

7. Residential Areas

7.1 Issues, Objectives and Policies

7.1.1 Issues

The District's housing stock represents one of its most important physical resources. People's well being is among other things a reflection of their quality of housing and the environment in which that is set.

Enabling people to provide for their residential needs within the District is one of the Council's functions authorised under the Act. The purpose of the Act is the sustainable management of natural and physical resources, which includes enabling people and communities to provide for their social, economic and cultural well being and for their health and safety. This can only be achieved within a framework which adequately addresses the needs of present and future generations, the life-supporting capacity of air, water, soil and ecosystems, and the adverse environmental effects of activities including the effects on the visual amenity of outstanding landscapes of the District.

Meeting the residential needs of the District's urban population cannot be accommodated within the existing towns, settlements or "rural lifestyle" areas without significantly affecting current residential amenity values ie density levels, protection of views, privacy, or detracting from the significant landscape values and natural features of the District. High Density Residential Zones, can be expanded to satisfy a portion of this need. The Council recognises there is a demand for low-density residential living within rural areas by people wishing to enjoy the quietness and natural environment. However, in deciding how best to meet the residential needs of the District, the Council must have regard to several other matters of relevance under Section 7 of the Act, most importantly:

- the efficient use and development of natural and physical resources;
- the maintenance and enhancement of amenity values. and natural features;

- the maintenance and enhancement of the quality of the environment.

i Growth and Availability of Land

- **The provision for and location of new residential activity**

In considering the provision for and location of land for residential use, the Council must balance the need for and location of residential activity against the need to promote the sustainable management of the District's resources and amenities. These include services, energy efficiency, the life supporting capacity of soils, natural hazards, landscape, rural amenity, and social well being.

- **Retaining a large core of residents**

A perceived competition exists between residential and visitor accommodation land uses, especially in the urban High Density Residential Zones. Unlike Wanaka, Queenstown commands a very limited supply of land suitable for high density development. Residents fear that if trends continue, visitor accommodation units will continue to supplant residential uses, thereby reducing housing opportunities for residents. Economics now tilt development toward visitor accommodation and undercut the capacity of Queenstown to house its workers, its retirees and others whose incomes or family obligations preclude moving to more affordable housing elsewhere, thereby forcing long commutes back into town.

- **Natural Hazards**

Parts of the towns and settlements are subject to flooding and other hazards. In other areas, residential expansion in areas at risk from flooding will, in the long-term, increase the amount and value of property vulnerable to flooding damage. The location of new development should minimise that risk.

Refer also Part 4.8

- **Productive Land**

The future welfare of the District is not fully reliant on primary production of these soils but subdivision and development will result in the loss of their productive capacity. Any expansion over versatile soils needs to be

balanced against the sustainable management of other natural and physical resources such as energy, infrastructure, services and the effects on important amenities.

Refer also Part 5

- **Servicing**

Servicing infrastructure is a major physical resource and its efficient utilisation is of concern to the District. The costs of providing infrastructure to the community and future land areas is an important factor where the success of resource management can be measured in terms of efficiency. Efficient use of existing infrastructure must also be measured against other fundamental District objectives such as residential forms and protection of the visual amenities.

ii Landscape

- **The relationship of urban areas to the natural landscape**

The District is dominated by a landscape of outstanding quality which provides a sense of place and belonging for all communities as well as the source of economic activity and recreation. The attraction and quality of the residential environments and any extensions to those environments must be closely related to the need to protect and enhance the visual amenity of the District.

Refer also Part 4.2

iii Character and Scale

- **The character and scale of development within residential and visitor accommodation areas should achieve desired outcomes anticipated by the District Plan. Enhancement of the air.**

The existing identity of any particular town or settlement is reflected in its character and scale. These are matters which influence where people choose to live. Components of character and scale include open space, density of development, building height, dominant styles in built form and topographic influences. There is undoubtedly a difference in character

and scale between suburban residential and low density rural living environments. There can also be contrast in the character and scale within or between settlements. Change in the character and scale of residential areas can result from closer subdivision and construction of additional houses at higher densities, redevelopment and replacement of existing houses, and loss of existing open space, garden and tree plantings, loss of views and diminution in the sense of community cohesion and well being.

Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority.

iv Residential and Visitor Accommodation Amenity

- **Protection and enhancement of people's social wellbeing resulting the amenity value of their living environments.**

People's perception of well being is enhanced by a coherent and pleasant living environment. The main components of this amenity are the location and scale of open space, density of residential development generally and within sites, heights of buildings and dominant building styles. Most of these components lead to a general appreciation of an area, while others relate to the development of individual sites. The way individual sites are developed and their relationship to adjoining sites are important factors in ensuring residential properties have adequate sunlight, daylight and privacy and a feeling of not being closed in or overlooked. In controlling these matters the desirability of allowing reasonable individual flexibility in siting, layout and building design must be acknowledged, including the need to maximise the

benefits from good access to solar energy. Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation.

Residential amenities, however, depend upon far more than merely providing the factors identified above. Residential amenity also demands a 'neighbourhood'. Neighbourhoods define places where residents can know one another, can share common interests and can offer fellowship and support when adversity strikes. Without neighbourhoods, communities cannot thrive. Yet the continuous expansion of visitor accommodation developments displaces residents and undermines neighbourhoods. Visitors are strangers on the street, coming and going at unanticipated hours, unfamiliar with local parking courtesies and powerless to contribute to neighbourhood well-being. The future of Queenstown, and to a lesser extent Wanaka, rests on our ability to protect existing neighbourhoods and create or expand new ones.

Residential areas have always contained a range of complementary non-residential activities relating to the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. Many of these require a residential location because of the service they provide to residents. Some of these activities can have a significant impact in terms of traffic and on-street parking, noise or glare. It is important to ensure a compatibility between residential and non-residential activities and areas.

Home occupations are an important aspect of non-residential activity which provides residents with a source of employment with many social and economic advantages, but which can cause problems in residential areas. The range of activities and their character and scale vary considerably and it is often the traffic-generating and noise aspects of these activities which is of concern. Limitations on the extent of retailing, the scale of activities in terms of area or floorspace and the involvement of persons not living on the site are commonly adopted to mitigate these adverse effects.

Visitor accommodation facilities deserve no less attention to amenity values. Visitors constitute the economic lifeblood of the District. While considerations of neighbourhood (along with its social and cultural implications) may not directly influence the location and design of visitor accommodations, the

location, appearance and design of accommodation units should not suffer from becoming a stepchild to residential development. It is important that similar rules (insofar as applicable) control both types of activities equally within the District's High Density Residential Zones so that overall urban character retain and enhance its pleasant streetscapes, its pedestrian friendliness and its overall residential character.

Refer also Part 4.9

7.1.2 District Wide Residential Objectives and Policies

Objective 1 - Availability of Land

Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.

Policies:

- 1.1 *To zone sufficient land to satisfy both anticipated residential and visitor accommodation demand.*
- 1.2 *To enable new residential and visitor accommodation areas in the District.*
- 1.3 *To promote compact residential and visitor accommodation development.*
- 1.4 *To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity.*
- 1.5 *To maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity.*
- 1.6 *To promote, where reasonable, a separation of visitor accommodation development from areas better suited for the preservation, expansion or creation of residential neighbourhoods.*

Implementation Methods

Objective 1 and associated policies will be implemented through:

(i) District Plan

- (a) To enable a broad range of residential and visitor accommodation areas without allowing either activity to unduly harm the other.

Explanation and Principal Reasons for Adoption

The population of the District is growing and the Council recognises and accepts the need to provide for growth.

While the residential areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concerns for the Council in accommodating future residential growth are the sustainability of resident neighbourhoods and the impact on natural and physical resources and on the landscape amenity.

The Council seeks to achieve urban consolidation. As such the objectives and policies do impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed.

Refer also Part 6

Objective 2 - Residential Form

A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.

Policies:

- 2.1 *To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.*

- 2.2 *To limit the geographical spread and extent of rural living and township areas. Where expansion occurs, it should be managed having regard to the important District-wide objectives.*

- 2.3 *To provide for rural living activity in identified localities.*

- 2.4 *In new residential areas encourage and provide for development forms which provide for increased residential density and careful use of the topography.*

Implementation Methods

Objective 2 and associated policies will be implemented through:

(i) District Plan:

- (a) The identification of a pattern of land uses in support of a strategy of urban consolidation.
- (b) Zoning and subzoning provisions for a range of residential and visitor accommodation environments.
- (c) Zoning areas for rural living activities.
- (d) Associated rules for subdivision (lot size) and transport.

Explanation and Principal Reasons for Adoption

The spatial pattern of a settlement and the way in which it uses its resources determines the character and scale of the urban environment. This is a key factor influencing the magnitude of energy consumption and the efficient use of existing resources, including land and infrastructure. The policies are aimed at a compact urban form, with residential activity related to central commercial areas and readily accessible by all modes of transport.

The Council believes this policy will be most effective in protecting the significant landscape amenities of the District, reducing the use of private motor vehicles and have a beneficial effect in terms of the efficient use of

existing resources and infrastructure, while catering for the residential needs of the District's population.

In the new residential areas, Council wishes to promote new and imaginative residential developments which have regard to the surrounding landscape amenity as well as for energy efficiency, convenience and social well being.

Refer also Parts 4, 10 and 11

Objective 3 - Residential Amenity.

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

Policies:

- 3.1 *To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.*
- 3.2 *To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown residential zones, small townships and Rural Living areas.*
- 3.3 *To provide for and encourage high density residential development within the high density residential zones.*
- 3.4 *To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.*
- 3.5 *To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.*
- 3.6 *To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.*
- 3.7 *To ensure residential developments are not unduly shaded by structures on surrounding properties.*

- 3.8 *To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.*
- 3.9 *To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.*
- 3.10 *To provide for and encourage new and imaginative residential development forms within the major new residential areas.*
- 3.11 *To require acoustic insulation of buildings located within the airport Outer Control Boundary, that contain critical listening environments.*
- 3.12 *To ensure the single dwelling character and accompanying amenity values of the Low Density Residential Zone are not compromised through subdivision that results in an increase in the density of the zone that is not anticipated.*
- 3.13 *To require an urban design review to ensure that new developments satisfy the principals of good design*

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods including:

(i) District Plan:

- (a) Provision of different zones for high density residential living and low density residential living.
- (b) Rules relating to building height, sunlight and outlook for neighbours, street scene, separation from neighbours and outdoor living space.
- (c) Rules for heritage and amenities, relocated buildings, protected historic buildings, places and objects and protected trees.

- (d) Rules for health and safety, eg for noise and glare.
 - (e) Rules for subdivision, natural and other hazards, supply of services (water, energy, telecommunications and disposal of wastes), provision of land for open space and recreation and rules for building location.
 - (f) Rules for transport, parking, access and manoeuvring.
- (ii) Other Methods:**
- (a) Implementation of the powers prescribed in Part XII of the Resource Management Act relating to enforcement orders, abatement notices and excessive noise.
 - (b) Provision of works and services, roading, road linkages and traffic management programmes, and maintenance and development of public open space.

Explanation and Principal Reasons for Adoption

The purpose of policies is to achieve the consolidation of residential activity and protection of residential amenity values. Although non-residential activities are an integral part of the residential environment they have the potential to create adverse effects relating to noise, visual detraction, traffic and loss of residential neighbours. A high standard of amenity is sought for residential areas which are sensitive to adverse effects. Although it may not be possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. The effect on community cohesion, and hence well being, arises from the removal of permanent residents as much as from the visual disruption and loss of amenity caused by establishment of these activities.

The rising cost of land close to the town centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the

town centres and consequential loss of vitality in the town centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners.

The relationship between open spaces and built form is one of the main determinants of the character of an area. The policies reflect the importance of open space in providing opportunity for outdoor living and amenity.

Access to sunlight is an important factor in residential amenity and the policies are directed at ensuring that, with the exception of major topographical features, buildings are not unduly shaded by neighbouring buildings in a manner which diminishes the amenity of a site or a neighbourhood.

The residential areas are sensitive noise environments and this is a major factor which must be taken into account when considering the impact of other activities. Noise in a residential area is likely to result from non-residential activities and as such the plan includes provisions setting noise standards for non-residential activities in the residential zones. Noise from normal residential living, including animals and social events will be controlled through the excessive noise provisions of the Act.

