

EXECUTIVE SUMMARY

This report has been prepared in respect of Plan Change 25: Kingston Village Special Zone and should be read in conjunction with the attached technical reports.

This Section 32 report assesses the following three options available to the Council when considering how best to provide for Kingston's future growth:

Option 1: Status Quo; i.e. retain the existing Zone boundaries for Kingston.

Option 2: Rezone that part of the subject site identified for rezoning within Kingston 2020

Option 3: Rezone the entire subject site comprehensively

Following a detailed assessment of the relevant statutory and non statutory documents, the findings of extensive technical reports including urban design studies, and feedback from consultation, this assessment finds that the most appropriate way of achieving the purpose of the Act is to progress option 3; to rezone the Kingston Village site (the subject site) comprehensively.

The analysis finds that a special zone should be applied to the site, supported by a structure plan and detailed objectives, policies, rules and assessment matters. In addition to rules and assessment matters it is recommended that two sets of guidelines are adopted; firstly design guidelines to assist in the design of buildings and lot layout, and secondly subdivision guidelines, which will assist the preparation and assessment of subdivision consents.

The structure plan proposed for the site provides for employment, residential, community and educational activities. It is proposed that the golf course will be retained, and additional open space areas will be provided throughout the site. Stormwater management swales will provide both stormwater management and amenity value, and will incorporate planting and walkways. The transport network reflects the grid pattern of existing Kingston, providing connectivity, amenity and safety.

A range of densities is proposed within the residential areas of the site, ensuring that a range of housing typologies is provided. The higher density areas are located in close proximity to open space, and will be accessed via rear access lanes so that the residential streets are not dominated by garaging.

The structure plan provides a potential for up to 750 residential sections. In conjunction with the existing and potential capacity of the existing Kingston Township this level of development provides the critical mass needed to enable cost effective provision of wastewater and water services.

The adoption of the proposed Plan provisions and the design guidelines and subdivision guidelines will assist in achieving the purpose of the Act, and the purpose of the Plan Change.

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1.0 INTRODUCTION

- 1.1 This report has been prepared in respect of the Kingston Village Plan Change to fulfill the requirements of Section 32 of the Resource Management Act (the Act) and should be read in conjunction with the following Appendices as follows:

Appendix 1

- 1.1 District Plan Provisions
- 1.2 Structure Plan
- 1.3 Design Guidelines
- 1.4 Subdivision Guidelines

Appendix 2

- 2.1 Landscape Analysis prepared by Vivian Espie Limited.
- 2.2 Urban Design Study prepared by R.A Skidmore Urban Design Limited.
- 2.3 Urban Design Master Plan Report prepared by Woods Bagot Limited.
- 2.4 Ecological Assessment prepared by Natural Solutions for Nature.
- 2.5 Transport Assessment prepared by Traffic Design Group Limited.
- 2.6 Heritage Report prepared by Southern Archaeology Limited.
- 2.7 Cultural Values Report prepared by Te Ao Marama and peer review by Kai Tahu Ki Otago
- 2.8 Farming Viability prepared by Ibbotson Cooney Limited.
- 2.9 Infrastructure Report prepared by Connell Wagner Limited.
- 2.10 Kingston Township Population Projections prepared by Rationale Limited.
- 2.11 Geotechnical and Contamination Hazards Appraisal prepared by Connell Wagner Limited.
- 2.12 Archaeological Report by Jill Hamel.

Appendix 3

- 3.1 Discussion Document
- 3.2 Public Open Day Notice

- 1.2 Section 32 of the Act requires that an evaluation be undertaken that examines:
- the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and
 - whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.
- 1.3 For the purpose of the above examination, the evaluation must take into account:
- the benefits and costs of policies, rules or other methods; and
 - the risk of acting or not acting if there is insufficient information about the subject matter of the policies, rules or other methods.

- 1.4 In order to meet the requirements of the Act, this report has been structured into 6 different sections.

Section 1 provides the framework for a Plan Change. It identifies the purpose of the report, explains the context of the Plan Change in terms of the context of the site, its zoning history, and the statutory and non-statutory framework in which it sits.

Section 2 provides the legislative context for the Plan Change, identifying the provisions of relevant statutory documents that are pertinent to the consideration of a Plan Change for the subject site.

Section 3 identifies provisions within non-statutory documents prepared or supported by the Queenstown Lakes District Council that are of relevance to the consideration of the Plan Change.

Section 4 identifies the consultation undertaken by the Council in its preparation of the Plan Change, and summarises the feedback received.

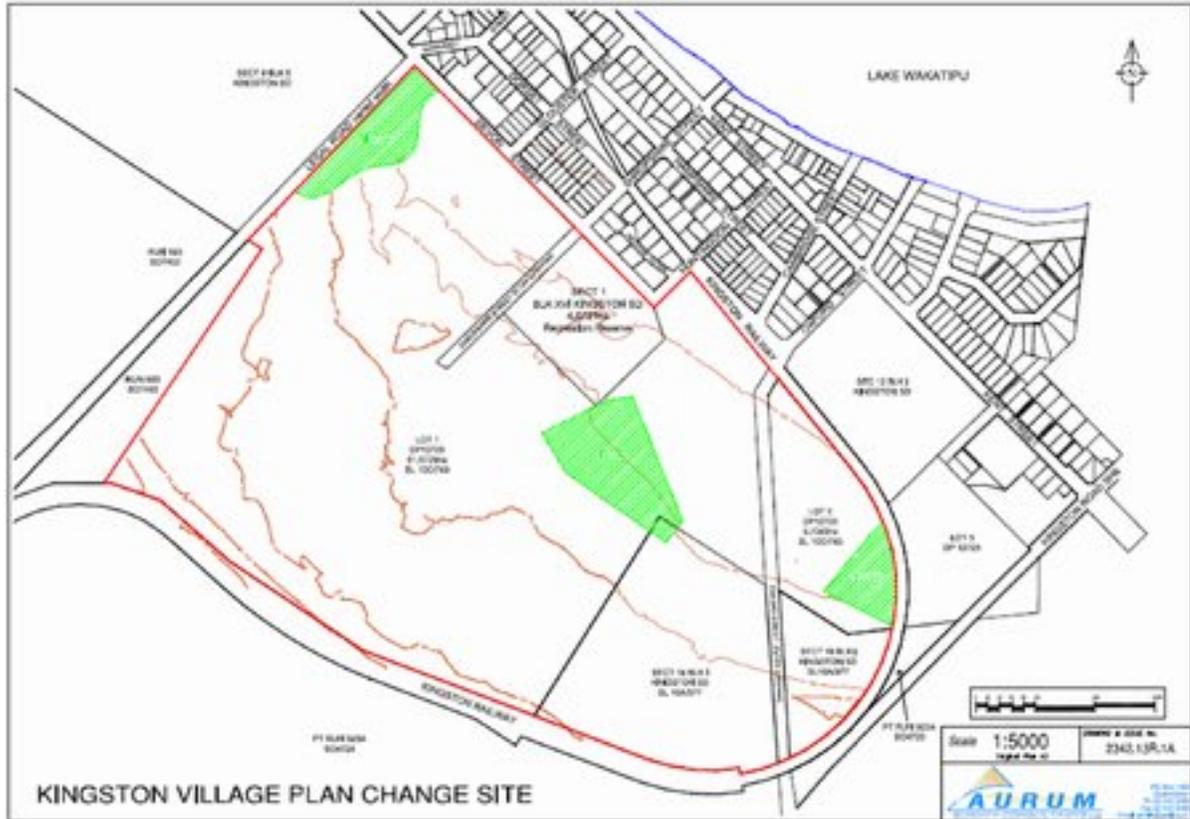
Section 5 identifies and discusses the key options available to the Council when considering the future zoning of the subject site.

Section 6 provides an analysis of the policies and methods proposed for the Plan Change in order to determine whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

2.0 THE CONTEXT FOR A PLAN CHANGE

2.1 SCOPE OF THE PLAN CHANGE

This Plan Change relates to land at Kingston, currently zoned Rural General in the Queenstown Lakes Partially Operative District Plan (PODP). The study area considered for the Plan Change is depicted by way of red outline in Figure 1 below.



The study area is 88 hectares in size, and currently forms part of Glen Nevis Station. The study area is situated directly to the south of the Kingston Township and is physically defined by a section of the Kingston Flyer railway tracks. It incorporates 82 hectares of land owned by Kingston Village Limited, 4 hectares designated as reserve and a further 2 hectares of unformed legal roads.

2.2 CONTEXT- THE SITE AND ITS SURROUNDS

This section of the report provides a summary of the characteristics of the site and its surrounds. For additional detail, please refer to the following reports:

- Landscape Assessment (Appendix 2.1)
- Heritage Report (Appendix 2.6)
- Cultural Values Report (Appendix 2.7)
- Ecological Report (Appendix 2.4)
- Urban Design Study (Appendix 2.2)
- Urban Design Master Plan Report (Appendix 2.3)

2.2.1 Landscape Character

The landscape character of the site and its surrounds is discussed in detail within the Landscape Report (Appendix 2.1). This identifies that Kingston is situated at the southern end of Lake Wakatipu and at the northern end of a flat bottomed valley that extends as far south as Athol, where topography becomes more enclosed. The valley is contained on both sides by high mountain ranges; the Hector Mountains to the east and the Eyre Mountains to the west.

The Landscape Report finds that the Hector and Eyre mountains surrounding the vast surface of Lake Wakatipu make up a remarkable, very memorable landscape that is visually

accessible from State Highway 6 (SH6). The mountains surrounding the subject site are part of an Outstanding Natural Landscape and display a high degree of natural character.

The Plan Change site is situated on the valley floor, which is described by the Landscape Report as follows:

The floor of the valley currently contains a number of dwellings and other buildings associated with farming. It also contains the Kingston and Garston townships. Outside of these scattered farm buildings and townships, the valley floor lands are generally grazed pasture. There are views from the areas of the valley floor to the containing mountains. Overall, a clearly rural, farming type of landscape character is evident.

The Landscape Report finds that the valley floor is part of a Visual Amenity Landscape for the following reasons:

- *The floor of the valley wears a “cloak of human activity” through the presence of domesticated farmland and farm related dwellings. It has a pleasant rural agricultural character that could be described as pastoral in the poetic and picturesque sense, rather than truly natural.*
- *This valley is immediately adjacent to mountainous landform which we consider to be part of an outstanding natural landscape.*
- *This landscape is bisected by and is prominent from a number of public roads including State Highway 6.*

The Landscape Report finds that

Plan Change site is an appropriate area for the future growth of Kingston. It is part of the valley floor that stretches to the south of Kingston and is bounded by SH6, the existing Kingston Township, the slopes of the Eyre Mountains and a clear steep escarpment some 800 metres to the south-west of the existing town boundary.

While the Landscape Report finds that the Plan Change site is appropriate for future expansion, there are a number of features within it that should be recognised when considering its future management. These are identified in the following figure.



2.2.2 Historic values of the Kingston Township and its surrounds

A detailed account of Kingston's history is contained in the Heritage Report and the Cultural Values Report, contained as Appendices 2.6 and 2.7 respectively. The following provides a brief summary of the findings of these reports.

Prior to European settlement the Matura River was a major prehistoric Maori route into the interior, and part of a network of tracks throughout the region. Near the existing settlement of Kingston was located a permanent settlement called Taekere-hanga-waka. The name Takere-hanga-waka signifies the importance of the site to Ng i Tahu Wh nui. Takere is a hull, hanga is to build, and waka is a canoe. Therefore Takere-hanga-waka was a very important boat building area at the end of Lake Wakatipu, an important link in the pounamu trail from the southern coast, via lake Wakatipu to the pounamu resources of the Greenstone/Caples Valleys and the Dart River Catchment.

The Kingston Township was first established in the 1860s during the gold rush as a shipping port on the shores of Lake Wakatipu, providing access for men and supplies to the inland gold fields. The town was a busy shipping centre, and at its height was reputed to support 10 hotels, two banks, a police station, a butchers shop and several stores. Many of the commercial ventures were shortlived as the township declined once the gold rushes were over. However, the location of Kingston on a main transport route ensured its survival while many other goldfields towns disappeared after the initial rushes were over.

In 1878 the Invercargill-Kingston branch railway was opened, providing a much faster and more convenient link between Invercargill and Lake Wakatipu than the old coach road. With the arrival of the railway, Kingston became largely a railway town, dominated by the station, yards, goods, shed, wharf, station masters and railway workers houses. The surviving hotels were located close to the wharf and station in order to serve the passengers as they came and went between the rail and the Lake steamers.

The road along the edge of Lake Wakatipu connecting Kingston and Queenstown was finally completed in 1936 and this greatly reduced the demand for railway services. However, the cartage of coal by rail was still important, and necessitated the steamer's continued travel to Kingston until 1956. Kingston became an unattended flag station from November 1958 and while it continued to be used by the post office until 1966 it was then removed in 1969 with the rail line south of Fairlight being closed and lifted in 1979. The Kingston Flyer now runs between Kingston and Fairlight as a tourist venture.

The layout of the existing Kingston Township mostly dates to the original survey of 1863. Notable features of the town plan were the very regular street layout and the small size of the standard section (just 455 square metres). Many of these sections have now been resurveyed and amalgamated into larger allotments. When the town was first established the original coach road from Invercargill came in along Cambridge Street, and the main concentration of businesses was likely to be along the water front. Ship Inn, Kingston's oldest building and only surviving early hotel, is situated on the water front.

The size of the present town is a product of post-Second World War growth as a holiday destination, and only very few buildings have had a continuous existence. The growth of the town has seen a mixture of housing styles, many could be described as the typical New Zealand crib or bach. Of note are a number of buildings that have been relocated to Kingston from Southland.

Overall, while Kingston has changed significantly in the last 60 years, it has remained a small, quiet country town characterised by a mix of houses, large trees, and open space.

2.2.3 Ecological values

The Ecological Assessment (Appendix 2.4) identifies that the Plan Change site has been utilized for pastoral activities for a number of years, and as such is fairly degraded from an ecological perspective. Wetlands within the Plan Change site have been partially drained by a network of channels, with the Kingston tributary being diverted from its likely natural course.

Indigenous vegetation has been almost entirely cleared but for a remnant rush-sedgeland association is present over about 15% of the total site. Isolated patches of matagouri and porcupine scrub remain along fence lines or on drier sites around the periphery of the site.

Prior to Maori arrival the site would likely have supported mountain totara, toatoa and mixed red, silver and mountain beech forest. By the time of European arrival grassland-shrubland communities prevailed throughout a largely deforested landscape.

The Ecological Assessment includes the following recommendations:

- Indigenous vegetation should be incorporated into the Plan Change site.
- Earthworks should be kept to a minimum throughout the site.
- The carex sedgeland in the centre of the site should be released from woody species and enhanced with supplemental planting.
- Recommended species should be incorporated into the swale and stormwater network.

- The network of swales and wetlands should be naturalised and incorporated into a network of green spaces.
- Land along the western boundary should be cleared of noxious weeds and planted with indigenous species.

2.2.4 Urban Design Studies- Current Activities and Character of Kingston and its Surrounds

Kingston has evolved as a holiday destination and contains a range of bach type dwellings and the simple forms and variety of building styles contributes to its informal character. Over time, with an increase in permanent residents the scale of dwellings has increased. However, the settlement is still dominated by single level, stand-alone dwellings set on large sites and in 2006 contained 208 dwellings, of which 64 were occupied and 144 unoccupied (2006 Census).

In 1982 the Kingston Flyer was returned to Kingston to run on 14km of preserved track between Kingston and Fairlight. It is now operated for tourists and enthusiasts and continues to be an important feature contributing to the character of the Town.

Kingston contains two small commercial precincts. The first is located at the junction of Kent Street and the State Highway and marks the entrance to the settlement. This contains a service station, hotel and tearooms. The second commercial precinct is associated with the Kingston Flyer, and provides a hotel/café.

Due to its small size, Kingston is not well served with community facilities. A small library is located on Kent Street and the Golf Course clubrooms provides the main meeting location for local residents. The old school site that contains the Library is complemented by a play area and tennis courts. The Town does not contain any school, church or other social support services.

Kingston has a well connected street network with Kent Street providing the main axis. The grid layout assists in creating legibility and provides good connectivity, making the settlement easy to get around by car, cycle or on foot. The straight alignment of streets reinforces views to the Lake and mountains.

Streets throughout the Town retain an informal character and have informal street edges without kerbing, channelling or footpaths with wide grassed berms being a common feature. Some streets are unsealed. Street trees are not a dominant feature, but large scale specimen trees contribute to the overall character of the Town.

The open space network makes an important contribution to the structure and character of Kingston. The Foreshore Reserve provides a strong public interface with Lake Wakatipu and is a popular gathering point for the local community. Boat launching facilities are located at the western end of the foreshore, adjacent to the Te Kere Haka Reserve, which is in DOC ownership.

2.2.5 Characteristics of the Plan Change site

The Plan Change site is located directly to the south of the Kingston Township. It is bounded to the east by the State Highway, to the west by the Hector Mountains and to the south by the Kingston Railway line. The land has a relatively gentle contour rising to the south. Land adjacent to the Plan Change site to the south includes a small escarpment which rises to an elevated plateau.

The majority of the subject site is currently farmed and is kept in pasture. A eucalyptus shelter belt and two small pine plantations provide defining features. The golf course is an important recreation resource located in the north-western portion of the site. Two unformed

legal roads run through the site, and a recreation reserve is located at the north western end of the golf course.

2.3 PLANNING CONTEXT AND ZONING HISTORY

The following section of this report summarises the planning context of the site and its surrounds, providing a background to the PODP provisions currently in place.

2.3.1 Lakes-Queenstown Wakatipu Combined District Scheme (1981) and Proposed District Plan (1995)

Kingston was zoned R3, which was applied to townships and outlying residential areas. This provided for a mixture of land uses and recognised that none of these areas provided solely for residential activities. Kingston was zoned for Township purposes in the 1995 Plan, and the Plan Change site was zoned Rural A and Rural B.

2.3.2 The Partially Operative District Plan 2003

No appeals were lodged with respect to the zoning for Kingston as proposed by the 1995 Plan, and the Township Zone was made operative in September 2003. The Rural General Zone was advertised as operative as of 6 June 2007.

2.4 RESOURCE MANAGEMENT ISSUE

While it is populated by around 170 permanent residents and contains 208 dwellings Kingston is not provided with reticulated services for water or wastewater. There is a risk that this is causing potential health and environmental effects. The Kingston Community Plan (Kingston 2020) identified that reticulation of water and wastewater was a key community outcome for the Township. It also identified that the Town could extend to the south into the Plan Change site in order to accommodate future growth.

In December 2006 the Council considered a request by Kingston Village Limited to undertake a Plan Change in order to rezone the Plan Change site from its existing Rural General Zoning to a new zone that would enable residential development. The Strategy Committee of Council resolved that a Plan Change should be initiated, and identified the following resource management issues that should be addressed through such a Plan Change.

- (a) *There is potential for uncoordinated development to occur on the periphery of Kingston in a manner that:*
 - *does not provide for a sustainable integrated community*
 - *fails to respect the distinct character and heritage of Kingston, and*
 - *adversely affects landscape values and rural character.*
- (b) *Kingston currently has no reticulated water or sewerage system. This is causing health concerns and has the potential to restrict future growth of the Township.*
- (c) *The single access point to Kingston may be insufficient for an expanded community. Any future development needs to provide vehicle, pedestrian and cycle connections to the existing Township while respecting the continued functioning of the Kingston Flyer and the State Highway. Road design can be used to achieve high levels of amenity and effective management of stormwater.*
- (d) *It is important to provide a range of living styles, densities and employment opportunities within Kingston while achieving amenity values that reflect and build on the character that currently exists.*

- (e) *While Kingston currently has some community facilities including a library and golf clubhouse, additional facilities will be needed as the community grows, including walkways, open space and reserves and educational facilities.*
- (f) *There is the potential for Kingston to become a satellite town of Queenstown. To some extent this could be reduced through providing land within Kingston for employment opportunities.*
- (g) *The Council has committed to ensure that affordable housing is made available throughout the District.*
- (h) *Staging of development can assist in achieving efficiencies in the provision of infrastructure and can assist in maintaining amenity values as Kingston grows.*

2.5 PURPOSE OF THE PLAN CHANGE

Given the above resource management issues, the purpose of the Plan Change can be defined as follows:

To undertake a Plan Change that provides for the future residential growth of Kingston, and incorporates;

- *reticulated water and wastewater services that provide for both the Plan Change site and the existing Township*
- *open space areas (including the retention of the golf course)*
- *a school site*
- *an employment zone*
- *a range of residential densities*
- *a road network that provides for stormwater management, walking and cycling linkages and physical connection to the existing Township*
- *a new access point to the site from the State Highway*

3.0 LEGISLATIVE FRAMEWORK

This section of the report identifies the relevant provisions of the Resource Management Act (the Act). It then identifies the documents referred to in the Act to which the Council must take into account when preparing a plan change. These include the documents prepared by the Otago Regional Council (Regional Policy Statement, Regional Water Plan and Regional Air Plan), relevant National Environmental Standards (Air Quality) and the relevant iwi management plans (Ngai Tahu ki Murihiku Natural Resource and Environmental Iwi management Plan and Kai Tahu Ki Otago Natural Resource Management Plan). This section of the report provides a summary of the relevant provisions and identifies the implications for consideration of the Plan Change. Please refer to Attachment 2 for a complete list of the relevant provisions.

3.1 RESOURCE MANAGEMENT ACT 1991

Please refer to Attachment 1 which lists the relevant provisions of the Resource Management Act (the Act).

Section 5: Purpose of the Act

This Plan Change has been prepared as a means of achieving the purpose of the Act as identified within Section 5. Providing comprehensive zoning for future residential, employment and educational demand recognises the need to meet the foreseeable needs of future generations through providing for medium term growth demands. The Plan Change

responds to a need to provide for the health and wellbeing of the community now and into the future, in that it offers an opportunity to provide reticulated services in a timely and cost effective manner. Development of the Plan Change site and the provision of reticulated services provides for future growth in such a way that the life-supporting capacity of air, water, soil and ecosystems can be safeguarded, and adverse effects on the environment can be avoided, remedied or mitigated.

Section 6: Matters of National Importance

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

The site is located approximately 400metres to the south of Lake Wakatipu (the Lake). The Stormwater Management Report which forms Attachment C+ to Appendix 2.9 identifies that stormwater from the Plan Change site will be directed towards the Lake. The Stormwater management system proposed utilises open swales and attenuation within the golf course. This ensures that the development is stormwater neutral and the natural character of the Lake is not adversely affected as a result of future subdivision and development.

The Ecological Report (Appendix 2.4) has identified a wet area at the south eastern corner of the Plan Change site, and a sedge land to the east of the golf course, located within a stand of Douglas Fir trees. It is proposed that the sedge land will be incorporated into an open space area and enhanced through removal of the Douglas Firs and planting of indigenous vegetation.

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

As identified in the Landscape Report (Appendix 2.1), while the mountains that surround Kingston are part of an Outstanding Natural Landscape (ONL), the subject site itself is located within a Visual Amenity Landscape (VAL). No outstanding features will be effected by the proposed rezoning of the Plan Change site.

- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*

The Ecological Report (Appendix 2.4) identifies that there are no areas of significant indigenous vegetation or significant habitats of indigenous fauna found within the Plan Change site.

- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

Given its location clause (d) is not relevant to the consideration of the Plan Change site.

- (e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*

A Cultural Values Report (Appendix 2.7) has been prepared for the site and found that there are no known sites, or waahi tapu within the Plan Change site. The Cultural Values Report recommends that the accidental discovery protocol is applied in the case of any finds during site excavation.

(f) The protection of historic heritage from inappropriate subdivision, use, and development.

Kingston has important heritage values associated with the railway running around the edge of the site and its connection to Queenstown via the Lake Steamers. These heritage values can be reflected in the future management of the Plan Change site. Archaeological sites which occur on the Plan Change site are identified in the Archaeological Report (Appendix 2.12). A section 12 authority from the Historic Places Trust will be required and will be obtained prior to development occurring on the site.

(g) The protection of recognised customary activities.

The site may have been used for customary activities in the past. However through the use of the site for agricultural purposes signs of these activities have likely been destroyed. As identified above the Cultural Values Report recommends that the accidental discovery protocol is applied in the case of any finds during site excavation.

Section 7 lists ~~other matters~~ that the Council must have particular regard to.

(a) Kaitiakitanga:

(aa) The ethic of stewardship:

Kaitiakitanga can be described as the exercise of guardianship/stewardship by the tangata whenua of an area and resources in accordance with tikanga maori. This is discussed further in the Cultural Values Report (Appendix 6). Recommendations of the Cultural Values Report include the enhancement of wetland areas.

(b) The efficient use and development of natural and physical resources:

The Farm Viability Report (Appendix 2.8) notes that the cessation of agricultural activity on the Plan Change site will not detrimentally impact on the Glen Nevis Station's viability going forward and would have some positive management advantages.

The re-use of the site for residential, commercial and recreational activities can be managed efficiently through ensuring that future development can be contained, avoiding sprawl across rural land. Utilising higher residential densities than what has been adopted in the existing Township assists in utilising the land efficiently and thereby avoiding the need for development to spread further into the rural area. Concentrating development also provides efficiencies in terms of infrastructure provision. Staging can be adopted to provide efficiencies as the development progresses.

(ba) The efficiency of the end use of energy

Efficiency in the end use of energy is likely to be achieved through education and the provision of information. A compact urban form reduces transportation demand, and providing a more walk-able, self sufficient community is an aim of the Plan Change.

(c) The maintenance and enhancement of amenity values:

A key objective for the Plan Change is to provide for growth while maintaining the amenity values of the existing Township and the surrounding rural landscape. Amenity values can be maintained through attention to the road network, public open space areas, and the size and design of future dwellings, and providing a defined urban edge helps prevent loss of amenity within the surrounding rural environment.

(d) Intrinsic values of ecosystems:

As identified in the Ecological Report (Appendix 2.4) there are few ecological values found within the site. Care needs to be taken to improve the water quality of the streams that run through the Plan Change site, and to enhance the sedge land located at the eastern edge of the golf course.

(f) Maintenance and enhancement of quality of the environment:

The quality of the environment can be maintained through ensuring infrastructure is sustainable and environmentally sensitive and implementing a stormwater management plan that avoids, and where possible, enhances water quality. Provision of reticulated services will reduce the reliance on septic tanks and shallow bores which have implications in terms of water quality and health.

(g) Any finite characteristics of natural and physical resources:

(j) the benefits to be derived from the use and development of renewable energy

The natural and physical resources likely to be affected by the Plan Change are in large part renewable. The Plan Change offers the opportunity for Kingston to become more self sufficient, thereby reducing its reliance on Queenstown for services and employment. Increased self sufficiency would potentially off-set the increased traffic generation from the increased population.

