining sites.

xxv Fence Heights in the High Density Residential Zone
(followed by the currently operative text)

xxxi Earthworks

In the High Density Residential Zone Notification may be required in situations involving special circumstances with regard to any aspect of earthworks to include, but not limited to, work schedules, blasting or extensive drilling, unstable or suspect geological conditions, substantial subsurface water, safety and traffic management.

In all zones covered by this section of the District Plan,

(a) Environmental Protection Measures

(followed by the currently operative text)