The District contains landscapes of national significance and urban development can have a significant effect on the enhancement and protection of that amenity. The Council proposes to influence building design in the residential areas by the implementation of the policies and rules contained in this Plan. This will enhance the character and coherence of the residential built environment as it relates to the visual amenity of the natural landscape.

Traffic is an integral part of all residential environments, but also has the potential to affect the amenity of residential streets. The Plan seeks to ensure adequate provision for off-street parking in a manner which protects the amenity of local streets.

Within the major new areas of residential zoning the Council strongly encourages a more imaginative approach to subdivision and development. The Council believes the quality of the District's residential environments would be significantly enhanced by design solutions that moved away from traditional subdivision solutions. In this respect the Council will be looking to

encourage a range of residential densities, variations in roading patterns, imaginative use of reserves, open space and pedestrian and roading linkages, attention to visual outlook and solar aspect, and extensive use of planting.

Subdivision of residential flats is not desirable because it can facilitate delineation between the unit and flat through separate curtilage. Consideration must also be given to the potential implications of allowing the first subdivision to take place and the fact that additional residential flats could then be developed on the site as a permitted activity, provided the other site and zones standards of the District Plan have been complied with. The result of this process would be the incremental subdivision of the low Density Residential Zone, which could result in a development pattern similar to that anticipated in High Density Residential Zone. Therefore, this policy considers the effects subdivision can have on the single dwelling character of the Low Density Residential Zone.

Objective 4 - Non-Residential Activities

Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

Policies:

- 4.1 *To enable non-residential activities in residential areas, subject to compatibility with residential amenity.*
- 4.2 *To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.*

Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) The identification of the living environment and associated rules, site density, building height, sunlight, street scene and landscaping.

- (b) The opportunity for a range of non-residential activities to be located in residential zones as permitted activities, subject to rules to protect residential amenity. These rules include matters relating to scale of activities, residential coherence, hours of operation, site size and traffic generation.

(ii) Other Methods

- (a) Provision and operation of community facilities.

Explanation and Principal Reasons for Adoption

Non-Residential Activities are an integral part of the residential environment in that they provide a service to local residents or enable people to work at home. However, non-residential activities do have the potential to detract from residential amenity by way of noise, traffic and scale of operation.

The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. All the major operations are protected by zoning or scheduling.

A number of non-residential activities have developed in residential areas and currently provides either a service to the area or are not incompatible with residential amenity. These activities have been acknowledged to provide security of the activity and protection for residential amenity.

It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas.

7.1.3 High Density Residential Zones – District Wide

7.1.3.1 Issue

Development Pressure

Visitor accommodation developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threaten the sustainable well being of our neighbourhoods and community.

High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments.

7.1.3.2 Objectives and Policies

Objective 1 – Amenity Values

Sustainable residential communities and neighbourhoods that have high quality amenity values.

Policies

1. To ensure development enhances the character and amenity values in the zone, by:
 - Improving the aesthetic appeal of the built environment.
 - Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment.
 - Providing attractive pedestrian access ways and linkages and protecting those that currently exist.
 - Ensuring the maintenance of road setbacks that are free of structures.
 - Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids repetitive and continuous building forms or facades.
 - Ensuring that open space is maintained between buildings on sites, and between neighbouring sites.
 - Encouraging the provision of underground car parking.

2. To avoid visually dominant buildings that overshadow public places, block views and degrade the built environment.
3. To enhance the attractiveness of the zone, including the streetscape, by:
 - Ensuring landscaped areas are dominated by greenery and mature trees in scale and proportion to the size of the building.
 - To require the retention of existing vegetation, especially established trees and native vegetation.
 - Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads.
4. To encourage a mix of housing types and sizes with variety in the number of bedrooms, that will support a flexible and sustainable reuse in the future, while recognising that the zoning anticipates multi-unit developments capable of containing a wide mix of types and sizes.
5. To discourage the encroachment of large visitor accommodation developments into residential neighbourhoods..

Objective 2 – Multi-Unit Developments

Multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided where possible.

Policies

1. To ensure multi-unit developments are located within easy walking distance and promote safe pedestrian access, to all of the following:
 - Existing or proposed shops offering a range of convenience goods and services.
 - An existing or programmed public transport service.

- A substantial public reserve (or reserves) that provide a range of recreational opportunities.
2. To ensure that multi-unit developments are located in areas served by all of the following:
 - Roads capable of handling increased traffic.
 - Road frontage or nearby kerb-side areas having adequate visitor parking spaces.
 - Community facilities.
 - Essential public services such as water supply, wastewater and stormwater management, and refuse collection.
 3. To ensure multi-unit developments are designed to achieve all of the following:
 - Effectively incorporate existing significant vegetation and landforms.
 - Effectively cater for traffic, parking and servicing.
 - Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity.
 - Incorporate suitable crime prevention through environmental design techniques in their layout and methods of access.
 4. To ensure multi-unit developments are located on sites that:
 - Enable units to face or relate well to public streets.
 - Relate to nearby properties and public areas in ways that facilitate the integration of the development into the neighbourhood.
 5. To encourage multi-unit developments to be designed and built for occupancy by local residents and to encourage flexibility within multi-unit developments built for visitor accommodation so that they may readily be used for residential housing in the future, if so needed.

Objective 3 : Vitality of Town Centres

To maintain and enhance the vitality and vibrancy of the town centres as places where visitors and residents intermingle.

Policies

- 1 To provide for relatively dense residential living and visitor accommodation in the high density zone, near the town centres with good linkages to the town centres.

Explanation and reasons for adoption

By providing the opportunity for residential and visitor accommodation to locate near the town centres in suitable high density zones, the vibrancy of the town centres will be enhanced. It is desirable to have residents and visitors within walking distance of the town centres to offer convenience to residents and visitors and to promote the strength and vitality of the town centres.

Implementation Methods

(i) District Plan

- (a) By the use of Sub-Zones to identify land having particular character, location and/or topography, amenity and environmental values, within which appropriate development opportunities can be approved.
- (b) District Plan Rules

(ii) Other methods

- (a) Bylaws
- (b) Urban Design Panels
- (c) Urban design guidelines

7.2 Queenstown Residential And Visitor Accommodation Areas

Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula

7.2.1 Resources, Activities and Values

Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by lower density development which allows outstanding views of Lake Wakatipu and the mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development.

High Density Residential Areas.

Until recently these areas were characterised by a high density of single unit dwellings, interspersed with two or three level multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on the early tent settlements and underlying subdivision patterns reflect this with small lot sizes.

Redevelopments in the High Density Residential Zone are having a significant impact on the character, scale and density of the environment. These changes flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in residential neighbourhoods and visitor accommodation clusters that protect and enhance the amenity of both. Increasingly multi-unit developments are starting to dominate with maximum density being achieved by combining lots, major earthworks and the creation of large bulky buildings on more than four levels. This is destroying the charm, feel and look of the Zone. Although the Zone is capable of absorbing some development of this size, it is not

appropriate for every lot. It is essential that any large scale development is combined with increased and enhanced amenity provisions for the neighbourhood.

7.2.2 Issues

The District wide residential issues impact on, and are relevant to, residential activity and amenity in Queenstown. In addition, a number of local issues exist:

- Protection of the predominantly low density residential environment.
- Provision for visitor accommodation.
- ~~Enhancement of views where practicable.~~
- The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments.
- The potential loss of public access to the lakeshore resulting from development adjacent to the lake. ~~Relationship of development and enhancement of access to the lakeshore.~~
- The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity. ~~Minimising the adverse impact and extent of non-residential activities in residential areas.~~
- Opportunities for increasing the sizes and mix of units within residential and visitor accommodation to provide for a variety of living environments and for flexible future re-use.
- Opportunities for improved sunlight admission.
- Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas.
- Access to Frankton Road for new development.

- The need to acknowledge that settlement is a part of the landscape.
- Protection of airport operations from noise sensitive activities within the Outer Control Boundary.

7.2.3 Objectives and Policies - Queenstown Residential and Visitor Accommodation Areas

Objectives –

1. Residential and visitor accommodation development of a scale, density and character consistent with the existing density, which, within sub zones which are separately identifiable by such characteristics such as location, topography, geology, access, sunlight or views.

2. Residential development organised around neighbourhoods separate from areas predominately visitor accommodation development.

Policies:

- 1 To protect ~~enhance~~ the character and amenity of the residential environments by limiting the peripheral expansion of the residential areas and promoting consolidation of the residential community with the retention of easy access to the rural area and lakeshore.
- 2 To resist any peripheral extension of zoned residential areas which would undermine clear distinctions between the residential and rural areas and result in dispersed and uncoordinated residential growth patterns.
- 3 To enhance ~~maintain~~ the general character of established residential environments in terms of density, height, access to sunlight, privacy and views.
- 4 To provide for higher density residential activity around the town centres and in new areas of residential development.
- 5 To encourage additional consolidated residential activity in the District.

- 6 To provide for a residential environment which allows a range of housing types, including care for the elderly and dependent relatives.
- 7 To provide for non-residential activities in residential areas providing they meet residential amenity standards and do not disrupt residential cohesion.
- 8 To ensure the scale and extent of any new Visitor Accommodation in residential areas does not compromise residential amenity values by adversely affecting or altering neighbourhood character.

Implementation Methods

The objectives and associated policies will be implemented through:

(i) District Plan

- (a) Zone to enable a range of residential and visitor accommodation areas clearly delineated by zone and subzone boundaries

Explanation and Principal Reasons for Adoption

The policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. In addition, the policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents.

The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values.

Refer 7.5.4

7.2.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the established residential areas will result in:

- (i) Maintenance of the general character and scale of existing residential areas with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.
- (ii) Existing residential activity characterised by low building coverage and building height, but with opportunity for variety in building design and style.
- (iii) Maintenance of a residential environment which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy.
- (iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings.
- (v) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual distraction, traffic and on-street parking congestion, traffic safety and other hazards.
- (vi) Residential coherence except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment.
- (vii) Maintenance of water quality and availability for residential and other activities.
- (viii) New residential areas providing for higher density living environments with good integration of open space, aspect, circulation and regard for energy efficiency and convenience to facilities.
- (ix) Protection of the major visitor accommodation activities consistent with their significant value to the social and economic well being of the community.

7.3 Wanaka Residential Areas

7.3.1 Resources, Activities and Values

Wanaka is the second largest residential area in the District. The town provides an attractive environment for both permanent and holiday residents generally maintaining a low density residential environment. There is some high density development provided for. There is little intrusion of non-residential activity in the main residential areas and residential development has generally occurred at a low density reflecting the preferred lifestyle of the residents and holiday home owners. The purpose of the policies in the Plan is to enhance that position.

High Density Residential Areas

Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes

Redevelopments in the high density residential zone are having a significant impact on the character, scale and density of the environment. These changes flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in residential neighbourhoods and visitor accommodation clusters that protect and enhance the amenity values of both.

7.3.2 Issues

The District wide residential issues impact on and are relevant to residential activity and amenity in Wanaka residential areas. In addition, a number of local issues exist:

- Protection of the surrounding rural landscape from inappropriate development.

- The need for rural living opportunities in close proximity of or abutting the town.
 - Retention of low density residential development.
 - Noise control.
 - ~~Protection of the lakeshore from inappropriate development~~
 - Opportunities for peripheral expansion.
 - The potential adverse effects that inappropriate development can have on the lakeshore.
 - Tree planting can lead to the shading of neighbouring sites. ~~Minimising the impact of shading of adjoining sites and loss of vistas from inappropriate tree planting.~~
- 4 Residential development organised around neighbourhoods separate from areas predominately visitor accommodation development
 - 5 Avoid the planting and locating of inappropriate tree species so as to reduce the impact of excessive shading and loss of vistas

7.3.3 Objectives and Policies - Wanaka Residential and Visitor Accommodation Areas

Objectives:

1. ***Residential and visitor accommodation development of a scale, density and character within sub zones that are separately identifiable by such characteristics as location, topology, geology, access, sunlight or views.***
2. ***Low density rural living development in identified locations in close proximity to Wanaka.***
3. ***Retention of the general character of the residential environments in terms of density, building height, access to sunlight, privacy and views.***

Policies:

- 1 To provide for some peripheral expansion of the existing residential areas of the towns in a manner that retains the consolidated form of the towns.
- 2 To provide for rural living opportunities as part of the Wanaka environs.
- 3 To provide limited opportunity for higher density residential development close to the Wanaka town centre.