(h) The protection of the habitat of trout and salmon:

There is no habitat for trout and salmon within the Plan Change site. The Ecological Report has identified that Kingston Creek, which does not run into the site, provides habitat for trout and care should be taken to ensure that this habitat is not adversely affected as a result of the implementation of the Plan Change.

(i) the effects of climate change:

The Infrastructure Report (Appendix 2.9) and the Stormwater Management Report (which forms Attachment C+ to Appendix 2.9) have assessed potential effects from climate change and provided for these factors within the design of proposed services and stormwater management systems.

Section 8 reads:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

A Cultural Values Report and a peer review of that report have been provided by Te Ao Marama and Kai Tahu ki Otago respectively. The Cultural Values Report (Appendix 2.7) includes Ngai Tahu Cultural values for the Plan Change at Kingston and any subsequent development that may affect these values. It includes history about arrivals in Te Wai Pounamu, Maori association within this area and place names, statutory obligations and relevant sections of the Ngai Tahu ki Murihiku Natural Resource and Environmental Iwi management Plan.

The relevant clauses of Sections 31, 32, 72, 73, 74 and 75 of the Act that are of particular relevance to the consideration of the Plan Change are listed in Attachment 1.

3.2 REGIONAL POLICY STATEMENT FOR OTAGO (OPERATIVE IN OCTOBER 1998)

Section 60 of the Act requires the Otago Regional Council to prepare a Regional Policy Statement. The purpose of a Regional Policy Statement is to promote the sustainable management of natural and physical resources. Otago's Regional Policy Statement does this by giving an overview of the resource management issues facing Otago, and by setting policies and methods to manage Otago's natural and physical resources. The Regional Policy Statement contains no rules.

Section 75 of the Act requires that the Plan Change gives effect to the provisions of the Regional Policy Statement. The provisions relevant to the consideration of this Plan Change are listed in Attachment 1. Key resource management issues identified by the RPS can be summarised as follows:

- Recognise the special relationship that Manawhenua has with land and water resources.
- Maintain and enhance the primary productive capacity and life supporting capacity of land resources.
- Meet the reasonably foreseeable needs of the Region's people and communities via development which is efficient and meets community's expectations regarding amenity values.
- Protect the natural character and associated values of Otago's wetlands, lakes, rivers and their margins.
- Ensure efficiency of urban development and the efficient use of infrastructure by maximising the use of existing infrastructure. Minimise adverse effects of urban development and settlement on the region's environment. Such effects include pollution, loss of productive land to urban development and increased energy consumption.
- Maintain and enhance the quality of life for people and communities. This is to be achieved via the identification and provision of an acceptable level of amenity, avoiding, remedying and mitigating adverse effects on community health and safety, and adverse effects of subdivision, land use and development on landscape values.
- Maintain and enhance the natural character of areas with significant indigenous vegetation and/or fauna.
- Promote and encourage the retention, enhancement and re-establishment of indigenous ecosystems in the region.
- Avoid or mitigate the adverse effects of natural hazards and avoid or restrict development on hazard prone land.
- Promote public access opportunities.
- Encourage energy efficiency.

In summary, the Plan Change gives effect to the relevant provisions of the RPS as follows:

- A Farming Viability Report (Appendix 2.8) prepared for the Plan Change site identifies that the site does not comprise an economic farming unit, and that its removal from the wider Glen Nevis Station will not cause a detrimental effect to the functioning of the Station as an economic farming unit.
- The site is not located within an outstanding natural landscape, and does not contain any significant indigenous vegetation or habitats of indigenous fauna. It does contain some water courses, however, none of these are of ecological significance and are in fact in a degraded state. There are opportunities to provide ecological enhancement through planting and management of the water courses and through the adoption of stormwater management techniques that ensure the development is stormwater neutral.

- Master planning and associated controls on future development can assist in achieving a quality environment for existing and future residents. Concentrating development within the Plan Change site is an efficient use of land and infrastructure provision.
- Potential natural hazards resulting from flooding, debris flows, liquefaction and rock falls have been assessed in the Stormwater Management Report which forms Attachment C+ to Appendix 2.9. and the Geotechnical and Contamination Hazards Appraisal (Appendix 2.11) respectively. Potential hazards associated with flooding and potential subsidence of the western mountains can be managed through an engineering response.
- Public access opportunities can be promoted throughout the Plan Change site, connecting to the existing and potential access routes that surround the site.
- Energy efficiency can be encouraged through house design, location to achieve solar access and education regarding energy conservation.
- The Plan Change provides the opportunity to reticulate water and wastewater services within both the Plan Change site and the existing Kingston Township, reducing adverse effects on environmental quality resulting from the existing septic tank disposal. Wastewater will be treated and then disposed to land. Reticulated water supply extracted from the Lake before being treated and provided to each existing and future allotment.
- The Ecological Report (Appendix 2.4) identifies appropriate plant species which should be planted within the swale system, providing habitat connections between the site and the Te Kere Haka scenic reserve and the vegetation on the Eyre Mountains to the east of the site.

3.3 REGIONAL PLAN: WATER (OPERATIVE IN JANUARY 2004)

The purpose of the Regional Plan: Water (the Water Plan) is to promote the sustainable management of Otago's water resources. To achieve this, the Water Plan has policies and methods (which include rules) to address issues of use, development and protection of Otago's freshwater resources, including the beds and margins of water bodies.

Section 75(4)(b) of the Act requires that any changes to the District Plan must not be inconsistent with the provisions of the Water Plan. The provisions of particular relevance to this Plan Change relate to water quantity, water quality and discharges. The relevant provisions of the Water Plan are contained in Attachment 1.

Some key issues relevant to the assessment of this Plan Change are dealt with by the Water Plan, including objectives and policies that are intended to:

- *maintain the quality and flows of the Region's water ways*
- *provide for the water needs of the community*
- *promote the discharge of waste to land rather than to water*

The Objectives and Policies provide guidance for the consideration of resource consents for water takes, the discharge of waste to land, and the discharge of stormwater. In terms of considering discharge of any contaminant to land these include consideration of the ability of the land to assimilate the contaminant, potential for land instability and any potential for soil contamination. In terms of the consideration of discharges from any new stormwater system the Water Plan directs consideration of separation of sewage and stormwater, measures to

avoid contamination of the receiving environment of industrial or trade waste, and the use of techniques to trap debris, sediments and nutrients present in runoff.

Given that an intended outcome of the Plan Change proposal is the reticulation of water and wastewater for the Kingston settlement, resource consents will be required for the discharge of waste and for the taking of water. In addition, the stormwater management for the Plan Change site may require some diversion of existing streams. The Infrastructure Report (Appendix 2.9) identifies the activities that will potentially require resource consent and the options for managing sewage, water and stormwater so that the objectives and policies of the Water Plan are achieved. Reticulating services within Kingston is positive in that it avoids the continued disposal of sewage from individual septic tanks.

3.4 REGIONAL PLAN: AIR (OPERATIVE JANUARY 2003) AND PLAN CHANGE 25

The Regional Plan: Air (the Air Plan) was first notified in 1998, and was made operative on 1 January 2003. It provides policy guidance and rules for the management of air quality within the Otago Region. Section 75(4)(b) of the Act requires that any changes to the District Plan must not be inconsistent with the provisions of the Air Plan.

Plan Change 2 was notified on 14 April 2007 and proposes amendments to the Air Quality Plan in order to meet National Air Quality Standards. Decisions on Plan Change 2 were released on 21 November 2007. As a result of the decisions on submissions, Kingston is within Air Zone 2, with a permitted emission rate of less than 1.5g/kg of fuel burnt for installations from 14 April 2007.

3.5 RELEVANT PROVISIONS OF THE QUEENSTOWN LAKES PARTIALLY OPERATIVE DISTRICT PLAN

When considering a plan change it is important to ensure that it is not inconsistent with the existing and settled provisions of the Plan. Attachment 2 identifies the provisions that are relevant to the consideration of the Plan Change and assesses each of the key options available to the Council against those relevant objectives and policies. The analysis of options is contained in Section 5 of this Report, and the assessment of these options against the settled objectives and policies of the Plan is contained in Attachment 2.

3.6 RELEVANT IWI MANAGEMENT PLANS

Section 74(2)(A) of the Act requires that when preparing or changing the District Plan, the Council must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority to the extent that its content has a bearing on resource management issues of the District.

- The Ngai Tahu ki Murihiku Natural Resource and Environmental Iwi management Plan (Murihiku Plan) was issued in 2008 and consolidates Ngai Tahu ki Murihiku values, knowledge and perspectives on natural resources and environmental management issues. The Murihiku Plan identifies kaitiakitanga, environmental and social, economic, health and wellbeing outcomes that need to be recognised when considering the Plan Change.
- The Kai Tahu Ki Otago Resource Management Plan (2005) (NRMP) is the principal planning document for Kai Tahu ki Otago (Kai Tahu Ki Otago is used to describe the four Papatipu Runanga and associated whanau and ropu of the Otago Region). Chapter 5 of the NRMP identifies issues, objectives and policies for the Otago Region as a whole.

Through obtaining a Cultural Values Report from Te Ao Marama and obtaining a peer review of that report from Kai Tahu ki Otago the key issues and objectives of both Te Ao Marama and

Kai Tahu ki Otago associated with the potential development of the Plan Change site have been identified. The recommendations of both the Report and its peer review have been recognised in the preparation of the development framework for the Plan Change. Proposals of particular relevance include enhancement of wet areas and the use of indigenous vegetation for the planting of swale areas and land disposal of treated waste water.

3.7 LOCAL GOVERNMENT ACT 2002

Attachment 1 identifies the relevant sections of the Local Government Act 2002 (LGA) and the relevant provisions of the Queenstown Lakes District Council's Long Term Community Plan, which has been prepared under the LGA.

In summary, sections 76-82 of the LGA relate to decision making. Section 76 identifies that every decision made by a local authority must be made in accordance with Sections 77-82 of the LGA, as applicable. Section 79 of the LGA is titled 'Compliance with procedures in relation to decisions'. It identifies that it is the responsibility of the local authority to make, in its discretion, judgments on how to achieve compliance with Sections 77 and 78 of the LGA.

Section 82 of the LGA is titled 'Principles of consultation', and requires that any consultation undertaken by the local authority is in accordance with a set of key principles. These principles include ensuring that persons affected by the decision are provided with reasonable access to relevant information, are encouraged to present their views, are given clear information on the purpose of the consultation and the scope of decisions, and that views presented are received by the local authority with an open mind.

The Growth Management Strategy (2007) was developed under the LGA, and underpins the Council's decision for small communities to grow to a point at which sustainable infrastructure is possible. The Growth Management Strategy is discussed in Section 4 of this report.

3.8 QUEENSTOWN LAKES DISTRICT COUNCIL- LONG TERM COUNCIL COMMUNITY PLAN

The Long Term Council Community Plan (CCP) for the Queenstown Lakes District has been prepared under the LGA and identifies key community outcomes for the District. The Key Community Outcomes were established through a series of 2020 workshops that were held with individual communities.

The Key Community Outcomes of most relevance to the Plan Change are listed as follows, with comments on how each can be achieved by the Plan Change:

- *Sustainable growth management;*
The Plan Change provides an opportunity for sustainable management of growth, providing for Kingston's long term growth in an efficient and effective manner.
- *Quality landscapes and natural environment and enhanced public access;*
Public access is proposed through the Plan Change site, providing connections between the site and the existing Kingston Township and providing linkage to the existing and potential public access routes within the surrounding environment. The Plan Change site is located within a VAL, and is in a location where it can be absorbed within the landscape.
- *A safe and healthy community that is strong, diverse and inclusive of all age groups;*
Safety for the future residents and the creation of a high quality urban environment can be achieved through attention to urban design principles and careful site planning.
- *Effective and efficient infrastructure that meets the needs of growth;*

Providing reticulated infrastructure to the existing and future residents of Kingston helps to achieve a healthy community and meets the needs of growth.

- *High quality urban environments that meets the needs of growth;*
Comprehensive design of the Plan Change site and adoption of Plan provisions and guidelines can ensure that a high quality urban environment is achieved that meets the needs of Kingston's future growth.
- *A strong and diverse economy;*
The Plan Change offers an opportunity to provide for industrial and business activities where they can be absorbed into the landscape, and where potential noise and visual effects can be effectively managed. Increasing the permanent resident base and providing live-work opportunities within Kingston assists in achieving increased self sufficiency for the settlement.
- *Preservation and celebration of the district's local cultural heritage.*
The heritage of Kingston can be preserved and celebrated through ensuring that any historic or archaeological sites are protected, and through recognising and respecting the Township's heritage as future development progresses.

The Council identifies within Volume 1 of the CCP how the community outcomes relate to other key strategic planning documents and processes. Of particular relevance to this Plan Change, the second and third bullet points read:

- *Progressively developing the District Plan to reflect the community's expectations in the CCP. Changing the Plan is a complex process which will take a considerable period to complete.*
- *Managing and planning for growth.*

Volume 2 identifies Council activities. Council activities for wastewater and water are of significance to the Plan Change, given its ability to bring forward the provision of a reticulated wastewater and water system for Kingston. The objectives and goals for Council's provision of wastewater services and water supply relate to providing safe, effective and affordable reticulation systems. The CCP recognises the difficulties faced by the small communities such as Kingston given the capital costs associated with service provision and the small rating base.

The relevant waste water goals read:

- *To protect the health of the Community and minimise adverse environmental effects through the provision of sewerage treatment and disposal facilities.*
- *To provide and maintain wastewater reticulation networks to communities, wastewater treatment and disposal facilities.*

The relevant Water Supply Goals are:

- *To ensure that adequate treatment, pressure and flow of potable water supply is provided for all residential, accommodation, commercial and industrial connections within approved public supply areas.*
- *To ensure that adequate water supplies are available for fire fighting purposes.*
- *To encourage the sustainable use of water resources and to discourage waste.*

4.0 RELEVANT NON-STATUTORY DOCUMENTS PREPARED OR SUPPORTED BY QLDC

4.1 KINGSTON COMMUNITY PLAN 2003 (KINGSTON 2020)

Kingston 2020 was prepared in November 2003 and provides Kingston's vision, strategic goals and priorities for the next 20 years. The key outcomes identified within Kingston 2020, and that are of particular relevance to the Plan Change, are discussed below:

- (a) *To retain the low-key character of Kingston by ensuring that future development respects the location, character and scale of the township.*

An important quality of Kingston is its low key character resulting from treatment of both the public and private realm, with small houses within large sections, narrow road carriageways within generous road reserves, large specimen trees, informal street treatment and an eclectic range of buildings. Future development within the Plan Change site needs to respect this character so that the existing values associated with Kingston are retained into the future.

- (b) *To maintain a strong urban boundary by confining future expansion to the north western side of the highway.*

Providing for Kingston's long term growth within the Plan Change site assists in reducing any pressure for development on the eastern side of the State Highway. The Council is considering a separate Plan Change to establish urban growth boundaries and along with the implementation of Plan Change 25, this will assist in avoiding potential spread of development beyond the agreed township boundary.

- (c) *To grow the economy of Kingston though enabling two distinctly different commercial precincts to evolve, and for families to live and work within the township.*

The Plan Change respects the need to retain the existing commercial areas and provides the potential for live-work opportunities through the provision of Activity Area 2 (which provides for business and industrial activities), the provision of a future school site and the increased permanent population base.

- (d) *To enhance the existing trails and foreshore through improved maintenance, expansion, signage and design for multiple users where possible.*
Not relevant.

- (e) *To protect and enhance the quality of the Lake Wakatipu.*

The water quality of the Lake is currently at risk from seepage from existing septic tanks into the groundwater system. The Plan Change provides an opportunity to bring forward the provision of a reticulated wastewater treatment system, which would treat and discharge wastewater to land to ensure adverse effects on the water quality of the Lake are avoided. Care is also needed in the management of stormwater from development within the Plan Change site. Using open swales and on-site attenuation can ensure that any development within the Plan Change site is stormwater neutral, ensuring that the Lake is not adversely affected by stormwater run-off.

- (f) *To enhance public facilities and services consistent with the growing needs of the community.*

Opportunity exists to provide a site for a future primary school which would incorporate open space and the opportunity for early childhood facilities. While the golf club house is adequate for the existing population consideration should be given to the need for community facilities that can provide for the expanded population that

will reside in Kingston in the future. The Plan Change offers an opportunity to retain the golf course, and provide for community facilities within its eastern corner.

- (g) *To provide the cost-effective reticulation of sewerage and water for the Township of Kingston.*

Increasing the population base of Kingston and providing reticulated services for both the existing Township and future development within the Plan Change site achieves economies of scale for the provision of services. This approach is consistent with the recommendations of the Council's Growth Management Strategy, which recommends the small townships including Kingston should achieve a population base large enough to support reticulated services.

- (h) *To enhance the amenity and streetscape through well-designed and landscaped entranceways, lighting and landscaping.*

This outcome applies to both the treatment of the existing Township and the Plan Change site in terms of design and treatment of the streetscape. Care should be taken to ensure that the streetscape within the Plan Change site is efficient and effective from a traffic perspective, but also that it achieves high amenity values through planting, landscape treatment (e.g. lighting, signs, seats) and carriageway width.

- (i) *To encourage a historic theme throughout the town to create a sense of identity for Kingston.*

This could be achieved within the Plan Change site through attention to street treatment, signage, lighting and landscaping.

- (j) *For Kingston to have a waste transfer station, recycling facilities and additional rubbish bins along the waterfront.*

Providing an employment area offers an opportunity to provide recycling facilities and a waste transfer system that would not be permitted under the existing Township Zone provisions.

4.2 GROWTH MANAGEMENT STRATEGY (MAY 2007)

The Growth Management Strategy (adopted on 25 May 2007) has been prepared to help guide the Council and the community in planning for the future growth and development of the District. Of relevance, its main purposes include:

- *Provide a context for landowners and developers, stating what type of growth is wanted and where.*
- *Help inform the community of likely changes to the District over the next 20 or so years and the steps Council will take to manage this growth.*

Of relevance to this Plan Change, the Growth Management Strategy lists the following growth management principles:

- *Growth is located in appropriate areas to protect the environment, reduce pressure on already congested areas and to support new growth areas where these are needed.*
- *The type and mix of growth is appropriate to long term needs, enabling a balanced more stable community and a more diverse economy.*
- *Infrastructure is provided in a way that supports high quality development located in the right places while adhering to the principles of sustainable development and ensuring that the environmental qualities of the District are protected.*
- *The quality of the environment is improved through good design of individual developments and precincts.*
- *The costs of development reflect demands on infrastructure as well as helping to achieve desired positive and avoid unwanted negative outcomes.*

- *Integrated planning processes are followed that involve the community and stakeholders in identifying issues, solutions and actions. Infrastructure and land uses are planned together.*
- *The Council closely monitors development trends.*

The Plan Change locates growth within an appropriate area and provides for the long term growth of Kingston. It provides opportunities for the establishment of a more diverse economy within Kingston which in turn will provide a more stable community.

The Plan Change offers the opportunity to establish reticulated water and wastewater services, and proposes a design that ensures future development within the Plan Change site is stormwater neutral. Through comprehensive master planning and the establishment of detailed Plan provisions for the site, the Plan Change can achieve high quality development that helps ensure that the environmental qualities of the District are protected. The Plan Change process closely links future land use decisions with decisions on the provision of infrastructure.

The strategies to implement the principle of locating growth in the right places that are of relevance to the consideration of this Plan Change read:

- 1a *All settlements are to be compact with distinct urban edges and defined urban growth boundaries.*
- 1d *Growth of the smaller outer lying towns (such as Hawea, Hawea Flat, Luggate, Glenorchy, Kingston, Makarora, and Cardrona) is to be encouraged to a point where critical mass for affordable servicing is reached and an appropriate range of local services and employment can be supported.*
- 1e *The landscape values and the character of rural areas surrounding the urban areas and townships are to be protected from further urbanisation (i.e. changes from a predominately rural character to an urban character).*
- 1h *Green networks are developed to support settlements, helping to define edges, as well as linking activity areas within settlements, and helping to provide a respite to more intensive development.*
- 1i *New development avoids areas of recognised hazards (e.g. floodplains, instability) and development already within known hazard areas is managed so that hazards are not exacerbated.*

The Plan Change provides for the future growth of Kingston within a clearly defined boundary, enabling the Township to reach a critical mass to enable the more affordable provision of services. Retaining development within the physical boundary of the railway tracks ensures that the landscape values of the surrounding rural environment are maintained. However, this could be strengthened further through a separate plan change to establish urban growth boundaries. The Plan Change offers an opportunity to create green networks. Retention of the golf course ensures an important community asset is protected into the future and linkage between this and other open space areas helps provide future recreational and open space facilities. A hazards analysis has been undertaken for the site (Appendix 2.11) and finds that the site is not hazard prone. Potential hazards from debris flow and rock fall at the western most end of the site can be effectively managed through an engineering response.

Principle 2 of the Strategy is *The type and mix of growth meets current and future needs*. Relevant strategies for the implementation of this Principle read:

- 2a *All settlements are to have strong centres that are community hubs, with a clustering of retail, business, public transport, and community services.*

- 2c *Affordable housing is to be actively pursued through regulatory and non regulatory means.*
- 2e *Land for future social and community facilities should be identified, as appropriate, in all settlements.*
- 2f *The diverse land needs of the business sector are to be understood and appropriate areas set aside for business uses, with more certainty about what types of activities can locate in the different business areas.*
- 2g *The District Plan is to be amended to ensure that the functions of industrial areas are distinguished from mixed business areas, with policies reworded to provide a stronger direction on what type of activities should locate in the various zones.*

It is important that the existing commercial areas within Kingston are retained, reinforced and expanded into the future. However, there is opportunity within the Plan Change site to provide for community and educational facilities and these should be provided within easy walking distance of both the existing Township and the future development within the Plan Change site. The provision of affordable housing can be actively pursued through the Plan Change process.

The Plan Change affords an opportunity to provide for business and industrial activities where they can be absorbed from an effects basis. Consideration of whether the existing provisions for the Business and Industrial Zones will need to take into account Strategy 2g, which identifies the need to strengthen the policy provisions for business and industrial activities.

Principle 3 states that infrastructure is provided which is sustainable and supports high quality development in the right places. Relevant strategies for the implementation of this Principle read:

- 3a *The Council will invest in the development and promotion of sustainable infrastructure solutions which aim to reduce effects of growth on the environment and protect the character and amenity of both urban and rural areas in the District.*

As identified above the Plan Change offers an opportunity to increase the critical mass within the Township thus making reticulated services more economically viable.

Principle 4 states that high quality development is demanded. Relevant Strategies to implement this Principle read:

- 4b *Development is to be encouraged to incorporate innovative design features that reduce demands on the public infrastructure and the environment, while adding to the quality of the development, such as better energy efficiency measures, water conservation and on-site storm water management.*
- 4c *Development shall ensure that the quality of water in the district's lakes, rivers and water bodies is not reduced through measures that avoid the run off from sites, of silt and other contaminants.*
- 4d *Development is to support a high quality public environment through a positive relationship to streets and public spaces, activating the edges of public spaces and places and by incorporating Crime Prevention through Environmental Design (CPTED) principles.*
- 4e *Development is to be of a high quality that respects neighbouring properties and existing and future character, and heritage features as identified in local plans. District Plan provisions (rules and criteria) are to be enforced and monitored.*
- 4f *Subdivision layouts that respect the landscape and accord with the principles of high quality urban design by creating compact and connected neighbourhoods are required.*

Objectives, policies and methods, including design guidelines can be prepared for the Plan Change in order to assist in achieving a sustainable development. The Council's Sustainable

Building Design Guidelines provide relevant guidance for all future buildings. Reticulation of water supply and wastewater, and a system of open swales throughout the Plan Change site can assist in minimising potential adverse effects on the water quality of Lake Wakatipu. The master plan should be designed so that high quality public environments are created, with good public/private interface.

Controls on setbacks, recession planes, level of outdoor living space and building coverage can be used to achieve development of a high quality. The subdivision layout achieved by the Structure Plan should respect the landscape and locating development within the Plan Change site ensures that Kingston's future growth will be accommodated within a compact and well connected neighbourhood, avoiding the potential for spread of urban development into the surrounding rural environment.

4.3 HOPE STRATEGY (HOUSING OUR PEOPLE IN OUR ENVIRONMENT) (JUNE 2005)

The HOPE Strategy sets out a range of actions that the Council and community should take to address issues of reducing housing affordability. It identifies that affordable housing is defined as being affordable if households can access adequate housing by spending a maximum of 30% of their gross income on rent or mortgage repayments. Adequate housing includes the suitability of the dwelling to meet the specific needs of the household, in terms of size (not being overcrowded for example); the quality of the design and construction of the dwelling and its facilities and services, including reasonable physical condition, energy efficiency and privacy; and the suitability of the location enabling the household to access employment, shops, school and community facilities without long trips by car.

The Plan Change offers an opportunity to provide a contribution towards affordable housing. The level of contribution is determined by undertaking an Affordable Housing Impact and Mitigation assessment (AHIM) in accordance with Plan Change 24 as notified in 2008.

4.4 SUBDIVISION FOR PEOPLE AND THE ENVIRONMENT (SNZHB 44: 2001)

On 5 October 2005, the Utilities Committee of the Council resolved the following:

4. That the Committee recommend to Council support of SNZHB 44:2001 Subdivision for People and the Environment as a design handbook for alternative design and use of technologies in land development and subdivision;

The New Zealand Handbook entitled Subdivision for People and the Environment (SNZ HB 44: 2001) uses the concepts of eco villages and co housing to provide guidelines for alternative design and use of technologies in land development and subdivision design in New Zealand. It is intended that in the future the Handbook will become a New Zealand standard.

The Handbook reflects on the fact that while the Act contains a clear purpose of sustainable management that encourages the adoption of effects based District Plans (which can incorporate alternative design) subdivision is still managed by restrictive and inflexible standards (for example NZ 4404). The Handbook therefore aims to provide greater linkage between the purpose of the Act and subdivision and land development, enabling greater flexibility in land development in order to achieve better environmental outcomes.

The Handbook is divided into two parts. Part 1 contains educational and background information and the general design process. Part 2 contains guidelines on how to achieve the approach advocated in Part 1.

The Handbook identifies three criteria which form the design framework:

- Environmental responsiveness- Using natural features and resources for development.
- Resource efficiency- For example, low impact roading with swales reduces costs of managing stormwater discharges, efficient use of water and energy resources.
- Sense of community- Recognizing how people will react to the environment, and how the environment will affect their wellbeing.