Implementation Methods

The objectives and associated policies will be implemented through:

(i) District Plan

- (a) To enable a range of residential and visitor accommodation areas clearly delineated by zone and sub zone boundaries.
- (b) To limit the highest density developments to the narrow strip of land fronting Lakeside Road up to Beacon Point Road.

(ii) Other Methods

- (a) Review of the Outline Development Plan for Peninsula Bay by the Urban Design Panel.
- (b) A public open day to review the Outline Development Plan for Peninsula Bay.

Explanation and Principal Reasons for Adoption

The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at promoting and protecting the current general form and density of development and to enhance the residential areas by way of greater care for the relationship of the residential areas to the surrounding rural and lakeshore environments. In all respects the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers.

The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth.

7.3.4 Environmental Results Anticipated

Refer Clause 7.2.4.

7.4 Arrowtown Residential Areas

7.4.1 Resources, Activities and Values

Arrowtown is an important residential area in the District. Over the last decade and principally through the operation of specific planning controls, the historic character of the central part of the residential area has been retained and enhanced.

The residential area of Arrowtown falls into two distinct areas:

- the historic inner area of the town;
- the surrounding residential development.

The balance of surrounding residential area forms part of the District's low density residential resource and does not contain the heritage or character elements that make up the central residential area.

The central area covers that part of the residential area of Arrowtown which has a distinctive character and atmosphere which has evolved from the pattern set at the time of early gold mining in the District. This the character and atmosphere depends upon the relationship developed between generally large sites established at the time of original subdivision, the small individual residential buildings erected during the development of the town and the wide road reserves with narrow sealed carriageways. This relationship has created a situation in which wide grass verges with surface drainage and mature street trees combine with the variety of mature trees and shrubs on the private land to produce the amenity values that have become associated with Arrowtown.

Buildings in the historic area are of such importance to its character that specific controls are necessary to protect the present development and to encourage future development to reflect the historic, aesthetic and amenity characteristics and values of the existing development. In most parts of this area, these buildings combine with the avenues of street trees and proximity to

the historic town centre to provide a significant physical and natural resource of considerable interest and value to residents and visitors.

7.4.2 Issue

Loss of the essential character of the Arrowtown historic residential area through inappropriate development.

The essential character of Arrowtown is important because it provides a unique natural and physical resource for its residents. It is a source of identity for the town and a physical resource which can be sustainably managed as an attraction to visitors who contribute to the general welfare of the community.

The essential character is contributed to by a roading and subdivision pattern set out at the time of the establishment of the town. The essential character is determined by lot size, scale of buildings in relation to lot size and streetscape, a building resource containing structures of historic importance and a streetscape with a remarkably consistent pattern throughout the area originally laid out for the town.

Inappropriate development would generally detract from and undermine this character and the amenity values of Arrowtown.

7.4.3 Objectives and Policies - Residential Arrowtown Historic Management Zone

Objectives:

Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area.

Residential development characterised by low density and low height.

Consolidation of the residential area of the town.

Policies:

- 1 *To establish a Residential Historic Management Zone around the historic town centre of Arrowtown in which particular controls are applied to conserve the residential heritage and building character.*
- 2 *To control the subdivision of land in such a way that the character resulting from the existing large lot sizes in the residential area is retained.*
- 3 *To control the form and location of buildings in such a way that the character resulting from the existing scale of development is retained or enhanced.*
- 4 *To identify and protect buildings or groups of buildings of particular architectural, historic or cultural value.*

Refer also Part 13

- 5 *To protect and retain the historic roading patterns in such a way that they will continue to serve the changing needs of the community.*
- 6 *To identify and protect those elements contributing to the character of the streetscape.*

Refer also Part 13

- 7 *To control the external appearance of buildings in such a way that the buildings do not detract from the character of the Residential Historic Management Zone.*
- 8 *To limit the expansion of the residential area outside of the identified zone boundaries.*

Implementation Methods

The Objectives and associated Policies will be implemented through a number of methods including:

- (i) **District Plan**

- (a) District Plan rules to ensure:
- lot sizes sufficient to provide for low site coverage;
 - using existing buildings to determine street setbacks;
 - limiting multi-unit development;
 - reduced site coverage;
 - strict control on building heights;
 - identification and protection of groups of buildings;
 - protection of the historic roading pattern and street trees;
 - new buildings constructed in a manner sympathetic in scale, materials and finishes to their surroundings and all existing buildings managed or altered in a manner similar in material and finishes to its original style.

(ii) Other Methods

- (a) Preparation of an information guide to explain the importance of features covered by the protection list.
- (b) Ongoing maintenance and reconditioning of the sumps and channels associated with the open swale stormwater drainage system.

Explanation and Principal Reasons for Adoption

Arrowtown provides a unique built heritage resource with outstanding visual amenities. The policies are directed at protecting, enhancing and sustaining that resource and those amenity values. The special amenity of Arrowtown creates a distinctive precinct which contributes to the sense of identity and historical continuity of the locality and the District. It contributes a significant

number of heritage features which provide a coherence, diversity and historic value that is worthy of protection and enhancement.

Site coverage is an important factor in establishing the character of the area as a whole. With existing site coverage for the main buildings averaging 17% within a range from 7% to 31%, the site for an average building of 100m² should be in the order of 600m², with an overall coverage including accessory buildings and sealed surfaces of 30%.

Multi-unit dwellings are not characteristic of the area and any attempt to provide for multi-unit dwellings, in a way which increases density of development without subdivision, will undermine the character of the area by creating de facto subdivisions by way of unit or cross lease title.

For existing lots with existing buildings, the main structure, not accessory buildings, will provide the dimension of the front yard. This will have the beneficial effect of allowing the existing relationship between the buildings and the street frontage to be the norm and thus retain the character created by that relationship. A standard front yard requirement would result in that yard eventually becoming the pattern, which would completely destroy the character associated with the area. The range within the front yard average of 9m is from 2.5m to 18.25m determined through detailed analysis of the existing sites. An examination of corner sites indicates that the typical setback used in past development applied to one street frontage only. Sufficient variation will result by applying front yard requirements to one frontage only. As a result, development will continue to provide the same type of random setback which is characteristic of the present development.

The height of buildings will be controlled to achieve a scale that conforms to the general character established by the historic development of the town. In the historic area the character is determined by the predominance of single storey buildings with a few buildings, both old and relatively new, of two storeys. Allowing for steeply pitched roofs buildings should be restricted to a maximum of two effective storeys.

The preparation of an information guide suitable to explain the importance of features covered by the protection list for the maintenance and conservation of these unique and special features. This is an important aspect of any conservation plan which is in part dependent upon the goodwill of the owners.

Some of the rules which apply to development in this area are intended to make the conservation and continued use of these buildings and sites easier for the owner. It is important that correct advice and assistance be given to the owners in exchange for the restriction the community has suggested.

An essential element of the character of the area is provided by the streets. It is important for visitors that these present a clear and easily read pattern. Much of this can be provided by clear signage and design. The major streets should also be distinguished from local roads and appropriate works programmes implemented to achieve this objective.

Provision for the conservation and maintenance of street trees by a qualified arborist shall be made, with a commitment to replacement planting and new planting in character with existing street planting within the town.

Both of the above matters will provide an assurance to the community that the special constraints on development in the Arrowtown Historic Management Areas (residential and town centre) will be matched by a commitment of the Council to retain and maintain the street pattern essential to the special character of the area.

The development and redevelopment of buildings must be treated with care. Superficial imitation of genuine historic features can lead to confusion between old and the new, with little advantage to either. It is important that the general character of the area be protected by all buildings being maintained or altered in a way sympathetic to their original construction and materials. This is especially important with listed buildings which should be subject to special protection and assistance in the form of guidance and advice. It is more important that new buildings reflect the scale and character of the Arrowtown Historic Management Area, rather than imitate a particular age and style of building.

7.4.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the Arrowtown historic residential area will result in:

- (i) The conservation of an historical resource which is of special amenity value for the District and the country.

- (ii) A reasonable standard of privacy and amenity for residents of the zone.
- (iii) New development and redevelopment which enhances the character of the zone.
- (iv) Retention and enhancement of the characteristics of openness, small scale and low density.
- (v) Retention of the visual amenity of the area within the zone, particularly the relationship in terms of scale and location between buildings and vegetation.
- (vi) Retention of the historic roading pattern and in particular characteristics which contribute to the streetscape.
- (vii) The exclusion of activities which do not contribute to or promote the historic residential character of the zone.

7.5 Low Density and High Density Residential Zone Rules

7.5.1 Zone Purposes

7.5.1.1 Low Density Residential Zone

The purpose of the zone is to provide for low density permanent living accommodation, maintaining a dominance of open space and low building coverage. The zone seeks to maintain and enhance the low density residential areas with ample open space, low rise development and minimal adverse effects experienced by residents. Special amenity provisions remain in respect of the form, style and appearance of development on the terrace face along McDonnell Road at Arrowtown, being the Arrowtown Scenic Protection Area identified as part of the Zone.

Other activities are permitted in the zone provided they meet environmental standards which keep the activities compatible with residential activity and amenity. A number of established activities, mainly visitor accommodation facilities, have been scheduled to ensure full protection of these activities acknowledging their contribution to the local economy.

7.5.1.2 High Density Residential Zone

The purpose of the zone is to make provision for the continuation and establishment of higher density residential and visitor accommodation activities in recognition of these areas proximity to the town centres, entertainment, shopping facilities and the transport routes which provide a link to attractions elsewhere in the District.

Visitor accommodation has been acknowledged in the zone to protect those activities and the important contribution they make to the economic and social well being of the community. Residential units, intended to provide a more permanent living environment for local residents who desire a more urban setting or who cannot afford nearby low density housing, are no less important as they provide for the local work force and contribute to the life of the community.

Other non-residential activities, compatible with high density residential and visitor accommodation activities, are permitted in the zone provided they meet the site and zone standards and have primary regard for residential amenities affecting the local community.

7.5.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

7.5.3 Activities

7.5.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

7.5.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

- i **Garages in the low density residential zone**

Garages within the minimum setback from road boundaries in the Low Density Residential Zone, in respect of the location, external appearance, height, materials, landscaping, screening and vehicle access.

ii Visitor Accommodation in the High Density Residential Zone and the Low Density Visitor Accommodation Sub-Zone

In respect of:

- The location, external appearance and design of buildings;
- The location, nature and scale of activities on site;
- The location of parking and buses and access;
- Noise, and
- Hours of operation.

iii Buildings for

- (a) non-residential activities; and
- (b) Commercial Recreation Activities, Community Activities, Health Care Facilities, and Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility, within a Commercial Precinct;

In respect of the matters listed in Assessment Matter 7.7.2 (iii)

7.5.3.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Zone** standards. The matters in respect of which the Council has reserved control are listed with each **Restricted Discretionary Activity**.

i Multi-Unit Developments

The construction of, alteration to, or addition to any building(s) on any site in the High Density Residential Sub-Zones where the result will exceed three units shall be a Restricted Discretionary Activity in respect of Assessment Matter 7.7.2 (iv).

ii Building Footprint

The construction of, alteration to, or addition to any building in the High Density Residential Sub-Zones that exceeds the maximum building footprint sizes specified in Table 7.1 shall be a Restricted Discretionary Activity in respect of Assessment Matter 7.7.2 (v).

Table 7.1

Sub-zone	Maximum Building Footprint
High Density Residential Sub-Zone A	500m ²
High Density Residential Sub-Zone B	400m ²
High Density Residential Sub-Zone C	300m ²

iii Outline Development Master Plan – Peninsula Bay

Within the Low Density Residential Zone at Peninsula Bay, the Outline Development Plan of the Low Density Residential Zone and the adjacent open space zone lodged with the Council pursuant to Rule 7.5.5.2(xiv), in respect of:

- Roading pattern, including access to and car parking for the use of the adjacent open space zone;
- Indicative subdivision design and configuration, including allotment size;
- Proposed landscaping within any road reserve;
- Pedestrian linkages through the subdivision, and their relationship to the adjacent Open Space Zone, the margin of Lake Wanaka and adjacent residential land;
- Location of easements for public access purposes throughout the Open Space Zone, and their relationship to the pedestrian linkages and roading access within the Low Density Residential Zone;
- The location, height and visibility of future dwellings when viewed from the lake to the north of the site, particularly within the north-western corner of the zone.

An application for a resource consent for the Outline Development Plan must be accompanied by:

- A statement from the Wanaka Urban Design Panel evaluating the application;
- A statement recording the outcomes of a public open day, including notification, attendance, comments made and ways in which these have been incorporated into the Outline Development Master Plan.

7.5.3.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying** Activity and they comply with all the relevant **Zone** Standards:

- i Visitor accommodation in the low density residential zone, excluding the visitor accommodation sub-zone, in respect of:**
 - The location, external appearance and design of buildings;
 - The location, nature and scale of activities on site;
 - The location of parking and buses and access;
 - Noise, and
 - Hours of operation
- ii The sale of liquor from visitor accommodation.**
Note: For the purposes of this Rule, the definitions of visitor accommodation and hotel do not include the sale of liquor.
- iii Retail Sales, except for Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility, within a Commercial Precinct.**
- iv Commercial Recreation Activities except within a Commercial Precinct.**
- v Comprehensive Residential Developments located in the Low Density Residential Zone.**
- vi Any Activity which is not listed as a Non-Complying Activity or Prohibited Activity and which complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.**

7.5.3.5 Non-Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i Factory Farming**
- ii Forestry Activities**
- iii Mining Activities**
- iv Airports**
Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

Any activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

7.5.3.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- (i) **Except** as part of a Controlled or Permitted Activity: Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.
- (ii) It is a prohibited activity in the Wanaka Residential Zone to plant the following trees:
 - Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvstris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties

7.5.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- (i) All applications for **Controlled** Activities.
- (ii) All applications for the exercise of the Council's discretion in respect of the following Restricted Discretionary Activities:
 - (a) Outline Development Master Plan for Peninsula Bay
- (iii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - Access;
 - Outdoor Living Space;
 - Flood Risk.
- (iv) Earthworks – except for earthworks involving special circumstances such as blasting, presence of substantial groundwater or earthworks located within any required building setback from an internal or road boundary.

7.5.5 Standards - Residential and Visitor Accommodation Activities

7.5.5.1 Application of Rules to Consented Development at Time of Subdivision

The Site and Zone Standards for Building Coverage, Setback from Roads, Setback from Internal Boundaries, Continuous Building Length and Landscape Coverage shall not apply to developments where the following criteria are fulfilled:

- a land use consent for a development has been granted for a site; and

- b subdivision consent is subsequently applied for to create separate titles for the units, building and/or buildings being part of that consented development; and
- c the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted, and
- d the granting of subdivision consent would trigger non compliance with rules enacted after the grant of the land use consent.

7.5.5.2 Site Standards - Residential Activities and Visitor Accommodation

i Scale and Nature of Activities

The following limitations apply to all activities; **other than** residential, farming, viticulture and wine making activities and those visitor accommodation activities which are Discretionary Activities:

- (a) The maximum gross floor area of all buildings on the site used for any activity, other than discretionary retail, restaurant and cafe activities, and those activities listed above shall be 100m² ;
- (b) No goods, materials or equipment shall be stored outside a building; and
- (c) All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.

ii Setback from Roads

- In the Low Density Residential Zone the minimum setback from road boundaries of any building, other than garages, shall be 4.5m.
- In the High Density Residential Zone the minimum setback from road boundaries of any building and/or outdoor storage, shall be 4.5m as measured to buildings at ground level and/or above ground level but not to underground structures provided no

below-ground level building or structure within the setback is visible from the ground level.

- In the High Density Residential Zone, any parking located in the setback shall be screened from view from public roads.

iii Setback from Internal Boundaries

- (a) **Except** as provided for below, the minimum setback from internal boundaries for any building shall be:

Front Site

One setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

- (b) Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (c) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
- (i) eaves up to 0.6m into the setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above

ground level. Only one such porch or set of steps is permitted on each setback of each building; and

- (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and
- (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.

(d) In the Low Density Residential Zone no setback is required from an internal boundary where buildings share a common wall on that internal boundary.

(e) Where two or more buildings are located on a single lot within the High Density Residential Zone, the mutual setback requirements will apply as if an internal boundary exists to separate the buildings. The setback distance between buildings shall be measured at ground level and/or above ground level but shall not include underground structures provided no below-ground level building or structure within the setback is visible from the ground level.

iv Access

Each residential and/or visitor accommodation unit shall have legal access to a formed road.

v Continuous Building Length in the Low Density Residential Zone

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:

- (a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary;

or

- (b) That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

vi Continuous Building Length in the High Density Residential Zone

- (a) No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break.
- (b) The aggregate length along any true elevation of a building, including breaks, shall not exceed 30m.

Refer Appendix 4

vii Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be:

36m² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level.
- (b) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the High Density Residential Zone, shall be:

20m² contained in one area with a minimum dimension of 3m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level.
- (c) The outdoor living space shall be readily accessible from a living area.

- (d) No outdoor living space shall be occupied by any building, other than an outdoor swimming pool, or accessory building of less than 8m² gross floor area, driveway or parking space.

viii Non-Reflective Buildings

All metal cladding, roofing or fences shall be painted or otherwise coated with a non-reflective finish.

ix Arrowtown Scenic Protection Area

In addition to any of the above requirements, residential activities located in the area of the Residential Low Density Zone at Arrowtown identified as the Arrowtown Scenic Protection Area on the District Plan Maps, shall be subject to the following additional **Site** Standards:

- (a) The angle of the roof of any building shall not exceed 40° from the horizontal.
- (b) Any external paintwork is to be completed within 2 years of the building being first used for the intended purpose.
- (c) If an excavation involves a cut of more than 1.5m in vertical height in order to provide a building platform or foundations for any dwelling, then in addition to any other requirements contained in this plan or in any other legislation:
 - (i) the building platform or foundations must be designed by a registered engineer; and
 - (ii) the registered engineer who designed the foundations must certify that the design is suitable for the purpose of supporting the proposed dwelling; and
 - (iii) the plans, specifications and engineers certificate must be approved by the Council before any excavation is commenced; and
 - (iv) all works must be carried out under the supervision of a registered engineer who shall, within seven days of the

works being completed, lodge with the Council a certificate the works have been carried out in accordance with plans and specifications approved by the Court.

x Flood Risk

No building, greater than 20m² gross floor area, shall be constructed or relocated, with a ground floor level less than:

- (a) RL 312.0m above sea level (412.0m Otago Datum) at Queenstown and Frankton.
- (b) RL 281.9m above sea level (381.9m Otago Datum) at Wanaka.

xi Building Height (Lot 141 Block XX Shotover Survey District)

On Lot 141 Block XX Shotover Survey District the maximum height for building shall not exceed 10 metres above ground level.

Refer Appendix and Definition of Height and Ground Level

xii Boundary Planting (Wanaka)

- (a) No tree or hedgerow boundary planting shall exceed 1.9 metres in height within 2 metres of the boundary, at any point of its length.

xiii Building Height - Lift Towers

No lift tower within a visitor accommodation development in the High Density Residential Zone shall exceed the maximum height for buildings in this zone.

xiv Low Density Residential Zone - Frankton Corner / Hansen Road

The following standards shall apply to any development on Pt Sec 5 Block XXI Shotover SD, or any subdivided lot thereof, (on the northern side of State Highway 6 between Hansen Road and Frankton Cemetery - as shown on Planning Map 33):

- (a) No landscaping (including the removal of any of the existing trees as well as new planting) shall be carried out within 4 metres of the historic stone wall on the boundary of the Frankton Cemetery.
- (b) All vehicle access shall be via Hansen Road to the State Highway. There shall be no vehicle access directly onto the State Highway.

The landscaping shall:

- consist of trees and underplanting to a depth of at least 5 metres; and
- contain trees planted at a maximum of 5 metre intervals, be specimens of at least 1.5 metres in height at the time of planting and shall be a species capable of reaching at least 3 metres in height at maturity; and
- be irrigated, maintained and any plants or trees that die or become, diseased or damaged replaced.

xv Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of "volume", see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).

- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.
2. Height of cut and fill and slope
- (a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
 - (b) The maximum height of any cut shall not exceed 2.4 metres.
 - (c) The maximum height of any fill shall not exceed 2 metres.
3. Environmental Protection Measures
- (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
 - (b) Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
4. Protection of archaeological sites and sites of cultural heritage
- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.
 - (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.
- xvi Landscape Coverage**
- The minimum coverage for landscaped area on any site in the High Density Residential Sub-Zones shall be in accordance with Table 7.2:
- Table 7.2**
- | Sub- Zone | Landscape Coverage |
|-------------------------------------|--------------------|
| High Density Residential Sub-Zone A | 20% |
| High Density Residential Sub-Zone B | 30% |
| High Density Residential Sub-Zone C | 40% |
- (i) The landscaped area shall not be utilised for car parking or vehicle manoeuvring.
 - (ii) At least half of this landscaped area must consist of permeable surfaces and is to be planted.
- xvii Fence Heights**
- No visually opaque fence constructed within the Road Setback shall exceed 1.2m in height above ground level.

xviii Height and Elevation Restrictions along Frankton Road and Frankton Track

- (a) No building or building element on the south side of Frankton Road (SH6A) shall rise above the nearest point of the roadway centreline.
 - (i) This Rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.
- (b) The lowest level of any floor constructed to the north side of the Frankton Track shall not be less than two metres above the centreline of the Track.

Refer to Appendix 4

7.5.5.3 Zone Standards - Residential Activities and Visitor Accommodation

i Building Line Restriction

Where a building line restriction is shown on the District Plan Maps, no building shall be located within the restricted area as identified on the Planning Map.

ii Building Coverage

In the High Density Residential Sub-Zones, the maximum building footprint coverage for buildings at ground level or above ground level on any site shall be in accordance with Table 7.3.

Table 7.3

Sub-Zone	Building Coverage
High Density Residential Sub-Zone A	65%
High Density Residential Sub-Zone B	55%

High Density Residential Sub-Zone C 45%

In the Low Density Residential Zone the maximum building footprint coverage for buildings at ground level or above ground level on any site shall be 40%.

iii Site Density

In the Low Density Residential Zone, the minimum net area for any site shall be 450m² for each residential unit contained within the site, **except** that where:

- (a)
 - (i) a site is shown as being located in the Medium Density Residential Sub-Zone; and
 - (ii) the site was contained in a separate Certificate of Title as at 10 October 1995; and
 - (iii) no residential unit has been built on the site; and
 - (iv) the site has an area between 625m² and 900m²

then two residential units may be erected on the site.

- (b) the minimum net area for any site for each residential unit established as part of a comprehensive residential development shall be 200m² except within the Wanaka Low Density Residential zones shown on Planning Maps 18, 20, 21, 22 and 23 where the minimum net area shall be 350m².

iv Site Density in the High Density Residential Zone

In the High Density Residential Sub-Zones, the maximum density of residential units to the site area in Sub Zone C shall not exceed one unit per 350m² of site area.

v Building Height

- (a) **Flat sites where the slope is less than 6 degrees i.e. less than 1 in 9.5**

The maximum height for building shall not exceed 8.0m above ground level, measured at any point and the highest part of the building immediately above that point, and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point on the site boundary.

except:

- (i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
- (ii) This rule shall not apply to Lot 141 Block XX Shotover Survey District (refer Rule 7.5.5.1xi).
- (iii) The maximum height for buildings in the Residential Low and High Density Zones at Wanaka shall be 7m.
- (iv) The maximum height for building in that part of the Residential Low Density Zone at Arrowtown shall be 6m, except that within the Arrowtown Scenic Protection Area of the zone the maximum height shall be 5m.
- (v) The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.
- (vi) This rule shall not apply to any lift tower within a visitor accommodation development in the High Density Residential Zone, which exceeds the maximum height permitted for buildings in the relevant zone by no more than 3 metres.
- (vii) For the purposes of calculating the height of buildings on part Section 1 Block V and part Section I Block IV, Town of Frankton, notwithstanding the definition of "Ground Level" in this plan, "ground level" at any point

within that land shall be the level of a straight line drawn parallel to Douglas Street between the following two lines:

- (aa) A straight line running along the Robertson Street southern boundary between datum level 343.50RL at the southeast corner and datum level 341.50RL at the southwest corner.
- (bb) A straight line running along the Humphrey Street northern boundary between datum level 344.40RL at the northeast corner and datum level 340.30RL at the northwest corner.