The objectives of the Handbook have been taken into account during the preparation of the Plan Change and have influenced the master planning, design of servicing including water supply, wastewater treatment and disposal, stormwater management and roading design.

5.0 CONSULTATION PROCESS

Consultation has been undertaken during the preparation of the Plan Change, with the level and form of consultation being undertaken in order to meet the requirements of both the Act and the LGA.

Section 78 of LGA provides useful guidance on the required consultation process, and reads:

- (1) *A local authority must, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.*
- (2) *That consideration must be given at*
 - (a) *the stage at which the problems and objectives related to the matter are defined:*
 - (b) *the stage at which the options that may be reasonably practicable options of achieving an objective are identified:*
 - (c) *the stage at which reasonably practicable options are assessed and proposals developed*
 - (d) *the stage at which proposals of the kind described in paragraph (c) are adopted*

The following section identifies the consultation undertaken at each stage of the process, in accordance with clauses 78(a)-(d) above.

Consultation was first initiated through a Council held workshop for the Kingston Community Plan (November 2003). The issues associated with the current zoning were first identified at this workshop, and in the Kingston Community Plan (2003).

The following table identifies the consultation undertaken in the preparation of the Plan Change. This consultation has been used to assist in the preparation of the Plan Change, and issues raised through consultation have been used to influence the master plan and provisions proposed.

Party	Consultation undertaken	Date	Issues Raised	Consideration
Otago Regional Council	Initial meeting introducing plan change	3 April 2007	Flood lines provided	Further consultation needed once further work undertaken on proposal
	Meeting to discuss hazards and stormwater management	10 December 2007	Potential hazards from western slopes Stormwater management	Further work undertaken on hazard management at western end of the site, and stormwater management plan
	Meeting to present amended stormwater	8 February 2008	Stormwater management proposed	No further work required on stormwater

	management plan and further discuss hazards		considered appropriate. Potential hazards at western end.	management plan. Further consideration of hazard required.
	Letter sent to ORC explaining hazard mitigation	1 April 2008		Letter received from ORC providing comment. Hazard report amended to accommodate concerns, resolved through bund design
New Zealand Transport Agency (formerly Transit New Zealand)	Meeting with Bruce Richards and John Jarvis	4 October 2007	Potential concerns relating to - the location and design of an additional access onto SH6. - Travel demand management	Issues considered within the Traffic Assessment
	Traffic Assessment forwarded to Transit for comment	31 January 2008	As above	
	Comment received 23 April 2008	23 April 2008	Travel demand management Location of second access from state highway.	Amend Traffic Assessment to clarify need for intersection in proposed location and to provide discussion on travel demand management
Kai Tahu ki Otago	Preliminary meeting and correspondence	18 October 2006	Preliminary Stage 1 report would be produced to identify issues of significance	Delivery of Stage 1 report and advice to proceed to full cultural impact assessment with Te Ao Marama
	Cultural Value Report forwarded	May 2008		
	Meeting to provide overview of Plan Change	12 May 2008		KTKO provided report
Te Ao Marama	Preliminary report	12 December 2007		
	Meeting on site with representatives	30 October 2007		
	Meeting in Invercargill with representatives	14 February 2008	Stormwater management, wetland areas	Wetland areas to be provided within the golf course, planting recommendations from ecologist
Historic Places Trust	Meeting with representatives of Historic Places Trust	7 December 2007	There will be a need to apply for an archaeological authority if there is potential to disturb any archaeological resource. HPT keen to maintain the Old	An archaeological authority can be applied for once the master plan is confirmed. Consideration was given to retaining the Old Coach Road; however this

			Coach Road if possible.	was not possible given the need to ensure good visual and physical connections between the Plan change site and the existing Kingston township.
	Meeting with representatives of Historic Places Trust, discuss master plan	14 May 2008	Identified that an archaeological authority will be required prior to development. Happy with proposed master plan concept.	Application for archaeological authority to be lodged prior to development.
Kingston Community Association	Meeting to discuss potential plan change, process and introduce the team	31 May 2007	Community Consultation Plan discussed and approved	
	Meeting to present discussion document and draft master plan	22 February 2008	Meeting to discuss discussion document and presentation of draft masterplan	
Ministry of Education	Sent discussion document	10 March 2008	Suggested forwarding master plan to Denis Mander at Council to review in terms of location of school and potential traffic issues.	Forwarded master plan to Denis Mander 4 April 2008.
General	Design Charette	August 2007	Community values identified	Community values used to assist development of master plan.
	Discussion document circulated (attached as Appendix 3.1)	10 March 2008	17 Submissions received	Feedback used to inform master plan and preparation of Plan provisions.
	Public open day	30 March 2008	Opportunity for the public to view the draft masterpolan and provide feedback	Comments received on the day and as submissions on the discussion document
	Feedback received	15 April 2008	Range of comments provided- see detail below	Letter sent to community responding to some of the concerns raised in feedback received
Department of Conservation	Meeting with DoC representatives to discuss potential issues and walking linkages	13 November 2007	Potential to connect to wider area No other concerns regarding potential plan change	Map prepared showing linkage between Kingston and wider trails/public space network

Kingston Acquisitions Limited	Meeting to discuss potential plan change	November 2007	Parties agreed to work together	Further consultation to be undertaken once master plan prepared
	Discussion document (Appendix 3.1) containing master plan sent on 10 March 2008	March 2008	No comments received	

Once the Plan Change is adopted and notified for public submission consultation will be undertaken in accordance with the statutory process of submissions, hearings and decisions required by the First Schedule of the Act.

6.0 CONSIDERATION OF KEY OPTIONS FOR THE PLAN CHANGE SITE

This section provides an assessment of the general options available to the Council when considering the appropriateness of a plan change. The assessment meets the requirements of both Section 32 of the Act and Section 77 of the LGA.

The relevant requirements of Section 32 of the Act read:

- (3) *An evaluation must examine –*
 - (a) *the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
 - (b) *whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- (4) *For the purposes of the examinations referred to in subsections (3) and (3A), an evaluation must take into account –*
 - (a) *the benefits and costs of policies, rules, or other methods; and*
 - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

When considering how best to zone for the future growth of Kingston, the following key options are available:

Option 1: Status Quo; i.e. retain the existing Zone boundaries for Kingston.

Option 2: Rezone that part of the subject site identified for rezoning within Kingston 2020

Option 3: Rezone the entire subject site comprehensively

It is noted that only those options consistent with the outcomes of Kingston 2020 are considered within this analysis. For instance, options for zoning on the eastern side of the State Highway or along the Lake edge to the north of the Township are not considered.

The option of rezoning Lot 3 and Pt Run 323A is not considered further within this analysis. This is because at the time of preparing this report no investigations of these sites had been undertaken and it is therefore unclear as to whether they can absorb development, particularly from a hazard, landscape and traffic perspective. Until such investigations are undertaken an understanding of the most appropriate development within the sites can not be determined. Likewise, urban design input would be needed to assess how best the sites could link with both the existing Township and the neighbouring Kingston Village site.

The following provides a brief analysis of options 1, 2 and 3 in order to determine which is the most appropriate. A detailed assessment of their effectiveness in achieving the relevant settled objectives and policies of Part 4 of the Plan is contained within Attachment 2 to this Report.

6.1 OPTION 1: STATUS QUO - I.E. RETAIN THE EXISTING ZONE BOUNDARIES FOR KINGSTON

Explanation

Under this option, the existing zoning of Kingston and its surrounds would be retained. The area to the south of Kingston would retain its current Rural General zoning, and therefore any development proposed within this area would be assessed against the provisions for the Rural General Zone.



Current zoning of Kingston; pink denotes Township Zone; green denotes Rural General Zone

Discussion

The rural character of the Plan Change site could potentially be retained. However, realistically the landowner is likely to apply for resource consent or a private plan change in order to enable some development of an urban nature.

The Rural General Zone does not provide any guidance for residential development, and therefore it is unclear as to the form of development that may eventuate. It may be difficult to achieve the community values as expressed through Kingston 2020 and the design charette; and it is unclear as to whether a reticulated wastewater and water system would be provided for both the new development and the existing Township.

Appropriateness

This option does not provide any guidance for the future expansion of Kingston. Any future development within the site would result from either the resource consent or private plan change process. Therefore the nature and form of the future development would be uncertain.

The Council has a preference for promoting comprehensive development in an effort to create a more sustainable form of urban growth, provide reticulated services, a mix of section

sizes and living opportunities and to allow for affordable housing. These objectives would not be achieved under the existing zoning.

For these reasons, retaining the existing Rural General zone is not the most appropriate option.

6.2 OPTION 2: REZONE FOR FUTURE GROWTH AS PUT FORWARD IN THE KINGSTON 2020 COMMUNITY PLAN

Explanation

Under this option, the Rural General zoned land to the south of the existing Township would be rezoned as put forward in Kingston 2020 Community Plan, as shown in the following figure:



Future growth as put forward in Kingston 2020

Discussion

Kingston 2020 identified that growth could be accommodated to the south of the existing Township, and that this area could provide for a light industrial area in addition to residential development.

The benefits of this option are that growth is retained on the western side of the State Highway, and both residential and employment activities would be accommodated. The paper road extending from the existing Township to SH6 would be retained. This road alignment follows the old coach road which was historically the main access into the Township. However traffic analysis has identified that the existing paper road can not provide a safe access at the point where it meets SH6.

It is unclear as to whether the golf course would be retained as open space, or whether it would be developed for residential purposes. The golf course is an important community asset and provides a high level of amenity which is in large part a result of the large exotic tree species.

The boundary of the future zone does not relate to any physical landform and may be difficult to defend into the future, with the potential for further development to extend to the south. This would likely occur in an ad hoc manner as a result of individual resource consent applications.

Given its size, the area identified for expansion may not be able to accommodate open space and recreation areas, such as sports fields, wide road reserves, and the retention of the golf course. In order to achieve the community benefits from a plan change, particularly in terms of achieving the provision of affordable reticulated infrastructure, an ultimate yield needs to be achieved and this would be unlikely under this option.

Urban design advice has recommended that the industrial area would be better located away from SH6, so that it is not located at the entrance to the Town where it is highly visible from SH6.

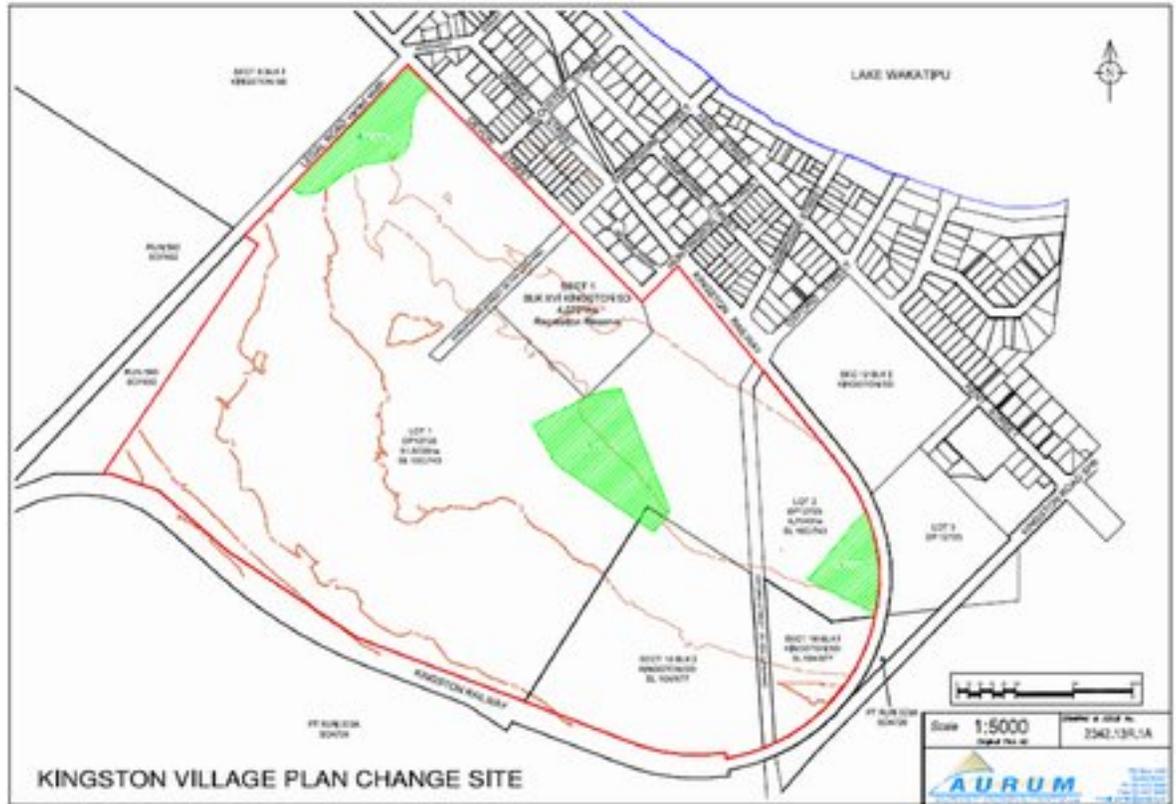
Appropriateness

While Kingston 2020 provides a useful basis from which to begin further consideration of zoning to provide for the future growth of Kingston, rezoning the land as recommended is not appropriate and would not achieve a range of benefits. Having undertaken a more detailed analysis of the area it is considered that undertaking a comprehensive rezoning would better achieve the community outcomes identified in Kingston 2020. Therefore, the recommended rezoning proposed by Kingston 2020 is not the most appropriate option for achieving other key outcomes identified.

6.3 OPTION 3: PLAN CHANGE TO REZONE THE KINGSTON VILLAGE SITE COMPREHENSIVELY

Explanation

Under this option the Kingston Village site would be rezoned comprehensively to provide for the future growth of Kingston. The Kingston Village site is identified in red outline in the figure below.



Kingston Village Plan Change site

Undertaking a plan change that comprehensively rezones the land to the south of the existing Township enables the Council to impose conditions on the location and form of future development and thus ensure that its objectives are achieved. As identified in Paragraph 1.6.1 of this Report, the purpose of undertaking a plan change was agreed as:

- To undertake a Plan Change that provides for the future residential growth of Kingston, and incorporates;*
- *reticulated water and wastewater services that provide for both the Plan Change site and the existing Township*
 - *open space areas (including the retention of the golf course)*
 - *a school site*
 - *an employment zone*
 - *a range of residential densities*
 - *a road network that provides for stormwater management, walking and cycling linkages and physical connection to the existing Township*
 - *a new access point to the site from the State Highway*

The purpose for the Plan Change has been used as a basis for defining the scope for various technical reports. These technical reports provided an analysis of the site and its surrounds and made recommendations for the Plan Change, identifying the opportunities and constraints of the site, and how the Plan Change purpose could be achieved through detailed design and planning.

The **Landscape Assessment** (Appendix 2.1) found that the Plan Change site can absorb urban development from a landscape perspective. The Assessment identified the following aspects that should be addressed when establishing the design concept for the site:

- The water courses running through the site

- The high topography adjacent to the railway
- The undulating topography/wetland area at the eastern part of the site
- The frontage between the township and the Plan Change site
- The existing mature trees.

The **Ecological Assessment** (Appendix 2.4) identified that the site does not contain any flora or fauna of ecological significance. Of relevance to the establishment of the design concept for the site, the Ecological Assessment made the following recommendations:

- The carex sedgeland in the centre of the site should be released from woody species and enhanced with supplemental planting.
- Recommended indigenous species should be incorporated into the swale and stormwater network.
- The network of swales and wet areas should be naturalised and incorporated into a network of green spaces.

The **Geotechnical and Contamination Hazards Appraisal** (Appendix 12) identified potential hazard risk from rock fall and debris flow originating from the Eyre Mountains and in order to manage this risk and also manage stormwater, recommends the placement of a bund along the western edge of the site. This would extend along the western boundary into the golf course. The extent of the bund depends on the future activities proposed within the golf course. No other hazard risks were identified on the site that would restrict or impact on the design concept.

The **Infrastructure Report** (Appendix 2.9) recommends that wastewater is reticulated and pumped to a treatment facility to the east of SH6, and that water supply is obtained from an extraction from the Lake, which is then pumped to a storage facility to the east of SH6 before it is treated and provided to each dwelling. Because the treatment and disposal facilities would be located off-site the design concept does not have to accommodate treatment facilities and disposal areas for management of wastewater and water supply within the Plan Change site.

The **Stormwater Assessment** (Attachment C to Appendix 2.9) recommends a series of open swales running north south through the site as a means of managing the quality and quantity of future stormwater. An area of attenuation is also recommended within the golf course. The design concept needs to establish where these stormwater swales are to be located and how they can best be managed into the future.

The **Transport Assessment** (Appendix 2.5) assesses the existing road network and provides recommendations for the transport network within the site. It recommends that an access should be provided directly from SH6 into the site.

The **Urban Design Study** (Appendix 2.2) identifies the key components and characteristics of the existing Township and provides design principles that should be adopted within the design concept for the Plan Change site. Those principles relevant to the establishment of the design concept are summarised as follows: (please refer to a full set of design principles contained within Part 3 of Appendix 2.2):

Activity Mix:

- *Provide for a variety of residential densities suitable for a small urban settlement;*
- *Provide for housing diversity predominantly for permanent dwellings, with provision also made for different housing typologies to accommodate short and long term visitor accommodation;*
- *Provide for business/light industrial land to an extent and in a location that will complement the expanded settlement and provide local employment opportunities;*
- *Consider reverse sensitivity effects between business and residential land;*

- *Consider provision of additional community infrastructure including school and community facility*

Street Network:

- *Respect and connect into the existing grid network of streets;*
- *Create blocks that are well connected and encourage walking and cycling and facilitate deep lots with narrow frontages;*
- *Ensure private development creates a positive edge to streets to support their role as part of the open space network. Provide a block layout that discourages rear lots;*
- *Use streets to frame key vistas and a visual connection with the wider landscape setting;*
- *Provide a secondary main entrance to Kingston from the State Highway that forms an axis connecting with Kent Street. This may require closing the existing paper road from the State Highway to realign;*
- *Carefully consider how development interfaces with the railway corridor, maintaining a connection between the corridor and the public realm;*
- *Ensure the street network provides good frontage to open spaces;*
- *Include drainage swales within the street environment (rather than along rear property boundaries);*
- *Ensure detailed design of streets maintains the informal character of Kingston – narrow carriageway with wide berms, avoid highly engineered design detailing such as kerb and channelling, informal paths, informal street planting with stands of large trees irregularly placed rather than regular street trees, design of street lighting to reflect railway heritage of town;*
- *Provide pedestrian walkways that connect with the wider setting of existing and proposed recreation trails.*

Open Space:

- *Create a well connected network of open spaces that link to and complement the existing network within and surrounding Kingston;*
- *Locate open spaces to provide a visual connection with the wider landscape setting;*
- *Consider the role of the golf course as a recreational resource to Kingston and whether any adjustments are required to its configuration;*
- *Consider the potential to provide for comprehensive development at a higher density adjacent to open space focal points;*
- *Use natural watercourses to create features within the open space network and enhance the ecological connections and values of the settlement;*
- *Ensure open spaces are designed to have good solar access and protection from the wind;*
- *Ensure good visibility to open spaces by providing street edges to the space. This improves accessibility to the open space network and contributes to the safety of spaces by promoting good visibility into the space;*
- *Use a palette of native and exotic vegetation that encourages bird life and contributes to the established vegetated character of Kingston. Plant trees in groves/clusters rather than regular, formal spacing.*

In addition to considering the physical attributes of the site and its surrounds the design concept was informed by community consultation, both through the Kingston 2020 workshop and a design workshop held in August 2007. Approximately 50 local residents attended the workshop and provided feedback on key community values for Kingston which have been used as a framework for the development of the design concept. A preliminary concept was presented to the community in March 2008 and useful feedback was received from the community that was used to further refine the design concept.

The findings of the technical reports and consultation have helped establish the following urban design concept for the site.



A full explanation of how the design concept has been derived, and the key design principles that underpin it, are explained in the Urban Design Master Plan Report (Appendix 2.3) and are summarised as follows:

Open Space areas that link to existing open space, provide a range of active and passive recreation opportunities throughout the Plan Change site, and provide visual connection to the surrounding landscape. The stormwater management areas provide both functional and amenity purposes, providing walkway linkages through the site and areas of open space alongside the roads.

Diversity of activities. The design concept provides a range of activities. Future education and community facilities are located at the centre of the site where they overlook areas of open space, and are easily accessed from both within the Plan Change site and from the surrounding area. An employment area is provided at the western end of the site where potential adverse effects from business and industrial activities can be managed by providing a buffer between the employment area and the residential environment. Visitor accommodation is allowed within the Visitor Accommodation Precinct, which is located towards the centre of the Plan Change site where it is easily accessed and has a positive relationship to open space. Residential activities are provided across the site, with a block layout that ensures good solar access for each allotment.

Diversity of densities. The design concept establishes three areas of residential density. The highest density areas are located towards the centre of the site, where they overlook open space areas. The density then decreases from the centre of the site, with lowest density located at the periphery where it provides a positive relationship to the existing Township.

The Transport network has been designed to create positive linkage between the existing Kingston Township and the Plan Change site. It respects and builds upon the existing grid pattern and provides visual linkage to the Lake and surrounding mountains. A new access from SH6 is provided into the site, which runs as a spine through the centre, providing linkage between SH6 and the employment area.

Discussion

Enabling development across the 88ha hectare site enables a comprehensive analysis of the site and Kingston's future needs. Rezoning the site comprehensively enables provision of open space areas, the retention of the golf course, provision of community facilities, and the provision for Kingston's long term industrial/business and residential growth in a location where it can be best absorbed from a landscape perspective. The design concept established for the site has the ability to achieve a range of community benefits while respecting Kingston's local character and the physical attributes of the site.

Appropriateness

This option enables comprehensive development of the site, providing for Kingston's long term growth. The site size enables future growth of the settlement to a scale that achieves a critical mass for the provision of reticulated services, and that can achieve a more self sufficient and permanent community. The golf course is retained in addition to other areas of open space. This option is the most appropriate for providing for Kingston's future growth.

7.0 ANALYSIS OF PLAN CHANGE OBJECTIVES

The above analysis has established that the most appropriate option for providing for Kingston's future growth and achieving the key community outcomes of Kingston 2020, the Growth Management Strategy and the settled objectives and policies of the District Plan, is to undertake a plan change that rezones the Plan Change site comprehensively, in accordance with the design concept prepared for the site. This section of the report builds on that analysis by assessing the appropriateness of objectives for the Plan Change, in accordance with Clause 32(3)(a) of the Act, which reads:

3) *An evaluation must examine—*

- (a) *the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*

Based on the design concept established for the Plan Change site and described in Section 5 of this report, the following identifies proposed objectives for the Plan Change and assesses each to determine the extent to which they are the most appropriate way to achieve the purpose of the Act:

Spatial Planning and Design

The Kingston Village Special Zone is developed comprehensively, providing a range of activities in a form and location that achieves a legible, safe and attractive living environment.

The Kingston Village Special Zone is developed in stages so that amenity values are maintained as the development progresses.

The alternative to this objective would be to enable ad hoc development to progress into the site as demand dictates, or to extend the Township Zone so that the site contains residential activities throughout without any management of street form and design, variation of density, heights, building coverage or activity.

Developing the site comprehensively and in accordance with a structure plan enables the site to be master planned so that activities are located where they can be best absorbed, or where they create a cluster or hub of activity. Open space can be located where it provides

the greatest level of amenity, and where it is linked to other existing and future areas of open space. The residential areas of the site can be located and designed so that a variety of house types and densities is provided, with the higher densities provided in close proximity to the open space areas.

This objective helps achieve the sustainable management of the site into the future, ensuring that the natural and physical resources of the Plan Change site and its surrounds are developed and used in a way which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. This objective is the most appropriate way of achieving the purpose of the Act in regard to spatial planning and design.

Township amenity and built character

Development within the Kingston Village Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.

This objective aims to achieve the design principles for building form and scale recommended by the Urban Design Study (Appendix 2.2), and which read:

Building Scale and Form

- *Maintain the informal character of the settlement by enabling an eclectic mix of building forms;*
- *While providing for some areas of increased density, retain the small scale built character and sense of spaciousness by restricting site coverage to between 30 and 40% for the different residential Activity Areas, limiting building height to two levels (with limited additional height in key locations), encourage large building forms and comprehensive development to be visually broken into a collection of small elements;*
- *Encourage a diversity of materials and colours to contribute to the eclectic built character of Kingston, with a base palette of weatherboard, stone and corrugated iron; Encourage some irregularity in the placement of buildings on sites whilst maintaining a positive frontage to streets and other open spaces;*
- *Encourage design references to the Kingston's railway heritage.*

Providing a range of section sizes provides living opportunities for a range of different people, from large families who may be attracted to the larger sections, to retirees, couples and smaller families who may be attracted to smaller, more affordable sections. Enabling a range of housing opportunities, activities and establishing a character that complements the existing character of Kingston will help the future community of Kingston to meet its social, cultural and economic needs while respecting the natural and physical environment of Kingston and its surrounds. It is the most appropriate way of achieving the purpose of the Act in regard to township amenity and building form.

Servicing

To provide sustainable reticulated sewage and water infrastructure that serves Kingston Village Special Zone.

The alternative to this objective would be to service sites individually, as is currently the case within the existing Kingston township. This situation is creating adverse environmental effects due to the potential contamination of ground water as a result of seepage from septic tanks and has the potential to adversely affect the health of local residents.

Development of the 88ha Plan Change for a range of residential, community, educational and employment activities site will necessitate the provision of reticulated water and wastewater services. This objective provides for the future needs of the Kingston community while protecting the natural and physical resources of the site and its surrounds, safeguarding the

life supporting capacity of water within Lake Wakatipu and the ground water system. This objective is therefore the most appropriate way of achieving the purpose of the Act in regard to provision of infrastructure.

To provide effective management of stormwater through the use of a system of open swales throughout the Zone.

Urban development will increase stormwater run-off as a result of the introduction of impermeable surfaces (roofs, roads, footpaths, driveways) into the environment. An alternative approach to the management of stormwater as proposed by the above objective is to use kerb and channel and underground pipes. This may be more efficient in that it requires less land and may be easier to maintain, however it would be less effective in treating stormwater before it leaves the site, and would likely increase peak stormwater flows beyond the site.

Utilising open swales throughout the site ensures that the development can become stormwater neutral; so that stormwater exiting the site post development is the same in quantity and quality as pre development stormwater. This will help safeguard the life supporting capacity of the Lake, and enable residential growth while protecting natural and physical resources of the site and its surrounds. This objective is the most appropriate way of achieving the purpose of the Act in regard to management of stormwater.

To provide infrastructure in stages as the development progresses.