(b) Sloping sites where the slope is greater than 6 degrees i.e greater than 1 in 9.5

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6° (approximately 1: 9.5) no part of any building shall protrude through a surface drawn parallel to and 7.0m vertically above the ground.

Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then rule 7.5.5.2 (v) (a), which relates to flat sites, shall apply.

except:

- (i) No part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.
- (ii) This rule shall not apply to Lot 141 Block XX Shotover Survey District (refer Rule 7.5.5.1xi)
- (iii) The maximum height for building in that part of the Residential Low Density Zone at Arrowtown shall be 6m, except that within the Arrowtown Scenic Protection Area of the zone the maximum height

shall be 5m.

- (iv) The maximum height for buildings in the High Density Residential Zone located immediately west of Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.

Refer Appendix 4 and Definition of Height & Ground Level

- (v) This rule shall not apply to any lift tower within a visitor accommodation development in the High Density Residential Zone, which exceeds the maximum height permitted for buildings in the relevant zone by no more than 3 metres.

vi Airport Noise - Queenstown Airport

- (a) On any site located within the Outer Control Boundary as indicated on the District Plan Maps, any building or part of a building used for residential activities or visitor accommodation shall be insulated from aircraft noise so as to meet an indoor design level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required.

- (b) This control shall be met in either of the following two ways:

EITHER:

- (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.
OR:
- (ii) The building shall be constructed and finished in accordance with the provisions of Table 7.4 in part 7.5.5.2.

Table 7.4 – Acoustic Insulation of Buildings Containing Noise Sensitive Activities (except non-critical listening areas)

External Walls	Exterior: 20mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar two layers of 12.5mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)
Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)
Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement Frame: Timber truss with 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 12.5 gypsum plaster board*
Skillion Roof	Cladding: 0.5mm profiled steel or 6mm fibre cement Sarking: 20mm particle board or plywood Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 2 layers of 9.55mm gypsum plasterboard*
External Door	Solid core door (min 24kg/m2) with weather seals

* Where exterior walls are of brick veneer or stucco plaster the internal linings need to be no thicker than 9.5mm gypsum plasterboard

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s)

vii Glare

- (a) All fixed exterior lighting shall be directed away from the adjacent sites and roads; and
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.

viii Building Platforms

Where a building platform is indicated for a site on the subdivision plan, all building shall be located entirely within the building platform.

ix Heavy Vehicle Storage

Except for visitor accommodation, no more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

x Keeping of Animals

There shall be no keeping of pigs.

xi Roof Colours

The colour of any roof on any dwelling or accessory building situated on any part of the land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes which is zoned Low Density Residential as shown on Planning Map 30, shall be within the range of browns, greens, greys and blue greys.

xii Noise

Visitor Accommodation activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this zone:

Daytime 0800- 2000 hours	50dBA L ₁₀
Night-time 2000- 0800 hours	40dBA L ₁₀ and 70dBAL _{max}

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS6082:1991.

- (a) Visitor accommodation activities conducted within the Residential Zone shall not exceed adjoining zone noise limits at any point within the boundary of any site within that adjoining zone.
- (b) Activities conducted in adjoining zones shall not exceed Residential Zone noise limits at any point within the boundary of any site within the Residential Zone.

xiii Low density residential zone – Frankton Corner / Hansen Road

The following standards shall apply to any development on Part Sections 5 and 120 Block I Shotover SD and Lot 1 DP 26426, or any subdivided lot thereof, (on the northern side of State Highway 6 and Hansen Road near the Frankton Corner – as shown on Planning Map 33):

- (a) Prior to the erection of any buildings, a 1.5 metre wide compacted gravel footpath shall be constructed on the State Highway along the frontage between Hansen Road and the Frankton Cemetery. The final design and location of that footpath shall be as approved by Transit New Zealand.
- (b) All vehicle access shall be via Hansen Road to the State Highway. There shall be no vehicle access directly onto the State Highway.

xiv Outline Development Master Plan – Peninsula Bay

No subdivision or development shall take place within the Low Density Residential Zone at Peninsula Bay unless it is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council pursuant to Rule 7.5.3.3(iii).

7.5.6 Standards - Non-Residential Activities (other than Visitor Accommodation in the High Density Residential Zone)

7.5.6.1 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Zone** standards. The matters in respect of which the Council has reserved control are listed with each **Restricted Discretionary Activity**.

i Building Footprint

The construction of, alteration to, or addition to any building in the High Density Residential Sub-Zones that exceeds the maximum building footprint sizes specified in Table 7.5 shall be a Restricted Discretionary Activity in respect of Assessment Matter 7.7.2 (v).

Table 7.5

Sub-zone	Maximum Building Footprint
High Density Residential Sub-Zone A	500m ²
High Density Residential Sub-Zone B	400m ²
High Density Residential Sub-Zone C	300m ²

7.5.6.2 Site Standards - Non-Residential Activities (other than Visitor Accommodation in the High Density Residential Zone).

i Nature and Scale of Activities except for community facilities within the Community Facility Subzone.

- (a) No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity on the site.
- (b) No more than 40m² of the gross floor area of all the buildings on a site shall be used for activities, other than residential activities. Nothing in this Site Standard applies within a Commercial Precinct to any Commercial Recreation Activity, Community Activity,

Health Care Facility, or Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility.

- (c) Paragraphs (a) and (b) of this rule shall not apply to any visitor accommodation activity.

ii Setback from Roads

- (a) The minimum setback from road boundaries of any building shall be 4.5m except community facilities within the Community Facility Sub-Zone where the minimum setback from road boundaries shall be 5.0 metres; and
- (b) Parking areas shall be screened from adjoining road(s) to at least 1.8m in height, except where adjoining vehicle crossings. Where such screening is by way of planting it shall be for a minimum depth of 1.5m along the road frontage(s).
- (c) In the High Density Residential Zone the minimum setback from road boundaries of any building, and/or outdoor storage, shall be 4.5 m as measured to buildings at ground level and/or above ground level but not to underground structures provided no below-ground level building or structure within the setback is visible from the ground level.

iii Setback from Internal Boundaries

- (a) **Except** as provided for below, the minimum setback from internal boundaries for any building shall be:

Front Sites

One setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2.0m. At least one of the 4.5m setbacks must be adjoining an internal boundary of at least 15m in length.

- (b) Eaves, porches, balconies, bay and box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
- (i) eaves up to 0.6m into setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and
 - (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
- (c) In the Low Residential Zone no setback is required from an internal boundary where buildings share a common wall on that internal boundary.
- (d) No part of any building, designed and/or used for the housing of animals shall be permitted to locate within 2m of any internal boundary.
- (e) Community Facilities in a Community Facility Sub-Zone shall be set back a minimum of 5 metres from internal boundaries.
- (f) No part of any building which is to be used for visitor accommodation shall be permitted to locate within 4 metres of an internal boundary, where the site(s) adjoining that internal boundary is zoned residential.
- (g) Parking and outdoor storage areas associated with visitor accommodation activities shall be adequately screened from adjoining properties.
- (h) Where two or more buildings are located on a single lot within the High Density Residential Zone, the mutual setback requirements will apply as if an internal boundary exists to separate the buildings. The setback distance between buildings shall be measured at ground level and/or above ground level but shall not include underground structures provided no below-ground level building or structure within the setback is visible from the ground level.
- iv Continuous Building Length in the Low Density Residential Zone**
- Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16 m; either
- the entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary)
- or
- that part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).
- Refer Appendix 4**
- v Continuous Building Length in the High Density Residential Zone**
- (a) No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in

width for the full height of the wall and shall include a discontinuous eave line and roofline at the break

- (b) The aggregate length along any true elevation of a building, including breaks, shall not exceed 30m.

Refer Appendix 4

vi Arrowtown Scenic Protection Area

The **Site** standards set out for Residential Activities in the Arrowtown Scenic Protection Area also apply to Non-Residential Activities in the Arrowtown Scenic Protection Area.

vii Flood Risk

No building, greater than 20m² gross floor area, shall be constructed or relocated, with a ground floor level less than:

- (a) RL 312.0 m above sea level (412.0m Otago Datum) at Queenstown and Frankton.
- (b) RL 281.9 m above sea level (381.9m Otago Datum) at Wanaka.

viii Landscaping and Screening - Community Facility Sub-Zone

- (a) All community facilities shall landscape an area with a minimum width of 5 metres along all road and internal boundaries.
- (b) All outdoor storage shall be situated behind buildings and/or screened from roads, reserves and adjoining sites by either a solid fence of at least 2 metres minimum height, or dense planting of the same height.

ix Landscape Coverage

The minimum coverage for landscaped area on any site in the High Density Residential Sub-Zones shall be in accordance with Table 7.6:

Table 7.6

Sub- Zone	Landscape Site Coverage
High Density Residential Sub-Zone A	20%
High Density Residential Sub-Zone B	30%
High Density Residential Sub-Zone C	20%

- (i) The landscaped area shall not be utilised for car parking or vehicle manoeuvring areas.
- (ii) At least half of this landscaped area must consist of permeable surfaces and planted.

x Building Height - Lift Towers

No lift tower within a visitor accommodation development in the Visitor Accommodation Sub-Zone shall exceed the maximum height for buildings in this zone.

xi Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of "volume", see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).

- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.
- 2. Height of cut and fill and slope
 - (a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
 - (b) The maximum height of any cut shall not exceed 2.4 metres.
 - (c) The maximum height of any fill shall not exceed 2 metres.
- 3. Environmental Protection Measures
 - (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
 - (b) Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
 - (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of

dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.
- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

xii Building Coverage

In the High Density Residential Sub-Zones, the maximum building coverage for all activities on any site shall be in accordance with Table 7.7. This standard shall only apply to buildings at ground level or above ground level provided no below-ground level building or structure within the setback is visible from the ground level.

Table 7.7

Sub- Zone	Building Coverage
High Density Residential Sub Zone A	65%
High Density Residential Sub Zone B	55%
High Density Residential Sub Zone C	45%

7.5.6.3 Zone Standards - Non-Residential Activities (other than Visitor Accommodation in the High Density Residential Zone)

i Building Line Restriction

Where a building line restriction is shown on the District Plan Maps, no building shall be located within the restricted area as identified on the Planning Map.

ii Building Coverage

The maximum building coverage for all non-residential activities on any site shall be 40% in the Low Density Residential Zone and 55% in the High Density Residential Zone, except within a Commercial Precinct where the maximum building coverage shall be 70%.

- (a) The maximum building coverage for community facilities within a Community Facility Sub-Zone in a Low Density Residential Zone shall be 50%.
- (b) In the High Density Residential Zone this standard shall only apply to buildings at ground level and above ground level provided no below-ground level building or structure within the setback is visible from the ground level.

iii Building Height

- (a) Flat sites where the slope is less than 6 degrees i.e. less than 1 in 9.5

The maximum height for building shall not exceed 8.0m above ground level, measured at any point and the highest part of the building immediately above that point, and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point on the site boundary.

Except:

- (i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
- (ii) The maximum height for buildings in that part of the Residential High Density Zone located on the eastern side of Fernhill Road shall be 10m.