Staging the development in a logical manner assists in achieving an efficient and effective provision of infrastructure, and providing key services when required. Staging development enables the use and development of the Plan Change site in a way that enables the existing and future community of Kingston to meet their social, economic and cultural wellbeing now and into the future. It is the most appropriate way of achieving the purpose of the Act in regard to the way in which the site is developed.

Transport Safety and Access

A coherent road design and layout that is safe and efficient and provides clear linkage and connection between the existing Township and Kingston Village Zone.

Establishing a coherent road design and layout is important as a means of achieving a sustainable and integrated community with good physical connection to the existing Kingston township. The existing character of Kingston is to a large part influenced by the character and form of the local roads; their width, lack of kerb and channel, landscape treatment and informal walkways. It is important that this character is complemented by the development within the Plan Change site.

Providing a coherent road design and layout assists in achieving a development that helps people meet their social, economic and cultural wellbeing, while respecting the character of the natural and physical resources of Kingston and its surrounds. This objective is therefore the most appropriate way of achieving the purpose of the Act in regards to provision of a transport network within the Plan Change site.

Community facilities and open space

Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.

The Plan Change offers an opportunity to provide for community facilities, open space and educational facilities in locations where they are accessible, connected to the existing settlement and provide amenity to surrounding uses.

This objective provides for future development in a way that enables the existing and future community of Kingston to meet their cultural, economic and social wellbeing while respecting the natural and physical resources of Kingston and its surrounds. It is the most appropriate way of achieving the purpose of the Act in regard to providing opportunity for community facilities, open space and education facilities into the future.

Provision of non-residential activities

To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.

The Kingston 2020 process identified that in order to provide for live-work opportunities within Kingston an area of land should be set aside for future business or industrial activities. Through detailed site analysis it has been established that the most appropriate location for business and industrial activities is at the western end of the site where they can be absorbed into the landscape, and where any potential adverse effects (for example, noise, vibration, glare) can be mitigated through separation between this area and surrounding residential activities.

Providing for business and industrial activities where they can be absorbed and potential effects effectively managed helps to enable the existing and future residents of Kingston to meet their economic needs, while avoiding, remedying or mitigating adverse effects on the natural and physical environment. This objective is therefore the most appropriate way of achieving the purpose of the Act in regard to providing for non-residential activities within the Plan Change site.

8.0 ASSESSMENT OF ZONING OPTIONS TO ACHIEVE THE PLAN CHANGE OBJECTIVES

The analysis within Section 6 of this Report finds that the most appropriate option is to undertake a plan change that rezones the Plan Change site in order to provide for the future growth of Kingston. Having established that this is the most appropriate option, consideration must now be given to the specific provisions that should apply to the site in order to achieve the objectives identified in Section 7 above, and the purpose of the Plan Change.

In determining the provisions that should apply to the subject site, consideration must be given not only to the provisions of the relevant statutory documents, but to the findings of the Kingston 2020 Community Plan, the CCP and the feedback received throughout consultation undertaken as part of the Plan Change process. In addition, the recommendations of the technical reports prepared for the subject site need to be addressed.

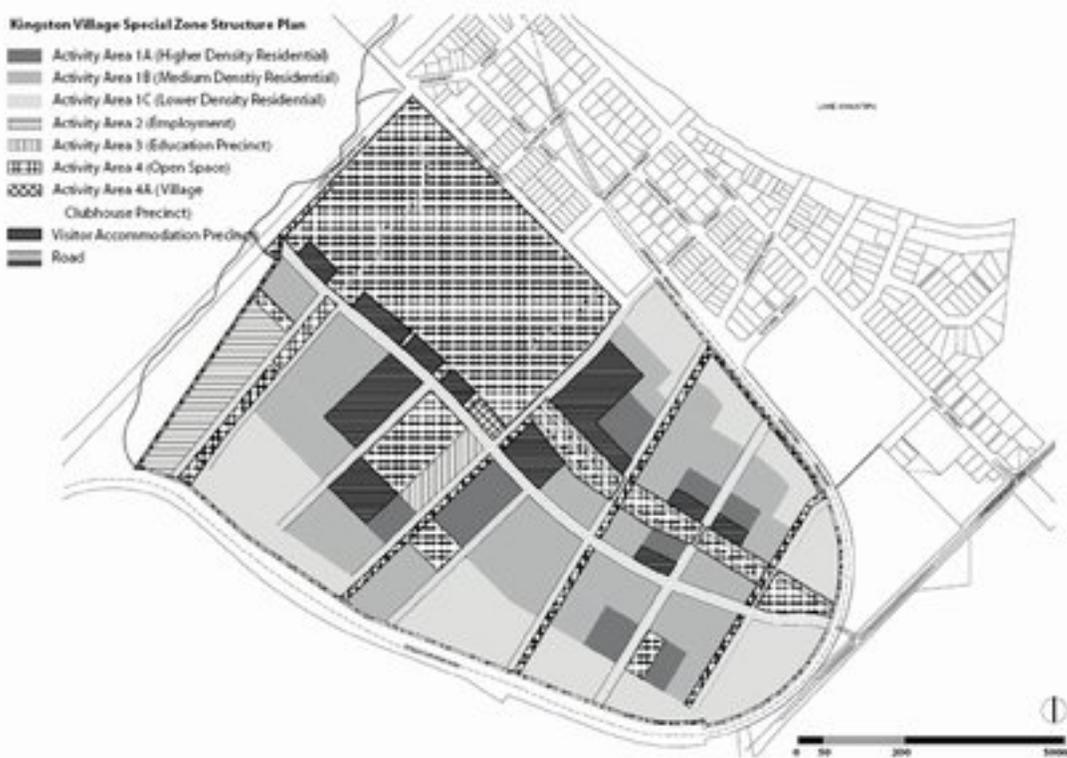
Consideration has been given to whether the provisions of the existing Township Zone could be applied to the Plan Change site, so that it would become an extension of the existing Kingston Township Zone. The Township provisions apply to all of the small townships within the District and are therefore fairly general, with separate issues statements for each township, but consistent objectives, policies and rules. If these provisions were to be effective in achieving the design concept and objectives for the Plan Change site they would need to be amended significantly. Further analysis of key provisions within the Township Zone are assessed further in Section 8.1 of this Report.

An alternative approach is to replace the existing Rural General Zoning on the Plan Change site with the Kingston Village Special Zone (Special Zone), which would be located within Section 12 of the Plan. New issues, objectives, policies, methods, environmental results anticipated, rules and assessment matters would be drafted and applied, and would aim to achieve the Plan Change objectives and recommendations of the technical reports. Consideration could also be given to the use of design guidelines and other non-statutory methods to achieve the objectives. These non-statutory guidelines could be referenced within the Special Zone provisions.

Special Zones currently provided within the Plan apply to a range of site specific zones, providing comprehensive, site specific provisions for resort, residential and mixed use developments. They can be tailored specifically to each site or zone, and contain detailed provisions that enable a range of uses in locations determined through detailed site analysis.

Given that the scope of this Plan Change is restricted to that land within the Kingston Village site, inclusion of a special zone provides clarity that no changes will be made to any provisions as they relate to the Kingston Township or the wider Rural General Zone.

It is concluded that a Special Zone should be applied to the site. This should include a structure plan that identifies the location of various activity areas, providing for different activities and a range of densities throughout the Zone. The structure plan that is proposed for the site builds on the design concept, and is as follows:



9.0 ASSESSMENT OF SPECIFIC POLICIES AND METHODS

The following section provides detailed analysis of policies and methods for the Special Zone, in accordance with Clause 32(3)(b) of the Act, which reads:

(b) whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives

The analysis considers the following key issues in detail:

- Density and building coverage analysis
- Comprehensive development
- Industrial provisions
- Potential Staging

These warrant detailed assessment because of their importance in achieving the objectives for the Plan Change, the settled objectives and policies of the Plan, and the purpose of the Act. Further analysis is then provided for each proposed method, and identifying how each achieves the objectives and policies.

9.1 DENSITY AND BUILDING COVERAGE ANALYSIS

The following provides an assessment of different mechanisms for achieving the proposed objectives for the site relating to amenity and character.

The relevant objectives for Township Amenity and Built Character are:

Objectives (2)

Development within the Kingston Village Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.

Diversity and choice is derived in part through the ability to provide a range of section sizes and within those sections a range of housing typologies. The range of housing typologies is determined by the site and zone standards that are applied to each site including:

- Setbacks from the road and internal boundaries
- Building coverage
- Outdoor living space.

The first part of this analysis considers the four options for a range of provisions that could be adopted in a general sense. The second part then considers in more detail the options relating specifically to provisions for building coverage and outdoor living space.

9.1.1 Option 1: Apply the site and zone standards of the Kingston Township Zone

This option involves adopting the site and zone standards that apply to the Kingston Township to the Plan Change site. The following table summarises the key provisions as they relate to section and dwelling size.

Kingston Township Zone	
Minimum section size	800m ²
Site density	1 dwelling per 800m ²
Building coverage	35% site standard, 40% zone standard. Building coverage includes all activities on site.
Outdoor living space	100m ² contained in one area with a minimum dimension of 5m ² , shall not contain any building, driveway or parking area (other than an outdoor swimming pool or accessory building less than 8m ²)
Internal setbacks	One setback, minimum distance of 4.5m adjoining a boundary of at least 15m in length, plus one setback of a minimum distance of 3m and one setback of a minimum distance of 2m.
Road setback	4.5m

While these rules enable large dwellings within 800m² sites (35% of 800m² is a maximum dwelling size of 280m² at the ground floor) the dwellings are restricted in size to some extent by the requirements for outdoor living space, setbacks and height.

Effectiveness

Applying the Township rules to the Plan Change site would be effective in achieving the goal of recognising the character and amenity enabled by the existing Township provisions. However Kingston's existing character is largely derived from small scale cribs or holiday homes within large sections that are not a reflection of the what is permitted by the Township Zone provisions.

This option would not be effective in achieving Objective 2 in that it would not provide a diversity of sections or a diversity of housing typologies. While some developers may choose to provide sections that are larger than 800m² there is a risk that the entire site would provide little range or no diversity, with all sections provided at the minimum of 800m². This provides only one housing typology and given the size of sections is likely to provide little opportunity for affordable housing. While the provisions enable attached housing (because no setback is required if buildings share a common wall) this would be unlikely given the size of the sections.

In conjunction with the building coverage rule of 35% the requirement of 4.5m setbacks from the road boundary is effective in avoiding a dominance of built form. Garages can be located up to the street boundary subject to controlled activity consent, which means that such consents could not be declined. This may result in dominance of garages however given the size of sections and the building coverage it is unlikely that many landowners would take advantage of the controlled activity rule.

The restrictions are unlikely to encourage two storey dwellings, particularly given the height rule. However, some may be built in order to gain views of the lake.

Benefits

A low density character would be created, with large sections, significant areas of private open space and reasonably sized setbacks.

The provisions enable large buildings, which may be attractive in the current market.

Given the lot sizes reasonably sized one storey dwellings could be built; one storey buildings are cheaper to build than two storey.

Costs

Given the building coverage and site size these rules could result in reasonably large buildings (up to around 280m² in size) as a permitted activity. Because these buildings would be far larger than what exists in the existing Township it could be argued that providing buildings of this size across the site would not respect the character of Kingston.

Providing the same section sizes across the site provides no diversity and could result in a monotonous development that is inconsistent with the existing character of Kingston, a character that is derived in large part from the diversity of sections and dwellings.

Affordability is often linked directly to site size given that the most value is derived from the land rather than buildings. Therefore providing only low density could limit the potential to provide affordable housing opportunities. In addition, providing only one size of section may only attract one sector of the market. The lower density would also increase infrastructure costs per site and result in a less efficient development.

In order to make the development commercially viable and achieve a critical mass that affords reticulated services a certain amount of sections is required. If this number is achieved through larger sections there is less opportunity to provide public open space, with open space instead being provided within the private allotments.

Efficiency

Providing only low density housing is an inefficient use of land. This Plan Change provides for the long term growth of Kingston and therefore consideration should be given to ensuring that this land is used in the most efficient way possible. The costs of this option outweigh the benefits.

Risks

There is a risk that a monotonous development would be created that provides for only one form of dwelling. Lower density sections may result in less public open space and an inefficient use of land.

Appropriateness

The existing character of Kingston is largely the result of cribs and holiday homes located within large sections with an extremely low building coverage (lower than any District Plan requirements). Recreating this character with modern houses built for permanent residents would require different provisions than those currently in place. Therefore while this option applies the same provisions it will not recreate Kingston's existing character. Instead it has the potential to create a monotonous, inefficient subdivision with little character or diversity.

This option is not effective in providing a diversity of housing types and is not an efficient use of land. Having considered the costs, benefits, effectiveness and efficiency of this option it is not considered appropriate.

9.1.2 Option 2: Apply the provisions of the Low Density Residential Zone to the Kingston Village site

This option involves applying the provisions of the Low Density Residential Zone to the Plan Change site. The relevant site and zone standards are identified in the following table:

Low Density Residential Zone	
Minimum section size	600m ² . No minimum allotment size shall apply in the Low and High Density Residential Zones where each allotment to be created, and the original allotment, all contain at least one residential unit.
Site density	450m ² per residential unit
Building coverage	40% zone standard
Outdoor living space	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: 36m ² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m ² contained in one area with a minimum dimension of 2m at any above ground floor level.
Internal setbacks	One setback of 4.5m and all other setbacks 2m.
Road setback	4.5m

Effectiveness

This option is similar to Option 1 in that it proposes only one minimum site size with no maximum lot size, and one level of building coverage across the site. It differs in that the level of density is higher (minimum lot size 600m²) and the site coverage is 40%.

Some diversity in section size can be established through the subdivision provision that removes the minimum allotment size where two dwellings are constructed prior to subdivision. This is subject to the density provision, meaning that if the dwellings are built first the minimum allotment size is in reality 450m² rather than 600m². There would be no control over the location of the smaller sites, nor would there be any control over the maximum site size.

Coupled with a building coverage of 40% and smaller internal setbacks these provisions would likely result in a character that differs from that of existing Kingston Township.

Benefits

Landowners are provided an opportunity to gain equity through building two dwellings within one allotment (subject to the original lot being 900m² or greater in size). This provides some opportunity for affordable housing and an efficient use of land, and also some diversity in section sizes.

Costs

The provision of higher density housing could be scattered through the site with no linkage to areas of open space or areas of greater amenity that can off-set the effects of increased density.

The smaller setbacks would result in dwellings being closer to each other and coupled with a higher building coverage and smaller section size could result in a dominance of built form.

Because there is only one minimum lot size and no restriction on the maximum lot size there is a risk that there will be no diversity across the site.

Efficiency

While this option enables more efficient use of land than option 1 it relies on the individual landowners and the market to determine the level of density and diversity, and as such the land may be developed at very low densities. Alternatively the site could be developed at higher densities. This would be difficult to plan for in terms of servicing and infrastructure capacity.

The costs of this option outweigh the benefits.

Risks

This option leaves the decisions of where and how much higher density is provided to developers and future landowners. This poses a risk that the whole site will either be developed at lower or higher density, with no control over location or amount, and a risk that higher density will be provided where it is less able to be absorbed and in a manner that reduces amenity and character. There is a risk that the character created would be inconsistent with the existing and future character of Kingston Township and that there would be a dominance of built form, or an inefficient use of land. It would be difficult to anticipate future infrastructure needs and there is a risk that, should the development provide only low density lots, that provision of infrastructure would become inefficient.

Appropriateness

This option is not appropriate. It would not be effective in recognising the character of Kingston, and instead would apply provisions that have the potential to create a development dominated by built form.

It is recognised that providing opportunity for individual landowners to build first and then subdivide is beneficial from a diversity and affordability perspective. However without controlling how much and in what location there are associated risks in that higher density may be provided where it is less suitable and could result in reduced amenity values. A building coverage of 40% is higher than what is provided within the existing Kingston Township and is not considered appropriate across the whole site. Consequently this option is not considered appropriate.

9.1.3 Option 3: Provide a range of section sizes throughout the Zone with increasing building coverage within the smaller sections

This option involves providing a range of section sizes and level of building coverage throughout the Zone. The rules would be as follows:

Kingston Village Special Zone			
Activity Area	(a)	(b)	(c)
Minimum section size	350m ²	450 m ²	700m ²
Site density	1 dwelling/350m ²	1 dwelling/450 m ²	1 dwelling/700m ²
Building coverage	40%	35%	30%
Outdoor living space	36m ²	36m ²	36m ²
Internal setbacks	One of 4.5, one of 3m and one of 2m	One of 4.5, one of 3m and one of 2m	One of 4.5, one of 3m and one of 2m
Road setback	4.5m	4.5	4.5

Effectiveness

This option provides a range of section sizes and levels of building coverage across the zone, with the location of the smaller sections determined through design testing so that they are located where they can best be absorbed and can gain amenity from nearby open space areas.

In order to enable reasonably sized dwellings, smaller section sizes usually equate to a higher building coverage. Consequently areas containing smaller sections can have a feeling of higher density and dominance of built form. In order to avoid this dominance of built form higher density areas can be located overlooking areas of open space.

The building coverage within the lower density areas is proposed to be lower than that allowed within smaller sections. This would create a different character to the higher density areas, providing open space around each dwelling, and reducing dominance of built form.

While the provision of smaller sections with higher building coverage is unlikely to be effective in reflecting the existing character of Kingston (which is created through location of small cribs on large sections, not the implementation of the Township provisions), the overall character of the Zone would be complementary given that it achieves a diversity in section sizes and building coverage, which reflects the diversity provided within existing Kingston. To achieve this diversity it is important that a lower coverage is required within Activity Area (c), which would balance the form of Area (a). Coupled with the careful siting of each area of density and the attention to the public realm this option would be effective in achieving a high level of amenity, a development that has a distinct character and an efficient use of land.

The internal setbacks are consistent with those applied in existing Township Zone, and therefore assist in respecting the existing and future character. The outdoor living space is reduced from that required in the Township Zone, recognising the smaller section sizes.

Benefits

This option provides a range of section sizes without overly restricting future landowners by unreasonably restricting building coverage within smaller sections. Proposed setbacks are consistent with the existing Kingston Township and ensure appropriate spaces are maintained between buildings. Reducing outdoor living space requirements would enable greater flexibility within each section.

Providing greater site coverage within smaller sections reduces the necessity to build two storey dwellings, this may be beneficial from an affordability perspective. Smaller sections are by their nature more affordable and provide for a different sector of the market than lower density sections.

Because smaller sections are provided the critical mass required to afford infrastructure provision can be achieved efficiently while providing areas of public open space.

A clear structure can be established and the public realm can be designed so that the higher density areas can be absorbed and overall amenity and character achieved.

Costs

There is potential for built form to dominate within the smaller sections and the level of density proposed within Activity Areas (a) and (b) is inconsistent with the provisions for the existing Kingston Township.

Enabling greater site coverage within smaller sections may provide less incentive to build two storey dwellings; this is disadvantageous from a diversity perspective.

There is a potential cost to the individual developer because the overall size of dwellings is smaller (when compared to what can be achieved in the existing Kingston Township or within the Low Density Residential Zone). While larger buildings could be achieved through providing two storey dwellings these are more costly.

Efficiency

This option enables efficient use of the Zone and provides attractive sections within which reasonably sized dwellings can be located. Overall the benefits outweigh the costs. This option is efficient because it meets a range of demands for varying section sizes rather than providing a one size fits all approach.

Risks

There is a risk that the character of Kingston will be compromised through enabling higher density within Activity Areas (a) and (b) however this would be tempered by the lower building coverage within Activity Area (c) and the retention of setbacks consistent with the Township Zone.

Appropriateness

This option is appropriate. It provides an efficient use of land while enabling a range of housing opportunities and respecting the character of Kingston.

9.1.4 Option 4: Provide a range of section sizes throughout the Zone with consistent building coverage throughout

This option involves providing a range of section sizes throughout the Zone and imposing the same building coverage within each. The rules would be as follows:

Kingston Village Special Zone			
Activity Area	(a)	(b)	(c)
Minimum section size	350m ²	450 m ²	700m ²
Site density	1 dwelling/350m ²	1 dwelling/m ²	1 dwelling/700m ²
Building coverage	30%	30%	30%
Outdoor living space	36m ²	36m ²	36m ²
Internal setbacks	One of 4.5, one of 3m and one of 2m	One of 4.5, one of 3m and one of 2m	One of 4.5, one of 3m and one of 2m
Road setback	4.5m	4.5	4.5

Effectiveness

Requiring the same building coverage across the Zone irrespective of section size results in a diversity of housing typologies with smaller houses located within the smaller sections. This would be effective in achieving diversity in housing without the risk of creating a dominance of built form. The suggested percentage for building coverage at 30% as a Zone standard across the Zone is lower than any other residential areas within the District.

The internal setbacks are consistent with those applied in the Township Zone, and therefore assist in ensuring adequate separation between buildings. The outdoor living space is reduced from that required in the Township zone, recognising the smaller section sizes. However it is consistent across all three areas of density.

Benefits

A range of section sizes would be provided and because of the consistent site coverage would enable a range of housing typologies, with relatively small houses provided throughout the site, with the smallest within Area (a).

Because smaller sections are provided the critical mass required to afford reticulated infrastructure can be achieved while providing areas of public open space.

A clear structure can be established and the public realm designed so that the higher density areas can be absorbed and gain amenity from open space areas.

Lower building coverage may result in two storey dwellings being built. This creates further diversity and interest.

Costs

The section sizes are smaller than those provided within the existing Township and may not be attractive to the market. Such small houses may be difficult to achieve and may result in a need to amend the rules so that building coverage does not include elements such as verandahs or garages.

Two storey dwellings are less affordable than one storey dwellings and a significant number of two storey dwellings could result in a dominance of built form and shading of neighbouring properties. Consent applications may be lodged in order to infringe on the building coverage to avoid the need to build to two storeys.

Efficiency

While section sizes are smaller than those provided within the existing Township the site coverage is lower and the setbacks are the same. In addition the development provides significant areas of open space and street design that reflects the character of the existing Township.

Providing smaller sections and a range of section sizes throughout the development is an efficient use of land. Requiring smaller houses on the smaller sections may not be efficient. While it assists in respecting the existing character of Kingston it may not be realistic from a market perspective. Overall the costs of this option outweigh the benefits.

Risks

There is a risk that the smaller sections would not be attractive to the market given that the dwellings are restricted in size. If building coverage provisions have to be amended so that certain elements are excluded from coverage there is a potential that the exclusions will result in increased building coverage by default and that amenity values will be adversely affected.

Appropriateness

Providing a range of section sizes with lower building coverage is effective in achieving the objectives for a diversity of sections and housing typologies. However lower building coverage within smaller sections is not considered realistic or achievable.

9.1.5 Conclusions- the most appropriate methods for achieving Township Amenity and Built Character

This analysis has assessed four options for the Kingston Village Special Zone; applying the Kingston Township provisions, applying the Low Density Residential Zone provisions, or applying a Special Zone that provides a range of section sizes, with two options of building coverage; either applying the same coverage throughout or increasing building coverage within smaller sections.

The analysis has found that in order to achieve the Objectives a Special Zone should be adopted that provides a range of section sizes. The question then is what level of building coverage, outdoor living space and setbacks should be applied. The following table provides a summary of the maximum dwelling size (at ground floor) as a result of the different options assessed above.

Activity Area	Site size	Dwelling size option 1	Dwelling size Option 2	Dwelling size Option 3	Dwelling size Option 4
(a) Minimum	350m ²			140m ² (40%)	105m ² (30%)
(a) Average	400m ²			160m ²	120m ²
	450m ²		180m ²		
(a) Maximum	500m ²			200m ²	150m ²
(b) Minimum	450m ²			157m ² (35%)	135m ² (30%)
(b) Average	600m ²		240m ²	210m ²	180m ²
(b) Maximum	700m ²			245m ²	210m ²
(c) Minimum	700m ²			210m ² (30%)	210m ² (30%)
(c) Average	800m ²	280m ²		240m ²	240m ²
(c) Maximum	900m ²	315m ²	360m ²	270m ²	270m ²

The above table illustrates that under Option 3, while the percentage of the site that can be built upon within Activity Area (a) is greater than that within (b) and (c), it still results in smaller buildings within the average or minimum sized sites. With a building coverage of 30% within Activity Area (c) the largest dwelling possible is 270m² at the ground floor within a section of 900m² in size. It is noted that there is no restriction on the maximum allotment size in Area (c), so buildings greater than 270m² could in fact be achieved. Restricting building coverage to 30% within Activity Area (a) as proposed by Option 4 enables a house around 120m². This includes the garage.

In comparison, the largest dwelling enabled within the existing Kingston Township, based on the minimum allotment size of 800m², is 280m² in size at ground level. Within the Low Density Residential Zone the largest building at ground floor is 360m².

The question then is whether it is the dwelling size that is of concern or the size of the dwelling in terms of the section within which it sits. Options 1, 3 and 4 above propose the same setbacks between buildings and the road, so that the spaces between buildings are consistent with the requirements of the existing Township. However in addition to setback requirements the space between buildings is determined by the specific requirements for building coverage, outdoor living space, height and recession planes. These elements are considered further in the following analysis.

9.2 SPECIFIC PROVISIONS FOR BUILDING COVERAGE AND OUTDOOR LIVING SPACE

Because the provisions for building coverage, outdoor living space, setbacks and height requirements ultimately limit the size and potential dominance of dwellings the following provides additional analysis to determine the most appropriate mechanisms to achieve the Zone objectives within each of the residential areas.

9.2.1 Building coverage

Building coverage is a means of managing the size of buildings within each site and is defined in the Plan as follows

Means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. The following shall not be included in Building Coverage:

- Pergolas
- That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall.
- Uncovered terraces or decks which are not more than 1m above ground level.
- Uncovered swimming pools no higher than 1m above ground level.
- Fences, walls and retaining walls.

Therefore by definition building coverage does not include outdoor living areas, as long as these are uncovered and are less than 1m off the ground. The assessment undertaken above has established that different levels of building coverage should be applied to each residential Activity Area so that a range of dwelling sizes and typologies are achieved and overly large buildings that are out of character with Kingston are avoided. The following builds on that analysis by assessing the appropriate level of building coverage for each residential area, in conjunction with setbacks, height and outdoor living space.

Building coverage- Area 1(a)

Area 1a provides the highest level of density within the Special Zone, with lot sizes ranging from 350m² to 500m². By way of the structure plan it is proposed that Area 1a is located adjacent to open space and towards the centre of the site. It is also proposed that it is accessed by rear lanes, so that the potential for garages to dominate the street is avoided.

Significant analysis has been undertaken to determine the type and form of dwelling that could be accommodated within these smaller sites, with the objective of achieving building coverage of 30%. These studies have shown that 30% site coverage is not practical, particularly within the smaller sites (i.e. sites below 400m²). This is because of the limitations that such a building coverage would impose on future dwellings and therefore the lack of demand likely to be generated for such sites.

The analysis has shown that a building coverage of 40% is most appropriate for sites less than 500m² in size. This still restricts dwellings to a maximum of 200m² within a 500m² site, with dwellings restricted to 140m² when within sites of 350m². A building coverage of 40% still leaves the majority of the site free of built form.

Building Coverage -Area 1(b)

Area 1(b) provides medium density, with sections ranging in size from 450m² to 700m². Detailed testing of the size and type of building that can be accommodated within these sites has shown that, similar to Area 1(a), a building coverage requirement of 30% provides less flexibility and choice in house type and design. These analyses have assisted in determining that a building coverage of 35% will ensure that the potential for a dominance of built form is reduced while the size of buildings is practical and still enables dwellings that are of a

reasonable size. Within this Area the maximum building size is 245m² at the ground floor (assuming 35% coverage within a site 700m² in size).

Building Coverage- Area 1(c)

Area 1(c) provides sections ranging between 700m² and above. Given that the existing Kingston Township provides a minimum section size of 800m² Area 1(c) is generally consistent with that density. The Kingston Township Zone requires 35% building coverage. Therefore adopting 35% building coverage would provide consistency between the two areas.

However, this must be considered in light of the fact that Area 1(c) can not be considered in isolation from Areas 1(a) and 1(b), which provide higher density than what is provided within the existing Township. Area 1(c) offers an opportunity to create a point of difference, and if building coverage is imposed that is lower than that provided in Kingston at present there is an assurance that smaller buildings would emerge than what would usually be the case, and the overall character of the Special Zone would be different to most other modern subdivisions. Smaller houses are more affordable than larger houses and therefore by default this provides affordability.

It has been suggested that 30% coverage, particularly for the smaller sites within Area 1(c), is too restrictive, given that it restricts the ground floor to 210m². It is noted however that if potential purchasers want larger buildings they can invest in larger sections or build two storey dwellings.

An alternative to restricting building coverage to 30% is to enable an additional 2% for verandahs. This would enable, for example, a building of 240m² with a verandah of 16m² within a site of 800m². The purpose of such an exclusion would be to recognise the amenity benefits derived from verandahs while still restricting the size of the building. This is discussed further in the section below.

Another alternative to is to insert a site standard requiring 30%, and then a zone standard requiring 35%. This would enable building coverage up to 30% as a permitted activity, with building coverage between 30% and 35% being a discretionary activity and any building coverage above 35% being non-complying. However this is potentially difficult to implement.

It is concluded that the most effective way of achieving the objectives for the Plan Change is to adopt option 3 for building coverage, whereby the building coverage within each of the Activity Areas is as follows:

Area 1(a): 40%

Area 1(b): 35%

Area 1(c): 30%

9.2.2 Should Garages and Verandahs be excluded from building coverage?

When determining the appropriate building coverage within each Area consideration needs to be given to whether exclusions to the building coverage should be adopted, for instance, whether building coverage could exclude garages and verandahs.

Excluding garages is difficult to justify in the context of coverage controls; garages are buildings and therefore have hard surfaces and are a built form within the residential environment. The only reason for excluding them is to try and increase building coverage without it being explicitly stated. This option is therefore discarded.

The definition of building coverage within the Plan excludes any uncovered deck, terrace or pergola. However it still includes verandahs, which are defined within the Plan as follows:

Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building

From an amenity perspective verandahs should be encouraged; they can be used to soften the frontage of a building, provide positive interface between the street and dwelling and provide sheltered outdoor living areas. To this end it has been suggested that they could be excluded from the calculation of building coverage, outdoor living space and the front yard setback. There are three key alternatives in regard to provision for verandahs:

- Option 1: Include a definition of verandah that applies specifically to the Kingston Village Special Zone, and exclude such verandahs from the building coverage calculation.
- Option 2: Retain existing provisions and encourage provision of verandahs through guidelines.
- Option 3: Restrict building coverage within Activity Area 1(c) to 30%, with an additional 2% allowed for verandahs.

The following assesses the benefits and costs of each option.

Option 1: Exclude verandahs from the building coverage calculation

Benefits

Verandahs can help soften the façade of a building and create street appeal, providing a sheltered area for outdoor living that can achieve a positive relationship between the public and private realms.

Amending the provisions would make consideration of verandahs consistent with the consideration of decks, terraces and pergolas and would encourage their provision.

Costs

There is a risk that the building coverage would be increased through the provision of verandahs that would later get covered in, thus becoming an extension of the house. This is likely why decks (and not verandahs) are excluded from building coverage calculations. The current definition of verandah would need to be amended so that it is clear that if covered in it becomes part of the building coverage calculation.

This exclusion would likely be difficult to implement and enforce and would require the Council to assess carefully how much the verandah has been covered in. This may result in retrospective consents which would be difficult to decline given that the verandah would be acceptable without walls but is no longer acceptable with them. The level of effect between a verandah with or without walls would be minimal.

It could be argued that because the verandah has a roof it is part of the building, more so than if it is a deck with no roof and no walls. This change in rule could result in an inadvertent increase in building coverage.

It is noted that if we are to take design cues from the existing development within Kingston, while there are many decks there are few verandahs. This may be because of the climate; verandahs are often associated with hot climates locations where providing shade around the house important.

Option 2: Retain existing provisions and encourage provision of verandahs through guidelines.

Benefits

This option limits the potential uncertainty involved with defining verandahs and enabling them within the building coverage and inadvertently increasing the size of buildings.

Landowners can provide decks, pergolas or terraces which have amenity value and are not included within the calculation of building coverage.

Guidelines can be used to encourage the use of verandahs by showing how a reasonably sized and priced dwelling that utilises verandahs can be achieved within the section and within the building coverage requirements. Because the verandah would not be used as a means of increasing building coverage difficulty with implementation and enforcement is avoided.

Costs

If building coverage is restricted landowners may not include verandahs within their house design and as a consequence potential amenity gains could be lost.

Option 3: Restrict building coverage within Activity Area 1(c) to 30%, with an additional 2% allowed for verandahs.

Benefits

This option encourages verandahs within Area 1(c). Because verandahs are excluded from building coverage within only one Activity Area, where sites are larger, the risk associated with verandahs being filled in is less. Excluding verandahs (limited to 2% coverage) within Area 1(c) is a means of reducing building coverage below what would usually be found in this level of density.

Costs

There is still the potential for verandahs to be filled in and thus become part of the house, increasing building coverage by default. There is no amenity gain in areas of higher density.

Conclusions

While it is understood that verandahs may provide an amenity value for the wider community as well as for the individual property owner, and may not be provided if they are included within the calculation of building coverage it is important that any provisions are clearly enforceable and do not result in unforeseen outcomes.

Building coverage is an important component of ensuring an appropriate outcome for the site that respects the character of existing Kingston. Excluding verandahs from the building coverage calculation is a means of gaining additional coverage. The benefits of decks, pergolas and terraces can still be achieved and add amenity both internally and externally. If we look to the existing buildings in Kingston they provide a range of decks, pergolas and terraces, with verandahs being used only in some instances. It is therefore recommended that the building coverage calculation is not changed to exclude verandahs.

It is recommended that option 2 is adopted; such that verandahs are encouraged by design guidelines, but are not excluded from building coverage calculations.

9.2.3 Provisions for Outdoor Living Space

Outdoor living space requirements are imposed in residential areas for the purpose of requiring a minimum area that is free of buildings or car parks, that is connected to indoor living areas, and that provides a level of private amenity for future residents. It also has a secondary effect of creating space around each dwelling and therefore at a neighbourhood level it creates spaces between buildings.

The Kingston Township Zone includes the following site standard for outdoor living space:

Site Standard 9.2.5.1(vii) Outdoor Living Space

- (a) *The minimum provision of outdoor living space for each residential unit, contained within the net area of the site, shall be 100m² contained in one area with a minimum dimension of 5m.*
- (b) *The outdoor living space shall be readily accessible from a living area.*
- (c) *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.*

In comparison, the outdoor living space requirement for the Low Density Residential Zone is:

Site Standard 7.2.5.1(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.

The Plan contains the following definition of outdoor living space:

Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.

Also of relevance, the Plan includes the following definition of building:

Shall have the same meaning as in the Building Act 1991, but does not include:

- *Fences or walls of 2m in height or less above ground level or retaining walls or 2m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall.*
- *Structures less than 5m² in area and in addition less than 2m in height above ground level.*
- *Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.*
- *Masts and poles less than 2m in height above ground level.*
- *The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works that involve underground piping of the Arrow Irrigation Race.*

Building includes the construction, erection, alteration, relocation or placement on a site of a building.

The existing provisions are confusing in that it is unclear as to whether a deck, if attached to the dwelling, is included as part of the building, or is excluded if it is less than 5m² in size and less than 2m in height. It is assumed that the outdoor living space excludes any part of the building, which includes decks. However, this is inconsistent with the building coverage definition which excludes decks.

Because of the amenity associated with the provision of decks, the fact that they are excluded from building coverage and provide excellent outdoor living areas, it is recommended that for the purpose of calculating outdoor living space within the Special Zone they are excluded from building coverage.

The level of outdoor living space required within the Township Zone would be difficult to achieve within the section sizes proposed for the Special Zone, particularly within Area 1(a) and it should be recognised that the level of outdoor living space required within the Low Density Residential Zone is far less, at 36m² per residential dwelling. The question then is what an appropriate level is for the Special Zone, and whether this should apply consistently across the three areas of density, or should be reduced for the smaller sections.

Having undertaken testing of likely housing typologies within the smaller sections it appears that an outdoor living space of 36m² is appropriate and would be effective in achieving amenity both on and off site, particularly if this includes deck areas. This can apply consistently to all areas of density.

9.3 PROVISION FOR COMPREHENSIVE AND ATTACHED HOUSING

The following assesses the provisions for Comprehensive Residential Development (CRD) and whether they should be applied to the Special Zone in addition to the suite of planning provisions based around the proposed Structure Plan for the Special Zone.

CRD is currently permitted within the High Density Residential Zone and is a discretionary activity within the Low Density Residential Zones. CRD is defined as follows:

Means a comprehensively planned and designed collection of two or more Residential units where:

- (a) the building and subdivision consents are submitted concurrently*
- (b) the net area for a residential unit is less than 450m²*
- (c) the net area of the site containing all residential units is 2000m² or larger*

The intent of CRD is to provide for some variety in housing type within the standard residential zones where this can be accommodated. By enabling intensification when it is undertaken comprehensively the effects can be better managed. Consequently it is intended that resource consent and subdivision would be lodged at the same time. Therefore the provisions for CRD need to be read in conjunction with the subdivision standards contained within the District Plan and density provisions.

Zone Standard 15.2.6.3(i) lists the minimum allotment sizes for each zone and provides the following exclusion for the low and high density residential zones:

No minimum allotment size shall apply in the Low and High Density Residential Zones where each allotment to be created, and the original allotment, all contain at least one residential unit.

Because the CRD requires that subdivision consent is lodged at the same time as building consents subdivision would be non-complying (because the exclusion from the minimum allotment size would not apply). This means that a non-complying subdivision application would have to be lodged with the discretionary activity consent for the CRD.

The site density rule for the Low Density Residential Zone then enables sites of 200m² if undertaken as a CRD. CRD is subject to the standard building coverage, height, setback and outdoor living space requirements. This means that it must comply with Zone Standard 7.5.5.2(ii) which limits building coverage to 40%. A site density of 200m² combined with the building coverage requirement equates to a dwelling of 80m² in size. This includes garaging and therefore is fairly limiting. However, it does allow a range of building sizes across a site, and would likely result in two storey dwellings.

The question is whether a rule that currently applies to the residential zones of the District is relevant to the Special Zone, which already provides a diversity of sections through the implementation of a Structure Plan. This plan has been carefully designed and tested to ensure an outcome appropriate to Kingston. Increasing density through the CRD provisions, which in themselves are complicated and difficult to implement, is considered unnecessary.

CRD is a provision specific to the existing High and Low Density residential zones of the District which are implemented in a number of urban areas of the District but is not provided for within the Township zones such as Kingston. The CRD is a mechanism to provide diversity of sections and housing within those zones, which is beneficial given that the minimum allotment size is fairly standard throughout.

Having assessed the provisions for CRD within the existing residential zones of the District and identified the costs and benefits associated with providing for CRD throughout the Special Zone it is concluded that while it is a mechanism to enable diversity of section sizes and therefore dwelling types this diversity is provided in the Special Zone through other mechanisms. The CRD provisions are not easily compatible with the approach proposed and may work against the intent of these provisions by creating intensification in areas where it has not been anticipated. This plan has been carefully designed and tested to ensure an outcome appropriate to Kingston. Increasing density through the CRD provisions, which in themselves are complicated and difficult to implement, is considered unnecessary. Consequently, it is considered they are not appropriate throughout the Special Zone.

However, consideration should be given to whether a form of comprehensive housing should be provided for within Area 1(a), where a higher level of density is anticipated and can be absorbed.

Enabling attached and comprehensive housing can assist in providing a diversity of housing opportunities. However, the benefits of its provision need to be balanced against the need to reflect the existing character of Kingston and to achieve a high level of amenity. Requiring discretionary activity consent for attached and comprehensive housing enables its provision while ensuring that it is designed appropriately. The bulk and location of dwellings are managed by the site and zone standards, and therefore the key purpose of the discretionary activity consent is to manage design. Design testing has been undertaken that shows that particularly within the smaller sites attached housing can be achieved that meets the site and zone standards.

Therefore it is recommended that the Special Zone provides for comprehensive and attached housing as a discretionary activity. Comprehensive housing is defined as

- For the purposes of this rule comprehensive housing means a comprehensively planned and designed collection of two or more residential units where:*
- (a) the building and subdivision consents are submitted concurrently*
 - (b) the net area of the site containing all residential units is 1000m² or larger*
 - (c) the minimum net area for each residential unit is no less than 200m²*

This enables comprehensive housing only where it can be absorbed, and enables consideration of design, layout and potential effects on amenity through the discretionary activity consent. Providing for comprehensive housing rather than CRD avoids any potential difficulties associated with those existing provisions.

9.4 ACTIVITY AREA 2- EMPLOYMENT ZONE- ASSESSMENT TO DETERMINE THE MOST APPROPRIATE INDUSTRIAL ZONE PROVISIONS

The Kingston Community Plan (Kingston 2020) identified that commercial activities were best located within the existing Kingston Township, and that industrial activities could be provided beyond the existing Township boundary. This reflects the fact that industrial activities may cause adverse effects that are incompatible within residential areas.

Given their potential effects industrial activities also require specific provisions so that activities emitting noise, light or traffic movement not usually found in a residential area can operate effectively. It is therefore necessary to establish the area in which these activities can operate and then determine the most appropriate provisions.

Throughout the preparation of the Plan Change it has been recognised that in order to enable the establishment of a vibrant and integrated community, provision should be made for future industrial and business activities.

The Kingston 2020 process and subsequent consultation with the community identified a need for employment related land to enable small scale business and light industrial activities to occur which are not provided for in the existing Township or surrounding Rural General zones. The lack of capacity for these types of activities is an issue for the community at present and will become an increasing issue as the community expands.

Key aims for the Kingston employment area are:

- Providing local employment opportunities to assist Kingston to become more self sufficient by facilitating the operation of employment activities that are currently hampered by the lack of employment land, e.g. storage space for tradesmen, builders, workshops, etc.
- To provide activities or services that are needed by the local community
- To limit the adverse effects of the activities occurring in this area through appropriate standards. Due to the limited supply of industrial land in the Wakatipu basin, it is recognised that there could be a risk of industrial activities in Queenstown relocating to a cheaper location. This may not be a desirable outcome given the proposed location of the employment land (at the western end of the Plan Change site where it is accessed through the residential activity areas).
- To protect activities established in this area from reverse sensitivity issues. Due to the proximity of the Township and the purpose of the Activity Area it is not considered necessary to provide for custodial units. The inclusion of residential activity within this area could also result in reverse sensitivity effects that may work counter to the intent of the zone.

The master planning process has established that the most appropriate location for industrial activities is at the western end of the Plan Change site where it abuts the Eyre mountains. This area is located away from the State Highway and existing residential areas and can be separated from future residential activities by way of a buffer area that incorporates an existing stream. The location is not well appointed for residential activities given the lack of sunshine and low but potential risk of rock-fall.

The following provides an assessment of the key options for management of the provision of industrial activities within Kingston:

- (1) To impose the operative industrial or business zone of the District Plan that currently applies to areas such as Glenda Drive in Frankton and Industrial Place in Queenstown;
- (2) Apply a specific activity area with its own provisions.

It is noted that when considering these options a separate analysis has been undertaken with respect to the most appropriate provisions for the residential areas of the site. The findings of that analysis are that it is most appropriate to apply a Special Zone that provides specifically to the site, using a structure plan to identify the location of different activity areas or sub-activity areas.

The relevant objective for the industrial area reads:

Objective 6:

To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.

9.4.1 Option 1: Apply the Industrial or Business Zone provisions

Explanation

This option involves applying the operative Industrial or Business Zone of the District Plan to the industrial area proposed for Kingston. It is noted that Section 11 of the Plan contains one set of objectives and policies that apply to both the Business and Industrial Zones and then a separate set of rules is provided for each. Even though separate rules apply many are the same for the two zones with the only significant difference being the restriction on residential flats within the Business Zone (which is permitted within the Industrial Zone) and the provision for retailing within the Business Zone. Building coverage, glare, noise and setbacks are consistent between the two Zones. However, building height within the Business Zone is 7m whereas it is 6m within the Industrial Zone. Residential Activities are permitted in both Business and Industrial Zones, and both Zones contain a site standard that appears to require one custodial unit per site.

Effectiveness

As currently drafted the provisions for the Business and Industrial Zones provide for generic industrial and business zones but in order to become effective in this location a significant number of changes would need to be made. Consequently it is considered these methods would not be effective in achieving the aims of providing an employment area for Kingston and Objective 6.

A number of the rules for the Industrial Zone are problematic for the Kingston Village Special zone. For example, residential activities are a permitted activity. This is considered inappropriate in the Kingston situation where substantial residential activity is provided in close proximity to the employment area and there is a greater need to secure employment opportunities in what will become a predominantly residential area. Given the generally small scale of employment activities anticipated the need for custodial units is difficult to justify, particularly given the potential for this to result in reverse sensitivity issues.

Another issue is that controlled activity (ii) and site standard (v) are conflicting in that one allows outdoor storage within the setback while the other does not.

The rules do not include any requirement for internal setbacks between buildings, instead only requiring setbacks between buildings and neighbouring zones. This may be appropriate in some circumstances but would mean that there are no spaces between buildings and may not be appropriate for the employment area in Kingston.

Benefits

The benefits of adopting existing provisions are that a new Zone or activity area does not have to be prepared. This avoids the potential for effects or uses to be missed and reduces the costs associated with developing a new planning framework of the area. Into the future any changes to this Zone that are appropriate for Kingston would apply without separate plan changes being undertaken.

Alternatively, if a sub-zone were added to the Industrial Zone for Kingston this could be used for other industrial areas located in Townships.

Costs

The Industrial Zone provisions were drafted a number of years ago and are generic in nature, applying to industrial areas throughout the District. There are provisions that are not appropriate to Kingston and care would need to be taken to insert exceptions for the Kingston industrial area or create a sub-zone. Specific objectives and policies would also be required given the generality of those that currently provide for both the Business and Industrial Zones.

Efficiency

This option is not efficient. Because the existing provisions for Business and Industrial Zones are not applicable to Kingston a set of new provisions for Kingston's employment area would have to be prepared and slotted in to Part 11 of the Plan. Given the issues associated with the existing provisions the costs outweigh the benefits.

Appropriateness

Given the need to amend the Business and Industrial Zone provisions so that provision is made for Kingston and any issues with the existing provisions are resolved, adopting the existing Zone provisions and applying them to Kingston is not considered appropriate. It is likely that a separate plan change is needed to amend these issues within the Business and Industrial Zones in order for their better application into the future.

While a sub-zone could be developed and applied within the Business and Industrial Zone this may be confusing to Plan users given that a Special Zone is being prepared for the Plan Change site. While a sub-zone could be applied to industrial areas within each of the Townships its applicability would depend on the nature of the activities, the surrounding environment, and whether the industrial area is greenfields or existing (as a precinct overlay).

9.4.2 Option 2: Apply an Activity Area of the Kingston Village Special Zone

Explanation

This option involves including an Activity Area within the Kingston Village Special Zone that provides specifically for industrial activities. Issues, objectives and policies would be included that relate specifically to that area, as would rules and assessment matters.

Effectiveness

Being able to tailor the provisions to the local environment, while using the existing provisions of the Business and Industrial Zones as a starting point is effective in achieving the objectives for the Kingston Village Special Zone.

The tailoring of provisions to an individual area can be effective provided a long term view of how these needs will grow and evolve over time is taken to ensure they are neither overly restrictive nor permissive. This risk has been reduced by using the existing provisions of the Business and Industrial Zones as a starting point before tailoring them to address the more specific objectives of the Special Zone.

Benefits

The provisions would be contained within the section of the District Plan relating to the Special Zone, creating a one stop shop for land use activities within this area.

Provisions can be crafted that relate specifically to the industrial area and reflect the needs of Kingston.

The existing provisions for the Business and Industrial Zones can be used as a guideline for new provisions, and where they are not appropriate to the Kingston environment or are difficult to interpret they can be amended.

The employment area can be included within the Structure Plan for the Special Zone and can be staged, landscaped and subdivided in accordance with the agreements reached and conditions placed on subdivision consents.

Costs

This option requires additional text within the District Plan and requires additional investigation into the appropriateness of each rule. The provisions may not be easily transferred elsewhere.

Efficiency

The environmental, economic and social benefits of developing a more tailored solution for Kingston outweigh the costs of preparing new provisions for this area and therefore this option is efficient.

Appropriateness

Given the issues associated with adopting the operative Business and Industrial Zone provisions to Kingston Option 2 is the most appropriate. Option 2 assists in achieving a comprehensive development throughout the entire site and ensures that activities within the employment area are appropriate to the Kingston context and reflect the site within which they are located.

9.4.3 Specific provisions for Activity Area 2- Employment Activities

The above analysis has found that specific provisions should be drafted for the employment area of the Special Zone. It is therefore necessary to assess the suite of provisions that could be applied to Area 2 in order to determine those most appropriate to achieve the objectives.

It is noted that the following provides detailed assessment of provisions for activity status of buildings and the status of industrial and service activities. Analysis of other provisions including noise, glare, setbacks and outdoor storage is provided in the methods analysis, in Section 9 of this Report.

Activity status of buildings

Given the potential scale of future buildings and the associated effects that they may cause some level of control over their design is necessary. It is noted that buildings within the Business and Industrial Zones are a controlled activity, with no controls over gross floor area, and with a minimum allotment size of 200m².

Permitted activity status for buildings could be problematic as there would be no control over building location, colour, landscaping, or provision for parking and access. Therefore some level of control is considered appropriate.

While controlled activity status enables the Council to impose controls on buildings the Council can not decline consent. This can be limiting in terms of imposing conditions on the application given that, for example, a condition requiring a smaller scale building could be

deemed to decline the original application. However controlled activity status is beneficial to the landowner because it provides certainty that the building will be approved, subject to conditions. In addition the employment area has been located carefully where its visual effects beyond the surrounding environment are limited.

If the building were a restricted discretionary activity it could be declined, but only in terms of the matters over which discretion has been reserved. The costs of processing the consent are likely to be similar to a controlled activity, given that consideration of the consent is restricted to those matters over which control or discretion is reserved. However there is the potential risk to the landowner that may be off-putting and conditions on consent could require down-scaling of the building; and such downscaling may be impractical.

Because of the location of the Area and the provision of a buffer along its edge there is little risk associated with locating large buildings here, although issues such as building height may be a factor and are addressed separately. Therefore thresholds associated with area and the number of staff are not considered necessary and site or zone standards can address issues such as building height.

Controlled activity status enables the Council to consider the building and if necessary place conditions on consent while providing the landowner with certainty that the building will be approved. This approach is consistent with that taken in the Business and Industrial zones of the District.

Status of industrial and service activities- what level of control should be applied?

The purpose of the Employment Area is to encourage industrial and service activities that can support the residents of Kingston. While the location of Area 2 is appropriate in terms of visual and noise effects there is the potential for adverse effects as a result of traffic generation, given that traffic has to access Area 2 through the residential areas of the site.

Careful consideration has been given to whether industrial and service activities should be a restricted discretionary activity, which would enable conditions to be placed on consent to manage the potential traffic effects.

However, imposing restricted discretionary activity status on industrial and service activities may act as a deterrent to such activities locating within Area 2, given the costs associated with obtaining resource consent. All activities would have to gain consent irrespective of their nature and scale, and may be subject to the costs of traffic assessments and planning advice.

On balance it is found that the costs associated with imposing resource consent requirements on industrial and service activities outweigh the benefits. Providing employment opportunities within Kingston is an important component of the Plan Change and these activities should be encouraged. The potential effects resulting from traffic generation can largely be managed through road design and it is anticipated that Activity Area 2 would not attract activities with traffic generation that is incompatible with the main access road into the Area, and with the surrounding activities.

9.5 POTENTIAL STAGING PROVISIONS

The following provides an assessment of available mechanisms for achieving staged development and determines which of those methods is the most appropriate to achieve the objectives of the Special Zone.

The proposed objectives for staging are:

Objective (1)

The Kingston Village Special Zone is developed in stages so that amenity values are maintained as the development progresses.

Objective (3) Servicing

Infrastructure is provided in stages as the development progresses.

The Kingston Village Special Zone (the Zone) comprises 88 hectares and provides for up to 750 residential allotments. Economic analysis has identified that the likely uptake of these allotments could be around 30 years, and that up take may be faster if sections are affordable within the Queenstown area, meaning that they are more affordable than other sections on the market.

Given the size of the Zone and the likely rate of uptake it is clear that the development will not all occur at the same time. It is therefore important that the development of the Zone is staged, so that the following adverse effects are avoided:

- Development occurring sporadically across the site with vacant sections scattered throughout. This may result in a lack of sense of community or sense of place.
- Scattered development across the site could result in increased capital and maintenance costs for infrastructure.
- There is a risk that sections could be bought for speculation and on-sold a number of times before being built upon. This raises concerns regarding affordability.

The following assesses a range of methods that could be adopted for addressing the above issues and thereby achieving the Plan Change objectives. Each option is assessed in terms of its effectiveness, costs and benefits, efficiency, risk and appropriateness.