- (iii) The maximum height for buildings in the Residential Low and High Density Zones at Wanaka shall be 7m.
- (iv) The maximum height for building in that part of the Residential Low Density Zone at Arrowtown shall be 6m, except that within the Arrowtown Scenic Protection Area of the zone the maximum height shall be 5m. The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.
- (v) The maximum height for a community facility building in the Community Facility Sub-Zone shall be 10 metres other than for the facilities at 20 Park Street, Queenstown and 32 McBride Street, Frankton where the maximum height shall be 7 metres.
- (vi) This rule shall not apply to any lift tower within a visitor accommodation development in the Visitor Accommodation Sub-Zone, which exceeds the maximum height permitted for buildings in the relevant zone by no more than 3 metres.
- (vii) The maximum height for buildings located within the Visitor Accommodation Sub-Zone located on Lake Avenue, Frankton shall be 7 metres and in addition no building or part of any building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m, Otago Datum)
- (viii) For the purposes of calculating the height of buildings on part Section 1 Block V and part Section 1 Block IV, Town of Frankton, notwithstanding the definition of "Ground Level" in this plan, "ground level" at any point within that land shall be the level of a straight line drawn parallel to Douglas Street between the following two lines:
 - (a) A straight line running along the Robertson Street southern boundary between datum level 343.50RL at the southeast corner and datum level 341.50RL at the southwest corner.

- (b) A straight line running along the Humphrey Street northern boundary between datum level 344.40RL at the northeast corner and datum level 340.30RL at the northwest corner.
Refer Planning Map 33

(b) Sloping sites where the slope is greater than 6 degrees i.e greater than 1 in 9.5

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6° (approximately 1:9.5) no part of any building shall protrude through a surface drawn parallel to and 7.0m vertically above the ground.

Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then rule 7.5.6.2 (iii) (a), which relates to flat sites, shall apply.

Except:

- (i) No part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.
- (ii) The maximum height for buildings in that part of the Residential High Density Zone located on the eastern side of Fernhill Road shall be 10m.
- (iii) The maximum height for building in that part of the Residential Low Density Zone at Arrowtown shall be 6m, except that within the Arrowtown Scenic Protection Area for the zone the maximum height shall be 5m.
- (iv) The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7metres above

any given point along the required boundary setbacks at the southern zone boundary.

- (v) This rule shall not apply to any lift tower within a visitor accommodation development in the Visitor Accommodation Sub-Zone, which exceeds the maximum height permitted for buildings in the relevant zone by no more than 3 metres.
- (vi) The maximum height for buildings located within the Visitor Accommodation Sub-Zone located on Lake Avenue, Frankton shall be 7 metres and in addition no building or part of any building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m, Otago Datum)

Refer Planning Map 33

Refer Appendix 4 and Definition of Height & Ground Level

iv Hours of Operation

Except for

- (a) Residential care facilities and visitor accommodation or community facilities located in the Community Facility Sub-Zone;
- (b) Commercial Recreation Activities, Community Activities, Health Care Facilities and Retail Sales ancillary to any Commercial Recreation Activities, Community Activities and Health.

Care Facilities, within a Commercial Precinct.
Hours of operation shall be limited to between the hours:

0730 - 2000

except that where:

- (a) the entire activity is located within a building and occupies not more than 40m² of floor space; and

- (b) each person engaged in the activity outside the above hours resides permanently on the site; and
 - (c) there are no visitors, clients or deliveries to or from the site outside the above hours; and
 - (d) all other relevant zone standards are met
- the activity may be carried out outside the above hours.

v Nature and Scale of Activities

Except for community facilities within the Community Facility Sub-Zone: No goods shall be displayed, sold or offered for sale from a site other than handicrafts, goods grown, reared or produced on the site.

- (a) At least one person engaged in the activity must reside on the site.
- (b) No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.
- (c) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to a visitor accommodation activity located on the site, such as outdoor furniture.
- (d) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

Subclauses (a) and (b) of this Zone Standard do not apply within a Commercial Precinct to any Commercial Activity, Community Activity, Health Care Facility, or Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility.

- (e) Paragraphs (a) and (b) of this rule shall not apply to any visitor accommodation activity.

vi Retail Sales

Retail Sales, except for Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility within a Commercial Precinct.

- (a) No goods shall be displayed, sold or offered for sale from a site other than:
 - handicrafts; or
 - goods grown, reared or produced on the site; or
 - retail sales which are ancillary to visitor accommodation located on the site.

vii Noise

- (a) Non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this zone:

Daytime 0800 - 2000 hours	50dBA L ₁₀
Night-time 2000 - 0800 hours	40dBA L ₁₀ and L _{max} 70dBA

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

- (b) Noise from aircraft operations at Queenstown Airport is exempt from the above standards.
- (c) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (d) Activities conducted in adjoining zones shall not exceed Residential Zone noise limits at any point within the boundary of any site within the Residential Zone.

viii Airport Noise - Queenstown Airport

- (a) On any site located within the Outer Control Boundary as indicated on the District Plan Maps, any building or part of a building used for community activities shall be insulated from aircraft noise so as to meet an indoor design level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required.
- (b) This control shall be met in either of the following two ways:

EITHER:

- (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.
- OR:
- (ii) The building shall be constructed and finished in accordance with the provisions of Table 7.8 in part 7.5.6.3.

Table 7.8 – Acoustic Insulation Of Buildings Containing Noise Sensitive Activities (except non-critical listening areas)

BUILDING ELEMENT	REQUIRED CONSTRUCTION
External Walls	Exterior: 20mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Two layers of 12.5 mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)
Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)

Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated cement Frame: Timber truss with 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 12.5 gypsum plasterboard*
Skillion Roof	Cladding: 0.5 mm profiled steel or 6mm fibre cement Sarking: 20 mm particle board or plywood Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 2 layers of 9.5mm gypsum plasterboard*
External Door	Solid core door (min 24kg/m ²) with weather seals

* Where exterior walls are of brick veneer or stucco plaster the internal linings need to be no thicker than 9.5mm gypsum plasterboard

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s)

ix Glare

- (a) All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site, measured at any point inside the boundary of the other site.

x Boarding and Keeping of Animals

No animals shall stay overnight on a site, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no keeping of pigs or commercial livestock.

xi Heavy Vehicle Storage

Except where a site is to be used for visitor accommodation no more than one heavy vehicle shall be stored or parked overnight on any site for any

activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total may be stored or parked overnight on any site.

xii External Appearance of Buildings

All metal cladding, roofing or fences shall be painted or otherwise coated with a non-reflective finish.

xiii Building Platforms

Where a building platform is indicated for a site on the subdivision plan, all building shall be located entirely within the building platform.

xiv Roof Colours

The colour of any roof on any dwelling or accessory building situated on any part of the land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes which is zoned Low Density Residential as shown on Planning Map 30 shall be within the range of browns, greens, greys and blue greys.

xv Outline Development Master Plan – Peninsula Bay

No subdivision or development shall take place within the Low Density Residential Zone at Peninsula Bay unless it is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council pursuant to Rule 7.5.3.2 (iii).

7.5.7 Resource Consent - Assessment Matters

The Assessment Matters which apply to the consideration of resource consents in the Low Density and High Density Residential Zones are specified in Rule 7.7

7.6 Residential Arrowtown Historic Management Zone Rules

7.6.1 Zone Purpose

This Zone covers the older part of the residential settlement of Arrowtown. It is generally located north of Kent and Boundary Streets and surrounds the town centre. The area has a distinctive character and atmosphere which has evolved from the development pattern set at the time of early gold mining in the District.

The purpose of this zone is to allow for the continued development of the historic area of residential Arrowtown in a way that will enhance and protect those characteristics which make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations, unique character and outstanding individual buildings. In particular the management area seeks to retain the early subdivision pattern and streetscape, ensure future development is at a scale sympathetic to the present character, and to encourage the protection and conservation of the trees and shrubs.

7.6.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

7.6.3 Activities

7.6.3.1 Permitted Activities

- (i) Any Residential Activity which complies with all the **Site** and **Zone** Standards for Residential Activities and is not listed as a **Controlled, Discretionary, Non-Complying** or **Prohibited Activity**.
- (ii) Any Non-Residential Activity which complies with all the **Site** and **Zone** Standards for Non-Residential Activities and is not listed as a **Controlled, Discretionary, Non-Complying** or **Prohibited Activity**.

7.6.3.2 Controlled Activities

- i Visitor Accommodation within the Visitor Accommodation Sub Zone

7.6.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided that they are not listed as a **Prohibited** or **Non-Complying Activity** and they comply with all of the relevant **Zone** Standards.

- i **Trees**
The removal of any tree greater than 2.5m high and the pruning, trimming or topping of any tree greater than 4m high.
- ii **Buildings**
Buildings with the exercise of the Council's discretion being limited to the external appearance and finish of the building.
- iii **Visitor Accommodation**
- iv **Retail Sales**
- v Any Activity which is not listed as a **Non-Complying** or **Prohibited Activity** and complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

7.6.3.4 Non-Complying Activities

The following shall be **Non-Complying Activities** provided that they are not listed as a **Prohibited Activity**.

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Airport**

The take-off or landing of aircraft other than for emergency rescues or fire-fighting.

- v Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the **Zone** Standards.

7.6.3.5 Prohibited Activities

The following shall be **Prohibited Activities**:

- (i) Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing or Any Activity requiring an Offensive Trade Licence under the Health Act 1956.

7.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application:

- (i) All applications for **Controlled** Activities.

(ii) Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:

- Access
- Outdoor Living Space
- Flood Risk.

7.6.5 Standards – Residential Activities

7.6.5.1 Site Standards - Residential Activities

i Setback from Roads

The minimum setback from road boundaries of any building shall be:

- (a) Where existing buildings (other than accessory buildings) are already located on the site - the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or
- (b) Where no existing buildings (other than accessory buildings) are located on the site the mean of the setback of any buildings (other than accessory buildings) located on the immediately adjoining lots or 6.0m, whichever is the greater.

ii Setback from Internal Boundaries

The minimum setback from internal boundaries of any building shall be 3m except as follows.

- (a) Accessory buildings for residential activities may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings along any walls within 2m of an internal boundary.
- (b) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:

(i) eaves up to 0.6m into the setback; and

(ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window intrusion is permitted on each setback of each building; and

(iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and

(iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and

(v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.

(c) No part of any building designed and/or used for the housing of animals shall be permitted to locate within 2m of any internal boundary.

(d) No setback is required where buildings on adjoining sites have a common wall on an internal boundary provided that only one common wall is permitted per residential unit.

iii Access

Each residential unit shall have legal access to a formed road.

iv Continuous Building Length

Where the aggregate length of buildings measured parallel to any internal boundary exceeds 16m; either

- the entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary)

or

- that part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

v Outdoor Living Space

- The minimum provision of outdoor living space for each residential unit, contained within the net area of the site, shall be 36m² contained in one area with a minimum dimension of 4.5m.
- The outdoor living space shall be readily accessible from a living area.
- No outdoor living space shall be occupied by any building (other than an outdoor swimming pool, or accessory building of less than 8m² gross floor area), driveway or parking space.

vi Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of "volume", see interpretative diagram 5.
- The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not

exceed **200m²** in area within that site (within a 12 month period).

- Where any earthworks are undertaken within 7m of a water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- No earthworks shall:
 - expose any groundwater aquifer;
 - cause artificial drainage of any groundwater aquifer;
 - cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

- Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- Any person carrying out earthworks shall:
 - Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

(ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

(c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and site of cultural heritage

(a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

(b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

7.6.5.2 Zone Standards - Residential Activities

i Site Density

The minimum net area for any site for each residential unit shall be 650m²; except that:

- For residential units to be erected on vacant shares of fee simple titles over which there is/are existing cross-lease(s) or on unit titles where a proposed unit development plan is already approved, as at the date of notification of the District Plan, there shall be no minimum net area for the site, provided that all other applicable Site and Zone Standards are complied with, or resource consents obtained in respect of those Site Standards not complied with.

ii Building Height

The maximum height for buildings shall be 5m.

iii Building Coverage

The total area covered by hard surfacing and buildings on any site shall not exceed 30% of the net site area.

iv Glare

(a) All fixed exterior lighting shall be directed away from the adjacent sites and roads; and

(b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.

v Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

vi Keeping of Animals

There shall be no keeping of pigs.

7.6.6 Standards - Non-Residential Activities

7.6.6.1 Site Standards - Non-Residential Activities

i Nature and Scale of Activities

(a) No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity on the site.