9.5.1 Option 1: Rely on the market to achieve the staging objectives

Explanation

This option involves relying on the market to deliver a staged development. To this end no provisions would be inserted into the Plan to require or encourage staging.

Benefits

Given the costs associated with providing infrastructure it is unlikely that the market would deliver sporadic development across the site. Such development would be financially unfeasible for the developer.

While speculation can result in increased prices for sections and therefore reduce affordability, it also provides opportunities for purchasers to enter the property market. Speculation will only occur if there is adequate demand.

Costs

There is potential for development to occur sporadically across the site, and for purchasers to speculate (subject to demand), potentially increasing property prices. It is noted that the Kingston Township Population Projections (Appendix 2.10) has shown that demand is likely to be generated from providing affordable sections when compared to the wider Queenstown area. Therefore demand is likely to dictate pricing.

This option would provide less certainty regarding the provision of community facilities and amenity beyond what is necessary in order to sell sections.

Efficiency

The benefits of this option outweigh the costs, and relying on the market to achieve staging as an efficient method given that it achieves staging without imposing unnecessary costs or restrictions on the developer or future landowners.

Effectiveness

Given the costs of providing infrastructure (roads, swales, wastewater and water reticulation, power supply and telephone) failing to stage the development would likely make it economically unfeasible. Development is also staged so that supply does not exceed demand; if too many sections are made available at once supply would exceed demand and affect prices.

Risks

This option does not resolve the potential risk of sections not being built upon and sitting vacant for a number of years. Nor does it avoid the potential for purchasers to speculate. Instead these issues are left to the market and the level of build out and speculation would be related to the level of demand. This then relies on the developer to create an appealing development with sections priced in such a way that they are attractive to the market.

Appropriateness

Without encouraging or requiring staging this option relies solely on the developer to stage development in such a way as to ensure efficient and effective provision of infrastructure and provision of amenity and community facilities throughout all stages of the development.

9.5.2 Option 2: Insert objectives, policies and assessment matters that encourage staging

Explanation

Objectives, policies and assessment matters would be inserted into Parts 12 and 15 of the Plan that encourage staging and help guide the consideration of subdivision consents, upon which conditions could be placed that require that staging occurs.

Benefits

The provisions would assist in ensuring that subdivision of the site is staged, thus achieving efficiencies in the provision of infrastructure and achieving high amenity values as the development progresses. It is noted that given the importance of making the development attractive to the market the developer is likely to ensure that the development is appealing from both a pricing and an amenity perspective.

Costs

The provisions do not require staging, and do not restrict speculation or the ability to retain vacant sections.

Efficiency

The benefits of this option outweigh the costs and leaving staging to the market while providing guidance at the time of subdivision is considered efficient.

Effectiveness

Given that conditions could be placed on subdivision applications that require staging, in addition to the practicalities of infrastructure provision, this option would be effective in achieving staged development. It would therefore be effective in achieving the objectives for this Plan Change. However, it would not be effective in managing speculation or retention of vacant sections. These matters would be left to the market.

Risks

This option does not resolve the potential risk of sections not being built upon and sitting vacant for a number of years. Nor does it avoid the potential for purchasers to speculate.

Instead these issues are left to the market and the level of build out and speculation would be related to the level of demand. This then relies on the subdivision controls (Appendix 1.4) to create an appealing development that is undertaken in stages, with sections priced in such a way that they are attractive to the market, and with the provision of community facilities and amenity within each stage of development.

Appropriateness

Given that it achieves the objectives for the Plan Change this option is considered appropriate. Conditions could be placed on consent requiring that the development proceeds in stages in accordance with the staging plan contained within the subdivision guidelines. These ensure that the development proceeds logically, and that community facilities and areas of open space are provided for each stage of development without imposing impractical restrictions on the progress of the development.

9.5.3 Option 3: Require that a certain percentage of the first stage is sold before the next stage can proceed.

Explanation

This option involves requiring that the Zone is developed in stages, and that the next stage can only proceed if a certain amount of the sections within the previous stage are sold. This relates the staging of development of the Zone to the uptake or demand, which would be measured by way of the amount of sections sold.

Benefits

This option ensures that the development proceeds in stages and that costs associated with extending into the next stage are not incurred until there is a proven demand for the sections (as shown by the uptake of the previous stage).

Costs

This option may result in an uneconomic development depending on the product available and market demand at each stage. For instance, because of its location at the northern end of the site and alongside open space areas, stage 1 may include a large proportion of higher density sections. The Plan Change is providing for an extended period of growth in the township and it is anticipated that higher density areas will reflect future market needs. Consequently, these sections may not be popular at the outset because of the nature of the market and existing character of Kingston. Both the staging and density patterns can not be easily changed given that both are based on key principles; the staging is based on infrastructure links and linkage to the existing town for amenity purposes, and the density is based on detailed master planning and establishment of a clear structure to the development, with higher density located alongside open space amenity.

If the next stage of development can not be developed until the first stage is sold, then the developer may choose to sell the higher density sections as lower density thereby meeting the current market demand and enabling them to move onto the next stage. This would reduce the amount of diversity within the Zone and would compromise the Plan Change objectives. It also reduces the availability of smaller sections which by their nature provide affordability options.

This option imposes potential restrictions that may not be necessary given that a developer is unlikely to proceed to the next stage until enough capital has been gained to meet the costs of providing infrastructure (i.e. provision of infrastructure to each allotment).

Speculation is likely to occur within each stage, particularly given that this option may result in a restricted supply, which would drive up prices and create opportunities for speculation.

This option places restrictions on the developer to address risks of speculation by subsequent purchasers and is consequently difficult to implement effectively and fairly.

Efficiency

The costs of this option outweigh the benefits. This option unnecessarily imposes restrictions on the operation of the market and is therefore not efficient.

Effectiveness

This option would be effective in avoiding scattered development across the site. However it would not avoid speculation, which could in fact be increased as a result of this option. This is because the supply of sections would be limited which would drive up prices. This option may be difficult to implement given that sections can be on-sold before a certificate of title is obtained and the developer may in fact purchase sections themselves under a different company name in order to enable them to move onto the next stage.

Risks

There is a risk that the restriction placed on staging does not respond to the market and results in increased prices and/or speculation. There is also a risk that the diversity of sections is not achieved.

Appropriateness

This option is not considered appropriate.

9.5.4 Option 4: Require that a certain percentage of the first stage is built before the next stage can proceed

Explanation

This option involves restricting the progress of future stages of the development until such time as a certain percentage of the previous stages have been built. This approach has been proposed by Taupo District Council for the Mapara Structure Plan, which provides for the future development of an area of around 4000hectares.

Benefits

This option ensures that development progresses in stages, avoids speculation of sections and sections remaining vacant as the development progresses.

Costs

This option may restrict the development to the extent that it is not financially viable and therefore would delay the timely provision of infrastructure. This is because the developer becomes reliant upon the purchasers to determine whether the next stage can be built. Alternatively the developer could impose a requirement in the sale and purchase agreement stipulating that the section is built upon within a certain timeframe. This may be off-putting for some purchasers given that they may not be able to commit funds for building until a later stage.

A mechanism to require that dwellings are built within a certain timeframe may be difficult to impose. For example, a landowner could simply on-sell the section prior to building, then the timeframe within which the new owner has to build would start again or alternatively the new purchaser would have a limited to time within which to build.

This option places restrictions on the developer to address risks of speculation by subsequent purchasers and is consequently difficult to implement effectively and fairly.

Efficiency

The potential costs outweigh the potential benefits. As identified above the market will ensure that development progresses in stages, this is because of the commercial reality associated

with ensuring supply doesn't exceed demand and the costs associated with providing infrastructure across the site prior to there being demand for sections.

Effectiveness

While this option may be effective in avoiding situations where sections are on-sold and remain vacant, thus increasing prices, it may also in itself cause prices to increase; if there is a reduction in supply because the developer can not release the next stage until the sections within the previous stage have been built upon supply is reduced and prices likely to increase.

Requiring that sections are built upon within a certain amount of time is effective in avoiding the situation where sections remain vacant. It is noted that rates are paid on vacant land, and therefore while there is no building on the land and rates are therefore lower, rates are still being paid that contribute to the costs of infrastructure.

While requiring landowners to build prior to on-selling avoids speculation on sections it does not avoid speculation on the construction and sale of houses.

The Kingston Township Population Projections (Appendix 2.10) has shown that the likely uptake of sections will be slow and imposing a requirement that sections must be built upon within a certain period of time may make the sections less attractive. On the other hand retaining affordability through the avoidance of on-selling sections could be positive in terms of avoiding speculation which drives up the price of sections. Having said this, as identified above, this does not stop speculators building then on-selling houses. Or, if there is no demand for housing, purchasers may be forced into building prior to there being demand for such housing. In this case the houses would remain vacant, which results in similar effects on sense of place and sense of community as if the section were vacant.

Risks

A key objective for the Plan Change is to enable the provision of reticulated water and sewage within Kingston. If the development becomes economically unfeasible because its progress is restricted for the purposes of controlling staging then there is a risk that this key objective can not be achieved.

There is a risk that the requirement for building upon sections is off putting for potential purchasers. Likewise there is a risk that restricting the development of future stages increases the price of sections within the first stages, thereby inadvertently creating the situation that the restriction attempted to avoid.

There is a risk that buildings would be constructed before there is a demand for them. This would result in vacant buildings throughout the Zone.

Appropriateness

Restricting speculation may be one method of achieving affordability and should therefore be considered alongside other mechanisms available to achieve that objective.

Other mechanisms to achieve affordability include restricting visitor accommodation and private agreements whereby a certain number of sections are retained within an affordable housing pool. These mechanisms do not restrict supply and are economically unfeasible for the developer. They also pose less risk in terms of potential to restrict supply or impose restrictions that result in the development becoming unattractive to the market. They are therefore considered more appropriate as a means of achieving affordability than this option of requiring build out within each stage.

Although this option provides the greatest certainty in terms of benefits it is restrictive on the developer may not be appropriate given the risk it creates in relation to the ability of the Plan

Change to provide infrastructure. It would also be difficult to implement and it would be difficult to stop developers or future landowners circumventing the rules.

Overall this option is not considered appropriate.

9.5.5 Option 5: Require that the second stage can not proceed until a certain amount of time has lapsed.

Explanation

This option involves imposing stages onto the development and requiring that the next stage can only proceed once a certain time period has elapsed.

Benefits

This option would ensure that the development progresses in stages, avoiding scattered development across the site.

Costs

The uptake of sections within the Zone is dependent on a number of variables, including relative cost, attractiveness which in turn depends on community benefits, density, style of surrounding houses, supporting activities and competition from other developments for similarly priced sections. It is therefore very difficult to determine the appropriate amount of time within which each stage should be undertaken.

Restricting supply until a certain time has elapsed effectively restricts supply of sections, which may drive up prices. This option is unable to respond to the market and could result in inefficiencies whereby the uptake of sections has been faster than anticipated and a time delay is created before the next stage of the development can proceed. This imposes costs on the developers and Council in that the demand for sections is not being utilised to assist in meeting the costs of infrastructure provision.

Efficiency

The costs outweigh the benefits and therefore this option is inefficient.

Effectiveness

While this option would be effective in ensuring that the development progresses in stages it would not necessarily be effective in achieving other key objectives, including the timely provision of infrastructure and the creation of an attractive and affordable development.

Risks

The Plan Change aims to provide for Kingston's growth over the next 30 years, with the uptake of land dependent on a range of variables. Changes in the market are difficult to project, and over a thirty year time frame it is likely that there will be times when the market is strong and other times when it is weak. Attempting to predict this and apply restrictions based on such predictions is risky and is likely to result in an inefficient use of land.

Appropriateness

Given the risks associated with this option it is not considered appropriate.

9.5.6 Option 6: Undertake a series of Plan Changes that require staging

Explanation

This option involves undertaking a series of plan changes, effectively restricting development to stages based on plan change approval.

Benefits

The development would proceed in clear stages. The potential for scattered development across the site could be avoided, given that development outside of each stage would require resource consent under the Rural General Zone.

Costs

The plan change process is likely to be cumbersome and potentially costly and this option has difficulties similar to option 5 in that the stages are not related to uptake and therefore could result in a shortfall of supply if the market moves faster than the plan change process.

Given that it is clear that the 88 hectares can absorb development and a clear structure for that development has been established through the master planning process the reasoning for undertaking separate plan changes would be difficult to justify and resource consents may be lodged prior to plan change approval.

This option would be costly to the developer given that instead of just one plan change they would have to undertake a number of them, each plan change would require adequate consultation and analysis.

Efficiency

This option is inefficient. The costs of requiring separate plan changes for each stage of development exceed the benefits of such an approach.

Effectiveness

This option would be effective in ensuring staged development. However it may pose difficulties in achieving other objectives for the Zone, in particular timely provision of infrastructure and the establishment of a clear development structure comprising a range of section sizes, areas of open space and a clear roading pattern. If demand outstrips supply (given that supply depends on plan change processes) prices could increase and demand be placed on those areas of the site that are yet to be rezoned for urban development. Given that these sites would be able to absorb development it may be difficult to reject consent applications and such consents, if approved, have the potential to be inconsistent with the overall structure of the Zone.

Risks

There is a risk that the plan changes would lag behind demand. As identified above this may increase the price of the sections within the completed stage, impose costly time delays on the developer and could result in demand for land yet to be rezoned, thus creating a risk of scattered development enabled through resource consent applications rather than a comprehensive plan change.

Appropriateness

Attempting to control the release of stages of the development by way of a sequence of plan changes is not appropriate. It is not efficient and may not be effective in achieving a staged development.

9.5.7 Option 7: Link staging of development to the provision of community facilities or commercial development.

Explanation

This option involves linking stages of development that can occur to the provision of community facilities. This is useful as a means of ensuring that community facilities are provided as the development progresses so that existing and new residents can gain benefit. This option also involves linking stages of development to commercial activity within the existing Township.

Benefits

Ensuring that community benefits are achieved as the development progresses, rather than at a later stage, is positive in that it helps create an attractive development and provides community benefits to existing and new residents.

Costs

Requiring the provision of community facilities at each stage of the development would impose costs on the developer and may require capital expense prior to the sale of any sections. Care would therefore have to be taken to ensure that the requirements for community facilities at each stage of development are realistic from an economic perspective.

Linking the staging of development to commercial activities is problematic given that it relies on separate landowners within existing Kingston Township to undertake development; development that is unlikely prior to a critical mass being established. Trying to link the number of residential lots to the amount of commercial activity would be extremely difficult because the ratio of houses to commercial activities is affected by a range of variables including distance to other centres, nature of development and the nature of residents (e.g. amount of visitor accommodation, amount of young families).

This option does not address speculation on sections or houses.

Efficiency

Requiring some provision of community facilities in each stage of development is efficient in that while it imposes costs on the developer they receive the benefits as provision of community facilities increases the attractiveness of the development.

Linking staging to the provision of commercial activities is not efficient. It involves picking a number of units to correlate to the amount of commercial activities and relies on too many variables to be able to be implemented successfully and in a way that is efficient.

Effectiveness

Requiring a level of community benefit as the development progresses is effective in achieving the objectives for the Plan Change regarding amenity values. This is subject to ensuring the level of community facilities required is economically feasible within each stage of the development. However, this option would not be effective in avoiding speculation on sections or houses.

Requiring that development is staged based on commercial activities is unlikely to be effective in achieving the Plan Change objectives because of the variables involved in determining the ratio between commercial and residential activities and the potential restrictions this may place on the success of the Zone.

Risks

As identified above, there is a risk that the amount of community facilities required at each stage is unfeasible. Because it is difficult to determine the level of commercial development that should be required before further stages of development can proceed is very difficult there is a risk that the staging would be restricted to a point where demand exceeds supply.

Appropriateness

Linking staging to the provision of community facilities such as walkways, recreation areas and open space is appropriate. Linking staging to potential commercial development is not appropriate.

9.5.8 Conclusions – what option is the most appropriate?

It is clear that in order to achieve a successful development it should be staged. The Plan Change could result in a large supply of residential sites to accommodate growth over an extended period of time and it is important that this supply is provided as demand requires, but that there is certainty into the future so that speculation is avoided.

To a large extent staging will likely occur without regulatory intervention for the following reasons.

- Cost of providing infrastructure:

It is estimated that the costs of providing infrastructure to the Zone will be in the order of \$50 million. Therefore providing infrastructure across the site prior to sections being sold is not economically feasible. Sites can not be developed until they are serviced, this places an immediate control on the progress of development.

- Amenity

In order for the Zone to be successful the developers need to create an attractive settlement at the right price. This will ensure that development proceeds in a staged manner so that sections that are on the market are fully serviced and the roading etc is landscaped and attractive. Allowing scattered development across the site does little to create an attractive and economically viable development.

- Demand

The developers will be careful to balance the supply of sections with demand. Given the findings of the Kingston Township Population Projections (Appendix 2.10) that demand will depend to a large extent on property prices the developers are unlikely to over-price sections, and will stage development so that demand does not outstrip supply and vice versa.

It is concluded that staging of the development will likely occur without significant intervention. However, in order to avoid the potential adverse effects that could occur if the development were not staged, provisions could be included within the Plan that enable the Council to place conditions on subdivision consents that require staging in accordance with an agreed staging plan. The staging plan would not link stages of development to dates or percentage of area developed, but would provide guidance on how the development should progress, and the community benefits and amenity that should be provided within each stage.

The potential benefits derived from more restrictive staging mechanisms in terms of affordability are uncertain and may run counter to other Plan Change objectives, such as the provision of community amenities and infrastructure. Imposing rules that restrict the progress of development for the purposes of staging is risky and is not necessary.

It is therefore recommended that the following staging plan is included within subdivision guidelines, which will be referred to within the subdivision provisions. This staging plan will guide the assessment of subdivision consents, identifying how the development is anticipated to proceed, and identifying the community benefits that will be achieved within each stage.



10.0 DETAILED METHODS ANALYSIS

10.1 The following tables provided detailed analysis of each of the methods proposed for the various activities and buildings within the Zone. This provides a linkage between the methods proposed and the policies which they support, and assist in achieving.

10.2 ACTIVITIES

The following table identifies the activities anticipated within the Zone, and their proposed activity status. The text in the right hand column provides an explanation of the reasoning for each activity status, identifying why it is considered the most appropriate in achieving the purpose of the Act.

Rule	Explanation
Visitor Accommodation	
<p>Controlled Activity in the Visitor Accommodation Precinct with respect to:</p> <ul style="list-style-type: none"> - External Appearance of Buildings - Setback from Internal Boundaries - Setback from Roads - Access - Landscaping - Screening of Outdoor Storage and Parking Areas - Hours of operation - Signage 	<p>Visitor Accommodation activities are anticipated within Activity Area 1a where it fronts the golf course or green linkage park and where it is located towards the centre of the Zone, providing vibrancy and focus. Being located along key transport linkages it is also well connected to the existing Kingston township. Controlled activity status enables the Council to control the design of the built form, and ensure the parking and landscaping within the site are appropriate such that the amenity of both the site and surrounding environment are maintained.</p> <p>The matters over which control is reserved aim to ensure that the buildings and activities are compatible with the surrounding residential environment. While matters such as setbacks are managed through site and zone standards it may still be necessary to consider them as part of the controlled activity resource consent.</p>

	<p>Control is reserved over signage so that it can be considered as part of the overall design. Signage is otherwise a permitted activity (subject to meeting the zone standards within Part 18 of the Plan) and it is therefore important that the design of signage is considered when design and external appearance of the buildings is being assessed.</p> <p>Providing for visitor accommodation within a Visitor Accommodation Precinct as a controlled activity helps to achieve, and is supported by, Policies 1.1 and 1.5, which read:</p> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Kingston Village Special Zone Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Provides for visitor accommodation activities within the Visitor Accommodation Precinct;</i> <p><i>1.5 To concentrate visitor accommodation activities within the Visitor Accommodation Precinct, and avoid its establishment in other areas of the Zone.</i></p>
<p>Non-complying Activity, except within the Visitor Accommodation Precinct.</p>	<p>A key focus of the Zone is to provide affordable residential housing options. Often house prices increase where residential activities are competing with visitor accommodation activities. Given the aim of Activity Area 1 to provide for residential activities, it is important that visitor accommodation is restricted. Non-complying activity status reflects the fact that visitor accommodation is not anticipated in these areas and ensures that they are focused within the most appropriate location, which has been defined by the Visitor Accommodation Precinct.</p> <p>Activity Area 2 is located at the western end of the site. Visitor accommodation is not appropriate in this location given its need to be at the centre of the zone and to be well connected to the existing Kingston Township. In addition, it is important that employment related activities are encouraged, and that reverse sensitivity issues are avoided and competition for space is not created (e.g. between residential or employment activities and visitor accommodation).</p> <p>Restricting visitor accommodation throughout the Zone (except for the visitor accommodation precinct) helps achieve, and is supported by, Policies 1.1 and 1.5, which read:</p> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Kingston Village Special Zone Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Provides for visitor accommodation activities within the Visitor Accommodation Precinct;</i> <p><i>1.5 To concentrate visitor accommodation activities within the Visitor Accommodation Precinct, and avoid its establishment in other areas of the Zone.</i></p>
Buildings	
<p>All buildings are permitted in Activity Area 1 (subject to site and zone standards)</p>	<p>The Zone is ultimately a residential environment, respecting and building on the character of the existing Kingston township. As such, it is appropriate that buildings are permitted, subject to meeting site and zone standards. This enables a mix of built form and character to emerge as the Zone is developed.</p> <p>Non statutory guidance on building design is provided to encourage design that reflects local character. See Appendix 1.3</p>

	<p>This method assists in achieving, and is supported by, Objective 2, which reads:</p> <p><i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p>
<p>All buildings controlled within Activity Area 2 in respect of:</p> <ul style="list-style-type: none"> - External appearance and visual impact on streetscape - Landscaping - Access and parking - Scale of building and future activities. - Signage 	<p>This activity status recognises that buildings are anticipated within this Activity Area (employment), but because of the nature of the potential activities and their need for larger buildings it is necessary to enable the Council to place conditions on ultimate design and location of the buildings.</p> <p>By listing clearly the matters over which the Council has control the developer has a clear understanding of the matters that will be considered and can be guided by the relevant objectives and policies and the assessment matters for buildings.</p> <p>Control is reserved over signage so that it can be considered as part of the overall design. Signage is otherwise a permitted activity (subject to meeting the zone standards within Part 18 of the Plan) and it is therefore important that the design of signage can be considered when design and external appearance of the buildings is being assessed.</p> <p>This rule assists in achieving, and is supported by, Objective 6 and Policies 1.1, 6.2, 6.3 and 6.5</p> <p>Objective 6 <i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i> - Provides employment opportunities</p> <p>6.2 <i>To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p> <p>6.3 <i>To encourage landscaping and site development that reduces the visual effects of built form associated with employment activities.</i></p> <p>6.5 <i>Where possible, to use design elements to visually break up the bulk of large buildings into a collection of smaller elements.</i></p>
<p>Discretionary within the Village Club House Precinct (Activity Area 4a)</p> <p>In respect of:</p> <ul style="list-style-type: none"> (a) External Appearance of Building, including bulk and location and signage (b) Future uses enabled by building design (c) Landscaping (d) Access and car parking. 	<p>Given its location at the centre of the Zone and its community focus the development of this site into a community facility will be important to the character and amenity of the Zone. If designed appropriately the building will become an asset for the Kingston settlement into the future.</p> <p>The restricted discretionary activity status enables the Council to decline the consent if the design is inappropriate, reflecting the importance of the site and also the potential scale of the building. The discretionary activity rule will be supported by assessment matters that will help guide the future design of the built form.</p> <p>This rule assists in achieving, and is supported by, Objective 5 and associated Policy 5.4 and Policy 2.8, which read:</p>

	<p><i>Provision of high quality community facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p>
<p>Non-complying in Activity Area 4, except</p> <ul style="list-style-type: none"> - buildings within the Village Club House Precinct (Activity Area 4a); - playground equipment; and - Public toilets 	<p>Activity Area 4 provides for recreation activities within an open space environment. The Village Club House Precinct provides for built form that supports the golf course and is located in order to achieve a community hub at the centre of the Zone.</p> <p>It is noted that buildings for utilities purposes are a controlled activity (see rule 17.2.3.2(iii)).</p> <p>Depending on its size playground equipment may constitute a building, therefore it is necessary to exclude such equipment from the non-complying activity rule. Likewise bridges across swales may be necessary however it is unlikely that they would be of a size that constitutes a building (as opposed to a structure).</p> <p>The non-complying rule for buildings within Area 4 assists in achieving, and is supported by, Policy 5.3 which reads:</p> <p>5.3 <i>To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.</i></p>
<p>Garages at right angles to the street</p>	
<p>Controlled activity within Activity Area 1</p> <p>Garages located between the road setback and the front façade of the dwelling and that are at right angles to the street in respect of</p> <ul style="list-style-type: none"> - landscaping - external appearance and treatment of the façade facing the road. 	<p>Garages that dominate the street boundary should be avoided so that a positive relationship can be established between the private and public realm. However, it is recognised that enabling some garages that are located in front of the front façade of the dwelling and are at right angles to the street may be appropriate. Requiring controlled activity for this situation ensures that it will not happen in every allotment, so that streets do not become lined with the sides of garages, and also enables the Council to ensure that appropriate treatment of the side of the garage is undertaken.</p> <p>Controlled activity status for garages at right angles to the street assists and is supported by Policy 2.5, which reads:</p> <p>2.5 <i>To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not used in Areas 1b and 1c, through setting garages back further from the road boundary than the front façade of the dwelling.</i></p>
<p>Outdoor Storage</p>	
<p>Controlled within Activity Area 2, any outdoor storage areas located within the road setback in respect of:</p>	<p>This rule is consistent with the rules for business zones; controlling potential adverse effects from activities located within the street setback. The definition of outdoor storage reads:</p> <p><i>Means land used for the purpose of storing vehicles, equipment,</i></p>

<ul style="list-style-type: none"> - External appearance and visual impact on streetscape; - The nature and scale of activities; - Landscaping; - Access and parking. 	<p><i>machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.</i></p> <p>This rule assists in achieving, and is supported by, Objective 6 and Policies 6.2 and 6.3, which read:</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised</i></p> <p>The relevant policies read:</p> <p><i>6.2 To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p> <p><i>6.3 To encourage landscaping and site development that reduces the visual effects of built form associated with storage and employment activities.</i></p>
<p>Education facilities</p>	
<p>Controlled Activity within Activity Area 3 in respect of:</p> <ul style="list-style-type: none"> - Location and site layout - External appearance of buildings including signage - Parking, loading and access - Landscaping 	<p>While education facilities are supported within the Zone they have the potential to cause adverse effects on the surrounding residential areas if not managed appropriately. Controlled activity status enables the Council to control those effects by imposing conditions on consent while recognising that educational activities should be encouraged and are anticipated in the Zone.</p> <p>The definition of education facilities reads: <i>Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.</i></p> <p>Because the definition of education facilities includes buildings the controlled activity status enables consideration of external appearance of the buildings constructed for educational facilities.</p> <p>Note that previously it was suggested that education facilities are controlled in Activity Area 4a. However, this would be inconsistent with the discretionary activity rule for buildings, in that buildings for the purposes of education facilities would have a different activity status to buildings for community facilities. Making all buildings within Activity Area 4a a discretionary activity without differentiation between education and other facilities provides greater clarity and better enables design controls within this central location.</p> <p>The matters over which control is reserved have been selected to enable consideration of important design aspects.</p> <p>Providing for education facilities within Activity Area 3 as a controlled activity assists in achieving, and is supported by, Policy 1.1 and Objective 5 and Policies 5.1 and 5.5 which read:</p> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i> <ul style="list-style-type: none"> - <i>Enables the provision of education facilities.</i> </p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p><i>5.1 To provide a range of open space, recreation, community and</i></p>

	<p><i>educational facilities as the development progresses, consistent with the Structure Plan.</i></p> <p>5.5 <i>To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.</i></p>
<p>Discretionary Activity in Activity Areas 1 and 2</p>	<p>Activity Area 1 provides primarily for residential activities, along with non-residential activities of a nature and scale appropriate to the residential amenity. The discretionary activity status recognises that these activities are appropriate where adverse effects can be effectively managed, and enables education facilities such as kindergartens to establish. Note that day care facilities are defined separately to education facilities, and are discussed below.</p> <p>Activity Area 2 provides for employment activities, therefore education facilities may be appropriate but their location here needs to be assessed in terms of potential reverse sensitivity issues, safety and access, and also the fact that Activity Area 2 is located where there is little solar access.</p> <p>It is noted that further consideration of the definition of education facilities shows that it includes buildings; and therefore buildings for the purposes of education facilities would become discretionary rather than non-complying within Activity Area 4. This would be an unanticipated outcome and is not appropriate. Therefore Area 4 is excluded from this discretionary activity rule.</p> <p>This rule assists in achieving, and is supported by, Policies 1.1, 1.4, and Objective 5 and Policy 5.1 which read:</p> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i> <i>- Enables the provision of education facilities.</i></p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
Day Care Facilities	
<p>Permitted</p>	<p>Note that day care facilities are defined separately to education facilities, and the definition of day care facility reads: <i>Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.</i></p> <p>Consistent with other residential zones in the District, it is proposed that day care facilities are permitted, subject to site and zone standards (in particular restrictions on noise, hours of operation and nature and scale of activities). This assists in achieving Policy 1.4, which reads</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
Comprehensive Housing	
<p>Discretionary within Activity Area 1a</p>	<p>For the purposes of this rule comprehensive housing is defined as follows: <i>For the purposes of this rule comprehensive housing means a</i></p>

	<p><i>comprehensively planned and designed collection of two or more residential units where:</i></p> <ul style="list-style-type: none"> <i>(a) the building and subdivision consents are submitted concurrently</i> <i>(d) the net area of the site containing all residential units is 1000m² or larger</i> <i>(e) the minimum net area for each residential unit is no less than 200m²</i> <p>The discretionary activity rule can be used to ensure that comprehensive housing is designed appropriately both in terms of layout and bulk and location but also in terms of design and external appearance. This level of control is appropriate given the additional level of density that can be achieved and the importance of balancing this increased density with the need to retain amenity values.</p> <p>This Rule assists in achieving, and is supported by, Policies 2.6 and 2.8 which read:</p> <p>2.6 <i>To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p> <p>See also Section 8.3 of the Section 32 analysis which provides a detailed analysis of the provisions for comprehensive housing.</p>
<p>Non-complying within Activity Area 1b and 1c</p>	<p>Comprehensive housing enables higher density development than otherwise anticipated and is appropriately absorbed into Activity Area 1a where it can gain benefits from nearby open space and can best be absorbed into the site. To ensure a variety in section sizes and a clear structure and framework for the Zone it is appropriate that comprehensive housing is non-complying within Areas 1b and 1c, reflecting the fact that such a level of density is not anticipated within these areas.</p> <p>Restricting higher density forms of development within Areas 1b and 1c assists in achieving, and is supported by, Policies 1.1 and 2.2 which read:</p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> <i>- Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>2.2 <i>To provide a range of site sizes as follows:</i></p> <ul style="list-style-type: none"> <i>- Activity Area 1a comprehensive housing and sections between 350m² and 500m²</i> <i>- Within Activity Area 1b sections between 450m² and 700m²;</i> <i>- Within Activity Area 1c sections between 700m² and 900m².</i>

Retirement villages	
Discretionary within Activity Area 1a	<p>Retirement villages are defined in the District Plan as follows:</p> <p><i>Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.</i></p> <p>Retirement villages provide a useful function and can be absorbed within the higher density areas of the site, where they can gain benefit from open space and locations towards the centre of the Zone. Given that a number of units would be provided within each site they are restricted to locating within Area 1a. Discretionary activity status is proposed given the potential effects that could result from the higher intensity use and the need to assess the activity in terms of traffic, site layout and design so that any potential adverse effects on amenity values are avoided, remedied or mitigated. Because of the breadth of matters that should be considered when assessing applications for retirement villages it is appropriate that they are assessed as a full discretionary activity.</p> <p>Provisions for retirement villages assists in achieving, and is supported by, Policy 2.6, which reads:</p> <p><i>2.6 To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p>
Non-complying within Activity Areas 1b and 1c	<p>Given the higher intensity of use associated with retirement villages they are not anticipated within Areas 1b and 1c.</p> <p>This method assists in achieving, and is supported by, Policy 2.6, which reads:</p> <p><i>2.6 To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p>
Commercial activities	
Permitted within Activity Area 1 and 3	<p>This permitted activity status needs to be read in conjunction with the proposed site and zone standards, which restrict the Gross Floor Area (GFA) and Full Time Equivalents (FTE) for commercial activities (site and zone standard for nature and scale of activities). This approach is consistent with that taken in the residential zones of the District and reflects the fact that small scale activities are less likely to cause adverse effects on the residential environment than activities of a larger scale. However this differs to the Township Zone.</p> <p>Commercial activities are discretionary in the Township Zones. Given that the definition of commercial activity includes offices, offices can not establish within residential dwellings. The definition of office is: <i>Means any of the following:</i> - <i>Administrative offices where the administration of any entity, whether</i></p>

	<p><i>trading or not, and whether incorporated or not, is conducted;</i> <i>- Commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted;</i> <i>Professional offices.</i></p> <p>Activity Area 1 provides primarily for residential activities. Given the potential effects from commercial activities it is appropriate that they are restricted by way of site and zone standards controlling noise, nature and scale of activities, hours of operation and parking and traffic. However, if they comply with these standards they are considered appropriate, and the permitted activity status helps ensure that the zone can provide live-work opportunities.</p> <p>It is considered more important to achieve a live-work environment and enable the establishment of home offices, which is an objective for the Zone, rather than retain consistency with the existing Township Zone provisions.</p> <p>It is noted that if commercial activities were subject to controlled or discretionary activity resource consent home occupations would remain a permitted activity. The definition of home occupations reads:</p> <p><i>Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay.</i></p> <p>Enabling commercial activities as permitted (subject to site and zone standards) means that such activities could employ one FTE in addition to the person living on site.</p> <p>Permitting commercial activities (subject to site and zone standards) helps achieve Objective 1 and associated Policy 1.4, which read:</p> <p><i>The Kingston Village Special Zone is developed comprehensively, providing a range of activities in a form and location that achieves a legible, safe and attractive living environment.</i></p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
<p>Controlled within Activity Area 2</p>	<p>The definition of commercial activities reads: <i>Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation and homestays.</i></p> <p>While it is recognised that Kingston 2020 identified two commercial areas outside of the Kingston Village site, it has been recognised that the Kingston Village site should provide for employment activities. This has been proposed within Activity Area 2. Employment activities encompasses commercial activities, such as offices. In addition, employment activities often demand supporting commercial activities, such as food bars. The controlled activity status recognises that commercial activities are anticipated within this area, but they may be subject to controls.</p>

	<p>Controlled activity status for commercial activities helps achieve, and is supported by, Objective 6 and Policy 6.1, which read:</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised</i></p> <p>6.1 To provide an employment zone that</p> <ul style="list-style-type: none"> - complements the expanded settlement of Kingston; - provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment; - is designed and located such that potential reverse sensitivity effects are minimised; - Encourages the location of employment opportunities within Kingston that support live-work opportunities.
<p>Discretionary in Activity Area 4a</p>	<p>The primary purpose of the village club house precinct is to provide community facilities. However, it is recognised that some commercial activities supporting the community facilities may be appropriate, if of an appropriate nature and scale. The discretionary activity status enables the Council to decline consent if the activity does not provide for the outcomes anticipated for this site. It is noted that community facilities, which are permitted, are defined as:</p> <p><i>Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</i></p> <p>Requiring discretionary activity consent for commercial activities in Area 4a helps achieve and is supported by Policy 5.4 which reads:</p> <p>5.4 To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</p>
<p>Non-complying in Activity Area 4, except Activity Area 4a</p>	<p>Activity Area 4 provides for open space and recreational activities. Commercial activities are not anticipated.</p> <p>Non-complying activity status helps achieve, and is supported by, Policy 5.3, which reads:</p> <p>5.3 To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.</p>
<p>Commercial Recreational Activities</p>	
<p>Controlled in Activity Area 2</p>	<p>The definition of commercial recreation activities reads: <i>Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.</i></p> <p>Given the nature of Activity Area 2, the potential effects associated with commercial recreation activities can be appropriately managed via controlled activity consent. It is envisaged that this could provide the</p>

	<p>meeting place, storage etc for activities such as abseiling, climbing etc. The controlled activity status enables conditions to be placed on the activity in terms of landscaping, nature and scale of activities, and external appearance of buildings. Any noise effects would be managed by the zone standard.</p> <p>Controlled activity status helps achieve, and is supported by, Policies 6.1 and 6.2, which read:</p> <p>6.1 <i>To provide an employment zone that</i></p> <ul style="list-style-type: none"> - complements the expanded settlement of Kingston; - provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment; - is designed and located such that potential reverse sensitivity effects are minimised; - Encourages the location of employment opportunities within Kingston that support live-work opportunities. <p>6.2 <i>To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p>
<p>Discretionary in Activity Area 1, 3 and 4</p>	<p>Discretionary activity status enables the Council to assess any commercial recreation activity on its merits and where necessary to decline or impose conditions on consent.</p> <p>The primary purpose of Activity Area 4 is to provide for recreational activities, open space and public facilities. Commercial recreation activities involve paying clients and care needs to be taken that they don't adversely affect the ability of the local community to access the open space resource.</p> <p>Commercial recreation activities are likely to involve the gathering of clients, which implies effects such as noise and parking issues. Given the potential effects it is appropriate that these activities are managed through the resource consent process.</p> <p>The discretionary activity status helps achieve, and is supported by, Policies 5.1 and 5.3, which read:</p> <p>5.1 <i>To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.</i></p> <p>5.3 <i>To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.</i></p>
Residential activities	
<p>Permitted within Activity Area 1 and 3.</p>	<p>Activity Area 1 provides primarily for residential activities. Permitted activity status reflects the need to enable residential development without imposing the time and cost delays associated with resource consent requirements. The site and zone standards provide parameters to ensure basic amenity values are achieved.</p> <p>The existing character of Kingston is eclectic and to a large part this results from the choices of individual landowners. The need to enable individuality and flair is tempered by the need to achieve a level of amenity. To achieve both amenity and character the permitted activity status is assisted by a set of design guidelines and the site and zone</p>

	<p>standards.</p> <p>The permitted activity status within Activity Area 3 reflects the fact that residential activities are subject to site and zone standards; these ensure that until 15 years has passed and there is no proven demand for education facilities, residential activities are non-complying within Activity Area 3.</p> <p>Permitted activity status for residential activities within Activity Area 1 helps achieve, and is supported by, Objective 2 and Policies 2.3, 2.4, 2.8, 2.9 and 2.10, which read:</p> <p><i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p>2.4 <i>To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p> <p>2.9 <i>To encourage the use of energy efficient building material, including high levels of insulation, and design lot layout and built form to achieve passive and active solar energy collection.</i></p> <p>2.10 <i>To encourage a variety of one and two storey dwellings throughout the Zone.</i></p>
<p>Non-complying within Activity Areas 2 and 4</p>	<p>Because of potential reverse sensitivity issues locating residential activities within the employment area could hinder the operation of industrial activities. Whereas custodial units are allowed within the Business and Industrial Zones they are not enabled within Area 2. This is because of the close proximity of the residential area and the ability for persons to live within walking distance to the employment area while residing within a residential zone.</p> <p>Activity Area 4 provides for open space, where residential activities are not anticipated.</p> <p>Non-complying activity status for residential activities within Areas 2 and 4 help achieve and are supported by Policy 5.3 in regard Area 4 and Policy 6.8 in regard to Area 2.</p> <p>5.3 <i>To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.</i></p> <p>6.8 <i>To avoid the location of residential activities within Activity Area 2.</i></p>

Premises Licensed for the Sale of Liquor	
Discretionary activity within Activity Areas 1 and 4a	<p>The sale of liquor would usually be controlled as part of a commercial activities. However, in this case commercial activities are proposed as a permitted activity within Activity Area 1 and it is therefore appropriate that premises licensed for the sale of liquor are managed in order to reduce potential adverse effects on what is primarily a residential environment. This rule is consistent with the discretionary activity status for this activity within the existing Township Zone.</p> <p>It is noted that this activity falls within the controlled activity rule for commercial activities within Activity Area 2, and additional control is therefore not necessary.</p> <p>Discretionary activity status helps achieve and is supported by Policy 1.4, which reads:</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities where they are compatible with the character and qualities of the residential area and residential health and safety</i></p>
Non-complying activity within Activity Area 3	<p>Activity Area 3 provides for educational activities; and therefore premises licensed for the sale of liquor are not anticipated.</p> <p>Non-complying activity status helps achieve and is supported by Policies 1.1 and 1.4, which read:</p> <p><i>2.1 To ensure that subdivision and building design occurs in general accordance with the Kingston Village Special Zone Structure Plan, and that it</i> <i>- Enables the provision of education facilities.</i></p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
Industrial and Service Activities	
Permitted within Activity Area 2	<p>The purpose of Activity Area 2 is to enable service and industrial activities to support the Kingston Township, in order to enable a live-work community and reduce the need for travel between Kingston and Queenstown.</p> <p>The definition of industrial activity reads: <i>Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.</i></p> <p>The definition of service activity reads: <i>Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.</i></p> <p>The location of Area 2 assists in avoiding or mitigating potential visual and noise effects, and provides future employment opportunities. While there may be some traffic effects created by heavy vehicles accessing Area 2 along the Greenway these effects can be managed through design of the Greenway, and given the size of Area 2, and of the surrounding population the traffic numbers will not be significant.</p> <p>The benefits of enabling industrial and service activities within Area 2 outweigh the potential costs associated with future traffic movements. Other potential effects are managed through site and zone standards, for example, standards controlling noise and glare.</p>

	<p>Permitted activity status assists in achieving and is supported by Objective 6, which reads:</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p>
<p>Non-complying within Activity Areas 1, 3 and 4</p>	<p>Service and industrial activities have the potential to cause adverse effects that are not anticipated within residential zones; even if they are able to meet site and zone standards they can still adversely affect the amenity values of the residential environment.</p> <p>Non-complying activity status assists in achieving and is supported by Policies 1.4 and 1.6, which read:</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p> <p><i>1.6 To locate industrial and service activities within Activity Area 2.</i></p>
<p>Factory farming, Forestry activities, Mining and Airports</p>	
<p>Non-complying</p>	<p>These activities are not appropriate within or adjacent to a residential zone, and are therefore not anticipated. This activity status is consistent with other residential zones.</p> <p>Non-complying activity status assists in achieving and is supported by Policies 1.4 and 6.1, which read:</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p> <p><i>6.1 To provide an employment zone that</i></p> <ul style="list-style-type: none"> - <i>complements the expanded settlement of Kingston;</i> - <i>provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;</i>
<p>Residential flats</p>	
<p>Permitted</p>	<p>Residential flats are encompassed by the definition of residential activity. The definition requires that they are within the residential unit, implying that they can not be detached, however, it is noted that the residential unit includes accessory buildings and therefore this enables the provision of residential flats above the garage.</p> <p>Residential flats are a positive means of achieving additional accommodation within a site and can be used for additional rental income or to accommodate family or guests. They are subject to the site and zone standards and therefore do not result in an increase in density or built form.</p> <p>Given that residential activities are non-complying within Activity Area 2, there is no need to include a non-complying rule for residential flats.</p> <p>Permitting residential flats assists in achieving Policy 2.6 which reads:</p> <p><i>2.6 To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling</i></p>

	<p><i>comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity</i></p>
<p>Panelbeating, spray painting, motor vehicle dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing</p>	
<p>Prohibited, except within Activity Area 2</p>	<p>These activities have the potential to cause significant adverse effects and are in no circumstances anticipated within the residential areas of the District, even if they are of a small scale.</p> <p>Activity Area 2 provides for these activities, subject to site and zone standards controlling noise, nature and scale of activities and hours of operation and the restricted discretionary consent for the activity which reserves control over traffic generation.</p> <p>Prohibiting the listed activities within Areas 1, 3 and 4 assists in achieving, and is supported by, Objective 1 and Policies 1.4 and 6.1 which read:</p> <p><i>The Kingston Village Special Zone is developed comprehensively, providing a range of activities in a form and location that achieves a legible, safe and attractive living environment.</i></p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p> <p>6.1 <i>To provide an employment zone that</i></p> <ul style="list-style-type: none"> - <i>complements the expanded settlement of Kingston;</i> - <i>provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;</i> - <i>is designed and located such that potential reverse sensitivity effects are minimised.</i>
<p>Any activity requiring an Offensive Trade License under the Health Act 1956</p>	
<p>Non-complying in Activity Area 2</p>	<p>Activities requiring an offensive trade license include:</p> <p><i>Blood or offal treating, Bone boiling or crushing, Collection and storage of used bottles for sale, Dag crushing, Fellmongering, Fish cleaning, Fish curing, Flax pulping, Flock manufacturing, or teasing of textile materials for any purpose, Tanning, Nightsoil collection and disposal, Refuse collection and disposal, Septic tank desludging and disposal of sludge, Slaughtering of animals for any purpose other than human consumption, Storage, drying, or preserving of bones, hides, hoofs, or skins, Tallow melting, Wood pulping, Wool scouring.</i></p> <p>While many of these activities are not anticipated within Activity Area 2, some may, in some circumstances, be appropriate. For example, collection and storage of used bottles, refuse collection and disposal. In most cases these activities would be inappropriate which warrants the non-complying activity status is warranted.</p> <p>Non-complying activity status assists in achieving and is supported by Policies 6.1 and 6.2, which read:</p> <p>6.1 <i>To provide an employment zone that</i></p> <ul style="list-style-type: none"> - <i>complements the expanded settlement of Kingston;</i> - <i>provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;</i>

	<p>- is designed and located such that potential reverse sensitivity effects are minimised.</p> <p>6.2 To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</p>
<p>Prohibited in Activity Areas 1, 3 and 4</p>	<p>As identified above, these activities have the potential to cause significant adverse effects, and are in no circumstances appropriate for residential areas.</p> <p>Prohibiting these activities within Areas 1, 3 and 4 assists in achieving Policy 1.4, which reads:</p> <p>1.4 To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</p>
<p>Planting of wilding tree species</p>	
<p>Prohibited activity to plant the following: Pinus radiata Pinus muriata Pinus contorta Pinus ponderosa Pinus sylvestris Pinus nigra Douglas Fir All Eucalyptus varieties</p>	<p>This rule is consistent with those applied in rural zones of the District and reflect the importance of avoiding wilding tree spread throughout the rural environment.</p> <p>Prohibited activity status assists in achieving the District Wide Policy 4.2.1.5, which reads:</p> <p>1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.</p>

10.3 SITE STANDARDS

The following table identifies the site standards proposed for the Kingston Village Special Zone, and provides an explanation of why each standard is considered the most appropriate in the context of achieving the purpose of the Act.

If any site standard is not met a discretionary activity resource consent is required. This enables the Council to consider the effects of such an activity, and approve subject to conditions, or decline if adverse effects can not be adequately avoided, remedied or mitigated. It is noted that activities that do not comply with a site standard are assessed in regard to only that part of the activity that does not comply with the standard (i.e. discretion is reserved to the non-compliance).

Site Standard	Explanation
<p>Site Density</p>	
<p>i. Site Density No more than one residential unit shall be permitted on any site except: - comprehensive housing and retirement villages approved pursuant to Rule .2.3.3(vi)</p>	<p>Density can be controlled through both the subdivision standards in terms of the size of the allotment, and through land use through controlling the number of residential units within each allotment.</p> <p>Within the existing low and high density residential zones subdivisions are exempt from the minimum allotment size where there are two or more dwellings already on the site. This means that density can be increased beyond what is anticipated by the minimum allotment size, particularly in the high density residential zone. Density is managed in the low density residential zone by imposing a zone standard for site density that allows only one dwelling per 450m². In effect, combined</p>

	<p>with the exemption from the minimum allotment size, if dwellings are built first the minimum allotment size is 450m² (rather than 600m²)</p> <p>It is proposed for the Kingston Village Special Zone that the exemption from the minimum allotment size only applies to comprehensive housing and retirement villages. This is because the amount and location of a range of lot sizes has been established through detailed master planning and such an exemption would enable ad hoc development to occur that could be inconsistent with the structure and framework established for the Zone.</p> <p>The question then is whether, in addition to the minimum allotment size, a control on the number of units per allotment is necessary. Such a control would avoid the potential for two dwellings to be built within a site and then a subdivision application being lodged at a later date. Such a subdivision, while non-complying, may be difficult to decline given that the effects are already established. Having said this, the dwellings would still have to meet site and zone standards for building coverage, outdoor living space, setbacks etc. Building two small units within a site may reflect the character of Kingston (in terms of the size of buildings) and would help break up the built form.</p> <p>However, care would be needed to ensure that policies are in place to avoid the approval of non-complying subdivision applications (to separate the two dwellings) and to ensure that building coverage requirements are met. The character of Kingston is reflected through the range of lot sizes provided throughout the zone, and a site density rule is considered important as a means of avoiding the risk of an increase in density through unplanned and ad hoc applications to subdivide once dwellings are built.</p> <p>The range of densities already provided by the structure plan for the Special Zone means that enabling further density increases is not necessary or appropriate.</p> <p>This rule assists in achieving, and is supported, by Objective 1 and Policies 1.1 and 2.2 which read:</p> <p><i>The Kingston Village Special Zone is developed comprehensively, providing a range of activities in a form and location that achieves a legible, safe and attractive living environment.</i></p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>2.2 <i>To provide a range of site sizes as follows:</i></p> <ul style="list-style-type: none"> - <i>Activity Area 1a comprehensive housing and sections between 350m² and 500m²</i> - <i>Within Activity Area 1b sections between 450m² and 700m²;</i> - <i>Within Activity Area 1c sections between 700m² and 900m²</i>
Building coverage within Activity Area 1(c)	
<p>Building coverage within Activity Area 1(c)</p>	<p>It is important to establish a character within the Kingston Village Special Zone that respects the existing character of Kingston. The existing character is to a large part established through small dwellings</p>

<p>The maximum building coverage for all activities on any site within Activity Area 1(c) shall be 30%.</p>	<p>located within large sections. In order to achieve an efficient and sustainable use of land higher density is proposed within Activity Areas 1(a) and 1(b). In order to enable reasonably sized dwellings building coverage within these areas is the same or higher than what is required in the existing Kingston Township. This higher level of density and building coverage can be balanced by providing variety throughout the site by reducing the allowed building coverage within Area 1(c).</p> <p>A building coverage of 30% within sections above 700m² still enables a reasonably sized dwelling but requires future landowners to think carefully about appropriate house designs for Kingston, and hopefully avoid house designs that are not suited to the local setting and do not use the site efficiently.</p> <p>Restricting building coverage helps to encourage a variety of one and two storey dwellings. A two storey dwelling helps provide the desired floor space within the residence without spreading the built form across the site, and enables the retention of large open spaces around the dwelling.</p> <p>Requiring 30% site coverage as a site standard assists in, and is supported by, Objective 2 and Policies 2.4, 2.7 and 2.10 which read:</p> <p><i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p>2.4 <i>To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p> <p>2.7 <i>To promote an informal character and feeling of space by encouraging small dwellings and separating buildings from the street.</i></p> <p>2.10 <i>To encourage a variety of one and two storey dwellings throughout the Zone.</i></p>
<p>Setbacks from Roads</p>	
<p>Setbacks Activity Areas 1, 2, 3, 4 All buildings shall be setback at least 4.5m from the road boundary. Where the site is bordered by two road boundaries there shall be one setback of 4.5m and one of 3m.</p>	<p>Requiring a setback of at least 4.5m from the road boundary ensures that a reasonable level of space is provided between the building and the street. The character of Kingston is currently one of wide verges and significant distances between the road carriageway and dwellings and retaining the setback of 4.5m helps recognise this character, continuing the feeling of informality and space.</p> <p>While it is acknowledged that Kingston's existing character is difficult to replicate it should be respected and care taken to ensure that buildings do not crowd the street. This can be achieved through imposing setbacks, but also through attention to the street environment itself.</p> <p>Therefore while it is recognised that higher density areas are usually typified by smaller road setbacks this is not considered appropriate in Kingston. Design testing has been undertaken within small sites to establish that a front yard setback of 4.5m is achievable and desirable within even the smallest sites proposed.</p>