- (b) No more than 40m² of the gross floor area of the buildings on a site shall be used for activities, other than residential activities. Provided that this standard does not apply to visitor accommodation which is a Permitted Activity.

ii Setback from Roads

The minimum setback from road boundaries of any building for a non-residential activity shall be:

- (a) Where existing buildings (other than accessory buildings) are already located on the site - the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or
- (b) Where no existing buildings (other than accessory buildings) are located on the site - the mean of the setback of any buildings (other than accessory buildings) located on the immediately adjoining lots or 6.0m, whichever is the greater.

iii Setback from Internal Boundaries

- (a) Minimum setback from internal boundaries of any building for any non-residential activity shall be 3m.
- (b) Eaves, porches, balconies, bay and box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - (i) eaves up to 0.6m into setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m

above ground level. Only one such porch or set of steps is permitted on each setback of each building; and

- (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and
- (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
- (c) No part of any building designed and/or used for the housing of animals shall be permitted to locate within 2m of any internal boundary.

iv Continuous Building Length

Where the aggregate length of buildings measured parallel to any internal boundary exceeds 16 m; either

- the entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary)

or

- that part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

7.6.6.2 Zone Standards - Non-Residential Activities

i Building Coverage

The total area covered by hard surfacing and buildings on any site shall not exceed 30% of the net site area.

ii Building Height

The maximum height for buildings shall be 5m.

iii Hours of Operation

Hours of operation shall be limited to between the hours:

0730 - 2000

except that where:

- (a) the entire activity is located within a building and occupies not more than 40m² of floor space; and
- (b) each person engaged in the activity outside the above hours resides permanently on the site; and
- (c) there are no visitors, clients or deliveries to or from the site outside the above hours; and
- (d) all other relevant zone standards are met;
- (e) the activity may be carried out outside the above hours.

iv Nature and Scale of Activities

- (a) At least one person engaged in the activity must reside on the site.
- (b) No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.
- (c) No more than 60m² of the gross floor area of the buildings on a site shall be used for activities other than residential activities.

(d) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.

(e) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

v Retail Sales

No goods shall be displayed, sold or offered for sale from a site other than handicrafts, goods grown, reared or produced on the site.

vi Noise

- (a) Non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this zone:
- | | |
|------------------------------|--------------------------|
| Daytime 0800 - 2000 hours | 50dBA L10 |
| Night time 2000 - 0800 hours | 40dBA L10 and Lmax 70dBA |

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

- (b) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- (c) Activities conducted in adjoining zones shall not exceed Residential Zone noise limits at any point within the boundary of any site within the Residential Zone.

vii Glare

- (a) All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site, measured at any point inside the boundary of the other site.

viii Boarding and Keeping of Animals

No animals shall stay overnight on a site, except for a maximum of 4 animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no keeping of pigs or commercial livestock.

ix Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

7.6.7 Resource Consent – Assessment Matters

The Assessment Matters which apply to the consideration of resource consents in the Residential Arrowtown Historic Management Zone are specified in Rule 7.7.

7.7 Resource Consents - Assessment Matters Residential and Visitor Accommodation Zones

7.7.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 7.7.2 below.

- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

7.7.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled Activity - Garages within road setback within the low density residential zone

Conditions may be imposed to ensure that:

- (a) The garage is sited and designed to mitigate against any adverse effects on the visual values of the streetscape and views.
- (b) The location and design of vehicle access is such to protect the safe and efficient movement of vehicles and pedestrians.

ii Controlled Activity - Visitor Accommodation

Conditions may be imposed to ensure that:

- (a) Compatibility with amenity values of the surrounding environment considering the visual amenity of the street, neighbouring properties or views of the lake; and

- (i) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (ii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iii) Loss of privacy
 - (iv) The proximity of outdoor facilities to residential neighbours
 - (v) Hours of operation
 - (vi) The ability to landscape/plant to mitigate visual effects
 - (vii) Whether the external appearance of the buildings complements the surrounding landscape and urban character, including when viewed from the lake
 - (viii) Compatibility with the New Zealand Urban Design Protocol having regard to those assessment matters under 7.7.2 (iv) Multi Unit Development
- (b) Any adverse effects from the activity are avoided, remedied or mitigated in terms of:
- (i) The adequacy and location of car parking for the site
 - (ii) Noise, vibration and lighting from vehicles entering and leaving the site
 - (iii) Pedestrian safety within the vicinity of the activity
 - (iv) Provision for coaches to be parked off-site
- (c) Mitigation of noise emissions beyond the property boundary considering:
- (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building.
 - (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.
- iii Controlled Activity - Buildings for Non-Residential Activities**
- Conditions may be imposed in respect of:
- (a) The location, height, external appearance and methods of construction to avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
 - (b) The relationship of the building to its neighbours in terms of its built form, and to other built elements in the Zone, including public open spaces.
 - (c) The relationship of parking, access and manoeuvring areas in respect of access point options for joint use of car parking and the safety of pedestrians.
 - (d) The extent and quality of any landscaping proposed and the effectiveness of proposed planting in enhancing the general character of the area, screening car parking areas, and the impact on residential uses.
 - (e) Compatibility with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 iv Multi-Unit Developments.
- iv Restricted Discretionary Activity – Multi-Unit Developments**

When considering applications to exceed three units the Council shall have regard to the following:

1. New Zealand Urban Design Protocol

A Context

- The nature of the relationship with and integration into the surrounding streets and neighbourhood such that the development fits well within the existing urban fabric and makes a positive contribution to the residential amenity of public spaces, walkways and views;
- Presents itself as a “good neighbour” in terms of its relationship to adjacent and nearby properties in terms of access to sunlight and views, readily accessible and safe temporary parking, stopping and loading/unloading areas that respect neighbouring properties, passing traffic and pedestrians; and
- The avoidance of unsightly elements such as prominent carpark entrances, garish signs, cluttered rooftops (to include parking) and intrusive utility connections, stormwater facilities and trashbin placements that diminish public amenity.

B Character

- The use of materials and other architectural elements that do not clash with adjacent and nearby buildings and that contribute positively to the wider street scene;
- The uses of architectural elements that reflect the unique history and cultural values of the surrounding area;
- Attention to human scale in façade design, fenestration details and street level experience, to include entries, gardens and hardscape elements;
- Varying rooflines and/or roof pitches to provide architectural interest and avoid a commercial appearance; and
- Landscaping that softens the building impact on the streetfront and provides amenity for passersby.

C Choice

- Adaptable designs that provide a mixture of unit sizes and numbers of bedrooms to create flexibility in terms of future reuses over the longer term so as to ensure a sustainable community.

D Connections

- Ready access to public transportation, footpaths and tracks, cycle ways and other means of transportation that do not require private vehicles;
- Efficient and considerate of public amenity means of delivering goods and collecting waste;
- Utility and safety of public parking, drop-off and stopping areas;
- Supporting and enhancing public views and access to the surrounding built and natural environment;
- Facilitating contact among people both within the site and within the surrounding neighbourhood area; and
- Providing lively and safe public spaces and places.

E Creativity

- Artistic vision that enhances neighbourhood amenity values while not competing for individual attention;
- Articulated façades that utilise architectural elements to create an overall composition that enriches the eye in terms of scale, rhythm and detailing of the building while avoiding repetitive façades, “cookie cutter” design solutions and flat, blank or uninteresting walls; and
- Attractive use of landscaping materials to enhance building appearance and use.

F Custodianship

- Environmentally sustainable and responsive design solutions that include attention to energy efficiency, waste disposal, transportation access, sunlight, and outdoor spaces;
- Enjoyable, safe public spaces; and
- A quality environment that infuses a sense of ownership and responsibility in residents and visitors such that they care for and protect the places and spaces.

G Collaboration

- Where appropriate, use of a multi-disciplinary design approach involving architects, landscape architects and urban planners early in the design process, to include reference to current and planned public projects, if relevant; and
- Where appropriate, involvement of neighbours and public in decision making process that may have a substantial impact on their amenity values.

v Restricted Discretionary Activity – Building Footprint

When considering applications to exceed the maximum footprint size, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments.

vi Discretionary Activity - Comprehensive Residential Development

- (a) Any adverse effects of the activity in terms of:
 - (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential environment.
 - (ii) Loss of privacy
 - (iii) Level of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - (iv) Pedestrian safety in the vicinity of the activity.
 - (v) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- (b) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- (c) Any adverse effects of the proximity or bulk of the buildings, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.

- (d) Any adverse effects of the proximity or bulk of the buildings, in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- (f) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
- (g) The ability to provide adequate vehicle parking and manoeuvring space on site.
- (h) The extent to which the increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and daylight and loss of opportunities for views.
- (i) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (j) The ability to mitigate any adverse effects of increased coverage

vii Discretionary Activity - Visitor Accommodation

- (a) Compatibility with amenity values of the surrounding environment considering the visual amenity of the street, neighbouring properties or views of the lake; and
 - (i) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (ii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iii) Loss of privacy

- (iv) The proximity of outdoor facilities to residential neighbours
 - (v) Hours of operation
 - (vi) The ability to landscape/plant to mitigate visual effects
 - (vii) Whether the external appearance of the buildings complements the surrounding landscape and urban character, including when viewed from the lake.
- (b) Any adverse effects in terms of:
- (i) The adequacy and location of car parking for the site
 - (ii) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential environment.
 - (iii) Loss of privacy.
 - (iv) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - (v) Pedestrian safety in the vicinity of the activity.
 - (vi) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
 - (vii) Provision for coaches to be parked off-site
 - (viii) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- (c) Mitigation of noise emissions beyond the property boundary considering:
- (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building.
 - (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.
- (d) The ability to supply water, and dispose of sewage, stormwater and other wastes consistent with Regional Council requirements.
- (e) The ability to provide adequate, potable water supply, adequate firefighting provisions, and to dispose of sewage, stormwater and other wastes so as to avoid potential adverse effects.
- viii Discretionary Activity- Sale of liquor from visitor accommodation activities**
- (a) Compatibility with amenity values of the surrounding environment considering:
- (i) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (ii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iii) The relative impact of adverse effects caused by activities associated with the sale of liquor, including its availability to persons other than those residing on the premises and the maximum number of persons that may be present in any licensed area
 - (iv) Loss of privacy
 - (v) The proximity of outdoor facilities to residential neighbours
 - (vi) Hours of operation

(b) Avoidance of noise emissions beyond the property boundary considering:

- (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building.
- (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.

ix Building Height - Lift Towers - Site Standard

- (a) The extent to which protrusion through the height plane is necessary to enable more efficient and/or appropriate use of the site within the height plane.
- (b) Whether alternative lift technology is available and/or appropriate which would enable efficient use of the site.
- (c) Any adverse effects of the height, bulk or location of the lift tower in terms of visual dominance of the outlook from adjoining or nearby sites and buildings.
- (d) Any adverse effects of the height, bulk or location of the lift tower in terms of loss of access to daylight on adjoining sites.
- (e) Any adverse effects of the location of the lift tower in terms of noise on adjoining sites.
- (f) Any increased adverse effects of the visitor accommodation development on the residential character of the neighbourhood due to the height, bulk or location of the lift tower.
- (g) Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.
- (h) Whether there are rules requiring the site to be built up.

x Building Height - Site Standard (Lot 141 Block XX Shotover Survey District).

- (a) Whether the architectural style is sympathetic to the mountain setting and local context.
- (b) Whether the height of the building is appropriate to the scale of the natural landforms and vegetation of the area.
- (c) Whether the building is likely to create adverse effects of shading on Fernhill Road and neighbouring properties.

x Discretionary Activity and Zone Standard - Retail Sales

- (a) The extent to which the activity will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (b) Any adverse effect of the likely traffic generation from the proposed activity in terms of:
 - i) Noise and vibration from vehicles entering and leaving the site or adjoining road, which is incompatible with the noise levels acceptable in a low-density residential environment.
 - ii) Glare from headlights of vehicles entering and leaving the site or adjoining road which is intrusive for residents or occupants of adjoining residential sites.
 - iii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - iv) Reduction in the availability of on-street parking which is such as to cause a nuisance for residents, occupants or visitors to adjoining residential sites.
 - v) Fumes from vehicles entering or leaving the site, which are objectionable to residents or occupiers of adjoining residential sites.

- (vi) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
 - (c) The extent to which the proposed traffic generation will be compatible with or not result in adverse effects upon activities in the surrounding neighbourhood.
 - (d) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
 - (e) Any adverse effects of increased levels of pedestrian activity as a result of the retail sales in terms of noise, disturbance and loss of privacy which is inconsistent with the low-density suburban living environment.
 - (f) The extent to which retail sales from the site are an integral and necessary part of other activities being undertaken on the site and assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
 - (g) The proximity of the site of the retail sales to the sites of scheduled commercial or community activities, or to arterial roads.
- xi Building Height - Zone Standard**
- (a) Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.
 - b) Whether there are rules requiring the site to be built up.
- xii Coverage**
- (a) The extent to which there will remain on the site opportunities for landscaping in addition to buildings.
 - (b) The ability to provide adequate opportunity for landscaping around buildings.
 - (c) The extent to which there is a need for increased building coverage in order to undertake the proposed activities on site.
 - (d) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
 - (e) The ability to provide adequate on-site vehicle parking and manoeuvring space.
 - (f) The extent to which increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views.
 - (g) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
 - (h) The ability to mitigate any adverse effects of increased coverage.
 - (i) The extent to which increased building coverage or hardsurface coverage would have any adverse effects on the historic character of Arrowtown.
- xiii Building Density in the High Density Residential Zone**
- (a) When considering applications to exceed the maximum allowable density, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments, and
 - (b) Any significant (more than minor) public amenity values in terms of overall building appearance, function and neighbourhood impact resulting from the increased building density.

xiv Building Coverage in the High Density Residential Zone

- (a) When considering applications to exceed the maximum building coverage, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments, and
- (b) Any significant (more than minor) public amenity values in terms of overall building appearance, function and neighbourhood impact resulting from the increased building coverage.

xv Setback from Roads

- (a) When considering applications to reduce the setback from neighbouring properties, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments, and
- (b) The provision of adequate space for landscaping in the vicinity of road boundaries, which will mitigate the effects of the building intrusion into the street scene;
- (c) The ability to provide adequate on-site parking and manoeuvring for vehicles;
- (d) The compatibility of proposed building with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries;
- (e) The proposed building size, form, proportions, roof line, style and external appearance that is similar to or in keeping with those of existing buildings on the site;
- (f) The adverse effect the building will have on the historic character of Arrowtown;
- (g) The preservation of views to and from public spaces;
- (h) The provision of an equal or greater amount of open space on the site that contributes to the sense of space and openness as viewed from public places;

- (i) Significant (more than minor) public and pedestrian amenity values in terms of building appearance and function resulting from the setback infringement;
- (j) Shadowing on any adjacent property or public road is avoided; and
- (k) Any likely future increases in the usage of the road.

xvi Setback from Neighbours

- (a) When considering applications to reduce the setback from neighbouring properties, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments, and
- (b) The extent to which a lower building coverage may offset or reduce the need to infringe upon the setback.

xvii Access

- (a) The extent to which alternative formed access can be assured to the activity in the long-term.
- (b) The extent to which the level and nature of the use will make it unlikely that access by way of a formed road will ever be necessary.
- (c) The level of financial contribution required to be made to the Council towards the formation of the road to a standard suitable for access, taking into account the levels of traffic likely to be generated by the use of the residential unit in relation to the existing use of the road, as referred to in Rule 15.2.5.
- (d) The extent to which access to any State Highway will adversely affect the safe and efficient movement of vehicles.

xviii Continuous Building Length

- (a) When considering applications to exceed the maximum continuous building length, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments,
- (b) The extent to which a smaller building may offset or reduce the need to exceed the building length rule.

xix Landscaping

- (a) When considering applications to reduce the landscape coverage requirement, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments, and
- (b) The extent to which a lower building coverage and the provision of other public amenities may offset or reduce the need to reduce the landscape requirement.

xx Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site.

xxi Landscaping – Low density residential zone Frankton Corner/Hansen Road

- (a) With respect to landscaping (removal of existing trees as well as new planting) adjacent to the historic stone wall on the boundary of the Frankton Cemetery, whether:
 - (i) removal of existing trees will damage the stone wall;
 - (ii) new landscaping will maintain the integrity and enhance the views of the historic stone wall;
 - (iii) consultation with local community groups and historical society has been undertaken.
- (b) With respect to landscaping within the building line restriction area adjoining State Highway 6, whether:
 - (i) the landscaping will enhance the entrance to Queenstown
 - (ii) the landscaping design will complement and harmonise with other landscaping adjacent to State Highway 6 on the Frankton Flats;
 - (iii) the landscaping will mitigate the visual effects of development;
 - (iv) the design incorporates alternatives such as mounding to compensate for reduction in tree planting.
 - (v) how the issue of ongoing maintenance has been addressed.

xxii Nature and Scale of Non-Residential Activities

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.

- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

xxiii Fence Heights

- (a) When considering applications for relief from the rule limiting fence heights, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.7 (iv) Multi-Unit Developments.
- (b) The creation of a significant (more than minor) pedestrian amenity;
- (c) The degree to which a higher fence undercuts the visual relationship between the public and private realms, and
- (d) The necessity of the increased fence in terms of public safety.

xxiv Frankton Road and Track

1. Frankton Road

- (a) When considering applications to exceed the permitted height of structures along Frankton Road in the High Density Residential Zone, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments,
- (b) The extent to which a lower building coverage and the provision of landscaping and/or other public amenities may offset or reduce the need to comply with the height restriction,
- (c) The effect on views from any vehicle travelling along Frankton Road to the lake and mountains;
- (d) The extent to which the intrusion is necessary to provide for signage for the purpose of identification of the site or directions for the purposes of access to the site,
- (e) The extent to which the proposed intrusion will provide architectural interest in relation to the design treatment of a rooftop.

2. Frankton Track

- (a) When considering applications to drop below the minimum floor plane elevation of structures along the Frankton Track in the High Density Residential Zone, the Council shall have regard to the compatibility of the proposal with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 (iv) Multi-Unit Developments,
- (b) Shadowing onto the Frankton Track.
- (c) Any adverse effects on the amenity of pedestrians along the Track;
- (d) The avoidance of landscaping as a mitigation method of views into private spaces;
- (e) The addition to public and pedestrian amenity from a lowered floor plane; and
- (f) The negative impact of the resultant development on the privacy and isolation one experiences in using the Track.

xxv Trees

- (a) The extent to which pruning, trimming or topping of a tree is necessary due to the health of the tree or any potential hazard that exists.
- (b) The effect of any trimming or changes on the root system of the tree or on the tree's appearance or health.
- (c) Whether the tree or trees are currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.
- (d) Whether the tree or trees seriously restrict any development.
- (e) Any substitute or compensating tree planting or landscaping proposed.
- (f) The effect of pruning, trimming or topping of the tree on the amenity and historic character of the Residential Arrowtown Historic Management Zone.

xxvi Arrowtown Scenic Protection Area

- (a) The extent to which any departure from the standards will detract from the views of Arrowtown.
- (b) The extent to which any departure would impinge on the visual outlook and open space provisions of the surrounding rural areas.
- (c) The extent to which any mitigation measures are available to maintain and enhance the purpose of the Arrowtown Scenic Protection Area.

xxvii Additional Matters – Arrowtown

The extent to which any building blends harmoniously with and contributes to the historic character of the residential area. In this regard the following matters are important:

(a) Building Form

The extent to which the building forms generally match the common building forms of the old town area.

The primary building form should be a gabled rectangular planned structure with a maximum street frontage of 12 m and with a maximum height to the eaves of 3.0 m. The maximum building height generally should be 4.0 m to the ridge.

A larger building can be constructed by combining additional primary building forms in parallel or at right angles. Other elements which can be added are verandahs and lean-tos.

(b) Roofs

The extent to which any roofs proposed reflects the following:

Main roofs should be gabled only, with pitches varying between 25 and 35 degrees. The main roof may comprise a salt-box roof pitch where the street elevation roof pitch is higher than the rear roof pitch. Lean-to and veranda roof pitches should generally be less than the main roof pitch. Subsequent lean-to's should generally be a lesser pitch again. Veranda

roofs may be hipped. Dormer windows are not appropriate, but glazed skylights in the plane of the roof which project no more than 100mm are acceptable.

(c) **Location**

The extent to which the location of buildings reflects the following:

Houses should be located centrally between the side boundaries with the long wall of the main rectangular form parallel with the street. Subsequent building forms should generally be, no closer to the street boundary than the principal form and can be at right angles or parallel to the principal building form.

(d) **Exterior Materials and Finishes**

The extent to which the exterior materials and finishes reflects the following:

Building materials and their finishes generally shall be:

- schist with lime mortar with or without a low percentage of cement for walls and chimneys, with a natural finish or finished with a lime, sand plaster and/or a natural limewash;
- painted timber rusticated or shiplap weatherboards for walls;
- painted corrugated steel or uncoated timber shingles for roofs;
- painted timber for roof and wall coverboards, baseboards, and cornerboards;
- painted timber windows, glazing bars, sills, and frames;
- painted timber door panels, stiles, mullions, rails, glazing bars, sills, and frames;
- natural or limewashed bricks for chimneys;
- painted timber architraves to doors and windows for timber clad houses;
- lime-sand rendered architraves may be applied to schist buildings;
- painted corrugated steel for walls;
- painted timber framing to verandahs.

(e) **Details**

Gables and eaves shall generally not overhang walls by more than 300mm.

Verandahs can have broken-back roofs or roofs springing from immediately under the gutterboard of the main roof. Veranda roofs can be hipped or half gables. Veranda posts should have a positive base detail which does not decrease in dimension from the main support post.

Decoration if applied, should be simple and be limited to bargeboards and the veranda frieze or fringe. Reproduction of details shall be avoided and the use of new ornamentation designs, where used, is encouraged.

In simple rectangular house forms, chimneys shall generally be located at either end of the house, either expressed on the exterior or within the interior of the house. In 'T' plan house forms a chimney may be located at the junction of the two rectangular forms. Chimneys on the ridge shall project a minimum of 300mm above the ridge line. Chimneys can also be located at the rear of the house.

(f) **Proportions**

The range of facade should be between 1: 2.5 and 1: 4.4. Window proportions, should be approximately 1: 2.5 without a toplight and 1: 3.2 with a toplight.

The general proportion of opening to solid wall should not be more than 3: 1.

(g) **Colour**

Colours should be similar to the original colour schemes.

h) **Ancillary Buildings**

(i) Garages should be to the rear of the building and follow the general design principles as for the main building.

(ii) Fences shall generally match the design and heights of original fences.

xxviii Additional Matters – Community Facilities

(a) Screening

- (i) The type of goods or vehicles to be stored on site, their visual appearance and the extent to which the site is visible from adjoining sites, particularly from residential areas and the effect this will have on the amenities and character of the area.
- (ii) The location of the storage area in relation to buildings and options for the alternative layout of activities on site.

(b) Landscaping

- (i) The extent of the visual impact of buildings, outdoor parking and outdoor storage areas where a reduced area of landscaping is proposed having regard to its visibility from adjoining sites, public places or the road and in particular, from sites of residential activity.
- (ii) The extent to which other factors may compensate for a reduced landscape area such as:
 - a higher quality of planting over a smaller area.
 - a higher standard of architectural design which is not visually obtrusive.
 - The type of building materials used.
 - The location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- (iii) The importance of improving the standard of landscape having regard to the visual appearance of the site, the length of boundary open to public view and the impact of buildings and activities within the site on the character and amenity of the area, particularly where a low standard of landscaping currently exists.

xxix Earthworks

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.

1. Environmental Protection Measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites
- (b) Whether the earthworks will take into account the sensitivity of the landscape.

- (c) The potential for cumulative effects on the natural form of existing landscapes.
- (d) The proposed rehabilitation of the site.
- 3. **Effects on adjacent sites:**
 - (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
 - (c) Whether cut, fill and retaining are done in accordance with engineering standards.
- 4. **General amenity values**
 - (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
 - (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
 - (c) Whether natural ground levels will be altered.
 - (d) Whether the transportation of soil to or from the site will generate any negative effects on the safety or efficiency of the road network.
- 5. **Impacts on sites of cultural heritage value:**
 - (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
 - (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.