	<p>Consideration has been given to whether a smaller road setback could be imposed for sites accessed from the north, given that this would provide more space between the garage and dwelling for outdoor living space. However it may be difficult to implement such a rule given that streets are not aligned directly north-south. As identified above testing has been undertaken that illustrates that with a 4.5m setback good outdoor living areas that have solar access can be achieved. Illustrations of how this can be achieved are provided within the design guidelines.</p> <p>The road setback rule assists in achieving and is supported by Policies 2.3 and 2.7, which read:</p> <p><i>2.3 To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p><i>2.7 To promote an informal character and feeling of space by encouraging small dwellings and separating buildings from the street.</i></p>
<p>(b) Garage setbacks Within Activity Area 1 all garages and carports must be setback at least 1 metre from the front façade of the residential unit (i.e. the façade that faces the street). Except</p> <ul style="list-style-type: none"> - Garages approved pursuant to controlled activity rule 12.#.3.2(vi) 	<p>Clause (b) ensures that garages do not dominate the street frontage and assists in achieving a positive relationship between the private and public realm. If garages are set back from the front façade there is greater potential for the living areas of the dwelling to face the street, providing connection, surveillance and amenity. This requirement is important if the adverse effects associated with rows of garages fronting the street are to be avoided.</p> <p>Garages located in front of the dwelling that are at right angles to the street are not appropriate because they result in a blank wall along the street boundary and circumvent the opportunity to establish the relationship between private and public realms.</p> <p>This site standard assists in achieving, and is supported by, Policy 2.5 which reads:</p> <p><i>2.5 To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not practicable, through setting garages back further from the road boundary than the front façade of the dwelling.</i></p>
<p>(c) Setbacks from rear access lanes:</p> <ul style="list-style-type: none"> - Where the site has access to a rear access lane any garage must be accessed from that rear access lane. All residential units and garages shall be set back at least 2 metres from the rear lane boundary. 	<p>Clause (c) ensures that where rear access lanes are provided the garages are accessed from the rear lane, rather than from the street. This is effective in reducing the impact of garages on the street boundary, and therefore enabling the dwellings to front the street. A 2m setback is required between the garage and the rear access lane boundary to ensure that there is adequate turning space, and to enable a narrow carriageway, thereby reducing cost and area of hard surfacing.</p> <p>Setbacks from rear access lanes and the requirement for garages to be accessed from the rear lane assists in achieving, and is supported by, Policy 2.5, which reads:</p> <p><i>2.5 To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not practicable, through setting garages back further from the road boundary than the front façade of the dwelling.</i></p>

Setbacks from internal boundaries	
<p>Activity Area 1: one setback of 4.5m, one setback of 3m and one setback of 2m except</p> <ul style="list-style-type: none"> - where the site is accessed from a rear lane, in which case the setback from the rear lane shall be 2m and in addition there shall be one setback of 3m and one setback of 2m. 	<p>These setback requirements are consistent with the existing Township Zone provisions and ensure that adequate space is provided between buildings.</p> <p>Where rear access lanes are provided the rule requires a 2m setback from that rear lane, in addition to two other setbacks of 3m and 2m (i.e. side yard setbacks). This is more lenient than what is required where there is no rear lane, recognising the importance of encouraging rear lanes and the ability to locate buildings within close proximity to the lane because of the separation that the lane provides between buildings (i.e. a rear boundary would usually be 9m, given the 4.5m from each dwelling; with a rear lane of 5m plus two setbacks of 2m a separation between buildings of 9m is still achieved)</p> <p>This standard assists in achieving and is supported by Policies 2.1, 2.3 and 2.4, which read:</p> <p><i>2.1 To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for each future dwelling;</i> - <i>The potential to use rear lanes, particularly within Activity Area 1a;</i> - <i>Dwellings that front the street;</i> <p><i>2.3 To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p><i>2.4 To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not practicable, through setting garages back further from the road boundary than the front façade of the dwelling.</i></p>
<p>Activity Area 2: - All buildings shall be setback at least 2m from any internal boundary</p>	<p>This requirement reflects the fact that while achieving space between buildings is less important than when in the residential areas it is still beneficial to achieve a certain level of amenity, and this is assisted by requiring setbacks between buildings.</p> <p>This standard assists in achieving, and is supported by, Policies 6.2 and 6.5, which read:</p> <p><i>6.2 To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone</i></p> <p><i>6.5 Where possible, to use design elements to visually break up the bulk of large buildings into a collection of smaller elements.</i></p>
<p>Except:</p> <p>(a) 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</p>	<p>This exception enables accessory buildings such as garages to locate within the internal setback, subject to a restriction on the length of the building and windows opening onto the neighbouring site. This rule is consistent with other residential areas and provides flexibility for accessory buildings while ensuring that an adequate level of privacy and amenity is still retained by the neighbouring site.</p> <p>In order to avoid over-shadowing on the neighbouring site the accessory buildings must meet the recession plane provisions (zone standard).</p>

<p>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.</p>	<p>This standard assists in achieving and is supported by Policy 2.3, which reads:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p>
<p>(b) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of residential buildings may be located within the minimum building setbacks as follows:</p> <ul style="list-style-type: none"> “ eaves up to 0.6m into the setback; and “ balconies and bay or box windows of less than 4m in length may project into the setback by up to 1m. Only one such balcony or bay or box window intrusion is permitted on each setback of each building; and “ porches and steps up to 0.6m into a setback; provided they measure no more than 3m 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 “ chimneys may project into the setback by no more than 0.6m provided the chimney measures no more than 1.2m measured parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building. <p>Provided that no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.</p>	<p>Drawings have been provided based on a relaxation of these rules, so that larger box windows, porches and chimneys can intrude into the setback. These larger intrusions are for the purpose of achieving good design outcomes.</p> <p>This standard assists in achieving, and is supported by, Policies 2.3 and 2.8, which read:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight</i></p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p>
<p>(c) Within Activity Areas 1b and 1c no setback is required where residential or accessory buildings on adjoining sites have a</p>	<p>This rule currently applies to the Township zones and allows duplex housing but not a row of terraces, given that only one common wall is permitted per residential unit.</p> <p>Duplex housing provides an opportunity for diversity in housing</p>

<p>common wall on an internal boundary provided that only one common wall is permitted per residential unit.</p>	<p>typology and efficiency in terms of land use and cost. Restricting terrace housing within Areas 1b and 1c reflects the size of the sections and also the lower density character anticipated when compared to Area 1(a).</p> <p>Enabling duplex housing helps achieve, and is supported by, Policy 2.6 which reads:</p> <p><i>2.6 To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p>
<p>(d) No internal setback is required for comprehensive housing and retirement villages within Activity Area 1a</p>	<p>Area 1a provides for comprehensive housing and retirement villages where they can best be absorbed and where they can achieve amenity from public open space. Given that these types of developments are anticipated within Area 1a it is appropriate that they are excluded from the standard requiring internal setbacks.</p> <p>This rule assists in achieving, and is supported by, Policy 2.6, which reads:</p> <p><i>2.6 To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p>
<p>Access</p>	
<p>iv. Access</p> <p>(a) Each residential unit shall have legal access to a formed road.</p> <p>(b) Within Activity Area 1a each residential unit shall be accessed from a rear access lane (excluding that area of Activity Area 1a located on the southern boundary of the golf course, which shall be accessed from the Greenway). Rear access lanes shall have a width of between 4m and 5m (measured from boundary to boundary)</p>	<p>Clause (a) of this rule is consistent with the Township Zone and ensures that all allotments have adequate access. Formed road is defined in the Plan as a road with a carriageway constructed to an all-weather standard with a minimum width of 3m. Therefore reference to formed road encapsulates both the private rear lanes and the roads throughout the Zone.</p> <p>A key objective for the Special Zone is to require rear access lanes within Area 1a so that a dominance of garages on the street frontage is avoided. Clause (b) ensures that rear access lanes are provided for all sites within Area 1a.</p> <p>This standard assists in achieving and is supported by Policy 2.5, which reads:</p> <p><i>2.5 To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not used in Areas 1b and 1c, through setting garages back further from the road boundary than the front façade of the dwelling.</i></p>
<p>Continuous building length</p>	
<p>Continuous building length</p> <p>(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</p>	<p>This rule is consistent with the continuous building length rule inserted in Section 7 as a result of Plan Change 10, and avoids the adverse effects on neighbouring sites resulting from blank facades.</p> <p>There has been discussion as to whether this rule should be relaxed slightly in order to enable slightly longer dwellings. While an additional 1m is not a significant increase in the length of a façade it does have the potential to detract from the amenity experienced by the</p>

<p>discontinuous eave line and roofline at the break.</p> <p>(b) The aggregate length along any true elevation of a building, including breaks, shall not exceed 30m.</p> <p>(c) An unbroken roof line may extend to 17m in length in order to enable verandahs and decks subject to the verandah or deck containing no external walls.</p>	<p>neighbours and there appears no clear justification for such an increase, other than that within the section sizes proposed 17m long buildings may be likely.</p> <p>This rule provides a mechanism to avoid the adverse effects associated with continuous and unbroken facades and an unbroken roof line. It has been suggested that the roofline could extend to 17m long, but that the exterior wall is restricted to 16m. This enables a roofed verandah to be accommodated within the building length. The definition of verandah within the Plan is very specific and requires that the verandah extends across the entire front façade of the dwelling. Therefore the term 'covered deck' which is fairly self explanatory, has also been included within the rule.</p> <p>This is a mechanism to provide additional flexibility while retaining the restriction on long, continuous walls in order to protect amenity values.</p> <p>This rule assists in achieving, and is supported by, Policies 2.3 and 2.4, which read:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p>2.4 <i>To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p>
<p>Outdoor Living Space</p>	
<p>(a) 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 5m.</p> <p>(b) The outdoor living space shall be readily accessible from a living area.</p> <p>(c) 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.</p>	<p>The purpose of a requirement for outdoor living space for each residential unit is to ensure that an adequate level of on-site amenity is achieved for each dwelling. This would likely be achieved within the Zone by default because of the strict building coverage requirements. However, the specific standard is still necessary to ensure that the outdoor living space is provided in one usable area, and is accessed from a living space.</p> <p>This standard assists in achieving, and is supported by, Policy 2.3 which reads:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p>
<p>Building Height- Activity Areas 3 and 4a</p>	
<p>vii. Building height in Activity Areas 3 and 4a</p> <p><i>Refer appendix 4 and Definition of Height & Ground Level</i></p> <p>The maximum height for all buildings shall be:</p>	<p>Activity Areas 3 and 4a provide for education and community facilities, and as such the buildings within which these activities are located have the potential to become important to the wider community. There should therefore be scope for them to be of a scale and design that marks them out as important buildings for Kingston, and also for the height restrictions to recognise their potential function.</p> <p>The site standard for height enables as a permitted activity buildings up to 8m. The Zone Standard for height limits buildings to 10m, so that any buildings between 8 and 10 metres are discretionary.</p>

<table border="1"> <tr> <th>Activity Area</th> <th>Building Height</th> </tr> <tr> <td>3 and 4a</td> <td>8m</td> </tr> </table>	Activity Area	Building Height	3 and 4a	8m	<p>This standard assists in achieving and is supported by Objective 5 and associated Policies 5.1, 5.4 and 5.5 which read:</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.1 <i>To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p> <p>5.5 <i>To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.</i></p>
Activity Area	Building Height				
3 and 4a	8m				
<p>Nature and Scale of Activities of non-residential activities (Except visitor accommodation)</p>					
<p>Within Activity Area 1:</p> <p>(a) No more than 40m² of the gross floor area of buildings on a site shall be used for non-residential activities; and</p> <p>(b) 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.</p>	<p>While non-residential activities are encouraged as a means of providing a live-work environment within Kingston, and will potentially help Kingston become more self sufficient, care needs to be taken to ensure that non-residential activities are of a nature and scale that respects the residential environment within which they are located.</p> <p>It had been suggested that a control should be placed on the nature and scale of industrial and service activities located within Area 2. However because it is now proposed that activities within this Area require restricted discretionary consent a control on the nature and scale of the activity is no longer necessary.</p> <p>Imposing controls on the nature and scale of activities within Area 1 assists in achieving, and is supported by, Policy 1.4, which reads:</p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>				
<p>Earthworks</p>					
<p>Earthworks</p>	<p>It is proposed that the rules applying to earthworks through all Residential and Township Zones within the District are applied to all activity areas within Kingston Village Special Zone. This ensures that potential adverse effects resulting from earthworks of a significant scale can be effectively mitigated. It is noted that any earthworks undertaken as part of a subdivision application do not require separate land use consent. This reflects the fact that the subdivision process enables adequate consideration of effects and there is an ability to impose controls in order to avoid, remedy or mitigate any adverse effects.</p> <p>This standard assists in achieving, and is supported by, District Wide Objective 4.10.3.1, which reads:</p> <p><i>To avoid, remedy or mitigate the adverse effects from earthworks on:</i></p> <p>(a) <i>Water bodies</i></p> <p>(b) <i>The nature and form of existing landscapes and landforms,</i></p>				

	<p><i>particularly in areas of Outstanding Natural Landscapes and Outstanding Natural Features.</i></p> <p><i>(c) Land stability and flood potential of the site and neighbouring properties</i></p> <p><i>(d) The amenity values of neighbourhoods</i></p> <p><i>(e) Cultural heritage sites, including waahi tapu and waahi taoka and archaeological sites</i></p> <p><i>(f) The water quality of the aquifers</i></p>
Fencing	
<p>Fencing – Activity Area 1</p> <p>No fence shall exceed the following heights:</p> <p>(i) Front boundary 1.2m in height;</p> <p>(ii) Side yard boundaries: Between the front boundary and a point 1 metre behind the front façade of the dwelling: 1.2m in height;</p> <p>(iii) All other boundaries: 1.8m in height.</p> <p>Except: Where the fence is located on or near the boundary between a private allotment and Activity Area 4, it shall be no higher than 1.2m.</p> <p>(b) Retaining walls shall be no greater higher than 1.2 metres.</p>	<p>While fencing of private allotments is important to enable the provision of privacy and amenity for individual dwellings, if designed inappropriately it can cause significant adverse effects by reducing permeability and adversely affecting safety through a reduction in surveillance and connectivity.</p> <p>The restriction on heights provides for privacy, but also ensures that a positive relationship between public and private realms is retained.</p> <p>This standard assists in achieving, and is supported by, Policy 2.11, which reads:</p> <p><i>2.11 To achieve good visual connection between the private and public realm by using low fences or walls between the private allotment and public open space.</i></p>
<p>Fencing- Activity Area 2</p> <p>(c) No solid or visually opaque fence located within Activity Area 2 shall exceed 1.2m in height.</p>	<p>This rule recognises that for the purposes of employment activities some fencing of a reasonable height will be required; it is accepted that such fencing is appropriate if it is not solid or visually opaque. For example, wire or mesh fencing is appropriate and likely to be necessary for safety and security purposes.</p> <p>This standard assists in achieving, and is supported by, Policy 6.3, which reads:</p> <p><i>6.3 To encourage landscaping and site development that reduces the visual effects of built form associated with employment activities.</i></p>

10.4 ZONE STANDARDS

The following table identifies the proposed zone standards for the Kingston Village Special Zone.

If an activity fails to meet any zone standard it becomes a non-complying activity and requires resource consent; the Council may grant the consent with or without conditions, or it may be declined. Section 104D of the Act identifies particular restrictions for non-complying activities. In summary, these require that a non-complying activity can only be approved where the adverse effects of the activity on the environment will be minor, or the application will not be contrary to the relevant provisions of the District Plan.

Therefore, in proposing that the following controls are zone standards, the Council is recognising that activities that fail to adhere to these standards are not anticipated, and in

most cases will be inappropriate. However, having said this, if an activity does not meet the zone standard but creates adverse effects that are no more than minor, and is consistent with the District Plan provisions, then it may be approved.

The following table identifies the proposed Zone Standards and provides an explanation of why they are considered to be the most appropriate method of achieving the purpose of the Act.

Zone Standard	Explanation
Structure Plan	
<p>i. Kingston Village Special Zone Structure Plan</p> <p>All subdivision, use and development shall be undertaken in general accordance with the Kingston Village Special Zone Structure Plan.</p>	<p>The Structure Plan sets out the broad spatial framework for the development of the Zone. This provides guidance on the spatial distribution of the main movement and open space networks, together with variations in activity mix, density and building forms. It is important that the structure plan is complied with so that the integrity of the development framework is retained into the future.</p> <p>The use of the term <i>in general accordance</i> recognises that at the time of subdivision more survey accurate data may be available and as such road alignments or exact locations of areas of open space may be altered. This rule therefore allows for slight alterations to the structure plan.</p> <p>This standard assists in achieving, and is supported by, Policies 2.1, and 3.1 which reads</p> <p><i>2.1 To achieve a road pattern consistent with the Kingston Village Structure Plan, that:</i></p> <ul style="list-style-type: none"> - <i>Respects and connects to the grid pattern of the existing Kingston Township.</i> - <i>Provides visual linkage along the road corridors; east-west providing visual linkage to the surrounding mountains, and north-south providing visual linkage to the Lake.</i> - <i>Provides a safe and efficient access point to the Zone from State Highway 6.</i> - <i>Provides safe and efficient access across the Kingston Flyer Railway line.</i> - <i>Provides walking and cycling opportunities.</i> - <i>Achieves a well connected street network that is easy to comprehend, is continuous and avoids cul-de-sacs.</i> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> - <i>Provides for visitor accommodation activities within the visitor accommodation precinct;</i> - <i>Creates an integrated network of safe, legible streets and walkways/cycleways with high amenity values;</i> - <i>Recognises and builds on the character of Kingston and its surrounds;</i> - <i>Enables the creation of a high quality living environment;</i> - <i>Provides employment opportunities;</i> - <i>Provides a range of open space and recreation areas, including sports fields, a golf course and play areas;</i> - <i>Enables the provision of education facilities.</i>

Building coverage	
<p>The maximum building coverage for all activities on any site shall be:</p>	<p>Given the importance of respecting the character of Kingston it is important that the built form does not dominate, and therefore that the bulk of future buildings is minimised. It is therefore appropriate that building coverage is controlled by way of a zone standard, recognising that building coverage greater than the prescribed standard is not anticipated and should therefore be non-complying.</p> <p>A detailed analysis to determine the most appropriate option for building coverage has been provided separately in Section 8.1 of this Report, therefore this analysis provides a summary of the findings of that analysis.</p>
<p>(i) Activity Area 1(a): 40%</p>	<p>Through extensive design testing it has been established that a smaller building coverage than provided within existing Kingston Township within smaller sections is not practical and would result in small houses that would likely be unattractive to the market.</p> <p>Activity Area 1a has been located where higher density can best be absorbed and where it can gain amenity from the neighbouring open space areas. It will appear denser than existing Kingston, but this level of density will be balanced with the lower site coverage within Areas 1b and 1c and the areas of open space to which it relates.</p> <p>This standard assists in achieving, and is supported by, Policy 2.4, which reads:</p> <p><i>2.4 To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites</i></p>
<p>(ii) Activity Area 1(b): 35%</p>	<p>Area 1b provides for medium density sections, and because of the larger section sizes the building coverage can be decreased to 35%. This level of coverage is consistent with the existing Kingston Township and ensures that a dominance of built form does not occur.</p> <p>This standard assists in achieving, and is supported by, Policy 2.4, which reads:</p> <p><i>2.4 To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p>
<p>(iii) Activity Area 1(c): 30%</p>	<p>Reducing building coverage within Area 1(c) (than what would usually be found in section sizes between 700m² and above) will result in a balanced level of density and built form across the Zone and is important as a means of creating a point of difference between this Zone and other residential areas. Part of Kingston's character is derived from the small size of dwellings, and reducing building coverage within Area 1(c) is an effective way of avoiding large dwellings that would be out of place in the Kingston environment.</p> <p>Consideration has been given to providing some flexibility for this Activity Area so that larger buildings can be provided in certain circumstances. Two main options have been considered:</p> <p>(a) Enable an additional 2% site coverage for verandahs</p>

	<p>(b) Insert a site standard requiring 30% for site coverage so that building coverage above 30% requires a discretionary activity consent, and include a zone standard requiring 35% coverage.</p> <p>Verandahs are only one design element that can be used to improve the appearance of a dwelling and excluding them from building coverage would likely result in an ad hoc increase in building coverage that could not be assessed in terms of its merits. Ensuring verandahs were not filled inq into the future would also be difficult therefore making option (a) difficult to implement into the future.</p> <p>Enabling building coverage above 30% as a discretionary activity would not be effective in achieving the objectives and policies for the Zone. Applications for an increased building coverage would be difficult to decline, and increasing the building coverage would be inconsistent with the character of Kingston.</p> <p>Restricting building coverage to 30% within Activity Area 1(c) assists in achieving, and is supported by, Objective 2 and Policies 2.4 ad 2.7, which read:</p> <p><i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p><i>2.4 To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p> <p><i>2.7 To promote an informal character and feeling of space by encouraging small dwellings and separating buildings from the street.</i></p>
<p>(ii) Activity Area 2 and 3: 75%</p>	<p>The building coverage provisions for the employment and education precincts reflects their location and function.</p> <p>The building coverage within Activity Area 3 assists in achieving, and is supported by, Objective 5 and Policies 5.1 and 5.5, which read:</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p><i>5.1 To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.</i></p> <p><i>5.5 To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.</i></p> <p>In relation to building coverage within Activity Area 2 this standard assists in achieving, and is supported by, Objective 6</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p>

<p>(iii) Village Club House Precinct: 80%</p>	<p>This building coverage recognises that the Village Club House Precinct is located within the golf course, and subject to providing adequate parking and landscaping, can absorb a fairly significant building coverage. It is important that the provision of a significant community facility into the future is not unduly restricted in terms of its size. It is noted that buildings within Area 4a are subject to discretionary activity consent in order to ensure appropriate design and treatment.</p> <p>This standard assists in achieving, and is supported by, Objective 5 and Policy 5.4, which read:</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p>								
<p>The calculation of building coverage within the Kingston Village Zone shall exclude eaves up to 750mm.</p>	<p>The definition of building coverage within the Plan excludes eaves up to 600mm. Excluding eaves up to 750mm from the building coverage calculation helps encourage larger eaves which can improve the external appearance of a dwelling, can provide shade in the summer, enable sunlight to access the dwelling in winter, and provide shelter from rain.</p> <p>This standard assists in achieving, and is supported by, Policy 2.8, which reads:</p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p>								
<p>Building Height and recession planes</p>									
<p>Refer appendix 4 and Definition of Height & Ground Level</p> <table border="1" data-bbox="240 1304 602 1444"> <thead> <tr> <th>Activity Area</th> <th>Building height</th> </tr> </thead> <tbody> <tr> <td>1a and 1b</td> <td>8m</td> </tr> <tr> <td>1c and 2</td> <td>7m</td> </tr> <tr> <td>3 and 4a</td> <td>10m</td> </tr> </tbody> </table> <p>(a) The maximum height for buildings shall be measured at any point and the highest part of the building immediately above that point, and in addition</p>	Activity Area	Building height	1a and 1b	8m	1c and 2	7m	3 and 4a	10m	<p>Enabling 8m high buildings within Activity Areas 1a and 1b reflects the smaller section size, the aim to encourage a mix of one and two storey dwellings and the relatively low building coverage. Area 1c has a lower height provision recognising the larger sections enabled within this area.</p> <p>The buildings within Areas 3 and 4a will be important community facilities for the community and enabling them to be built up to 10 metres in height as a discretionary activity recognises their importance in creating a sense of place and identity. However, this Zone Standard recognises that buildings higher than 10m are not appropriate to the Kingston context.</p> <p>This standard assists in achieving, and is supported by, Policies 2.3, 2.4, 2.10, 5.4, 5.5 and 6.2, which read:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p>2.4 <i>To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.</i></p>
Activity Area	Building height								
1a and 1b	8m								
1c and 2	7m								
3 and 4a	10m								

	<p>2.10 <i>To encourage a variety of one and two storey dwellings throughout the Zone</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p> <p>5.5 <i>To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.</i></p> <p>6.2 <i>To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p>
<p>Recession planes</p> <p>(i) no part of any building shall protrude through a recession line inclined towards the site at an angle of 35° and commencing at 2.5m above ground level at any given point on the site boundary, except</p> <p>- within Activity Areas 1a and 1b, within which no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° and commencing at 2.5m above ground level at any given point on the site boundary</p>	<p>The primary purpose of recession planes is to ensure that buildings do not overshadow their neighbours.</p> <p>Because of the smaller site size within Areas 1(a) and 1(b) and the aim of providing a mix of one and two storey dwellings the recession plane is relaxed (compared to the requirements of the Township or Residential Zones). This relaxation better enables easily constructed two storey dwellings. It is able to be accommodated because of the setback distances (one setback of 2m and one of 3m).</p> <p>Such a relaxed recession plane is not required within Area 1(c) because of the larger section size provided.</p> <p>This standard assists in achieving, and is supported by, Policies 2.3 and 2.10, which read:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p>2.10 <i>To encourage a variety of one and two storey dwellings throughout the Zone.</i></p>
<p>Except</p> <p>(a) Gable ends 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 1 metre below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.</p>	<p>Gable intrusions are exempt from the recession plane requirements in order to enable gables as a design feature. In the Residential and Township zones gables that are 6m² in size can intrude into the recession plane and this is considered appropriate given the potential effects on neighbouring properties.</p> <p>Enabling intrusions into the recession plane for the purposes of gables or dormers assists in achieving, and is supported by, Policies 2.3 and 2.8, which read:</p> <p>2.3 <i>To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight.</i></p> <p>2.8 <i>To provide articulation between building forms and to encourage design elements including a diversity in materials and colour to provide visual interest and to contribute to Kingston's eclectic character.</i></p>

Maximum site size	
<p>Maximum site size per residential unit:</p> <p>Every residential unit shall have a net site area as follows:</p> <p>Area 1a: Max 500m² Area 1b: Max 700m²</p>	<p>It is important to ensure that the urban structure is achieved, and thus a range of densities are provided, with the highest density located where it gains amenity values from adjacent open space areas, and is towards the centre of the Zone.</p> <p>It was previously suggested that this be provided as a site standard. However, larger sections within each of the residential activity areas are not anticipated or appropriate, and therefore the zone standard provides greater certainty that the objectives for the zone and the development framework will be achieved. This land use control supports the subdivision controls, which require as a zone standard maximum allotment sizes of 500m² and 700m² respectively for Activity Areas 1a and 1b.</p> <p>No maximum is required for Activity Area 1c because it is anticipated that it will be lower density.</p> <p>This standard assists in achieving, and is supported by, Policy 1.1, Objective 2 and Policy 2.2, which read:</p> <p><i>1.1 To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>Objective 2 <i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p><i>2.2 To provide a range of site sizes as follows:</i></p> <ul style="list-style-type: none"> - <i>Activity Area 1a sections between 350m² and 500m²</i> - <i>Within Activity Area 1b sections between 450m² and 700m²;</i> - <i>Within Activity Area 1c sections between 700m² and 900m²</i>
Glare	
<p>Activity Area 1 and 3</p> <p>a) All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>(b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light to any other site measured at any point inside the boundary of the other site.</p>	<p>This rule is consistent with the existing Township Zone provisions and is appropriate for residential and educational activities. Its purpose is to ensure adequate levels of amenity anticipated for a residential environment are achieved.</p> <p>This standard assists in achieving, and is supported by, Policies 1.4 and 2.3, which read:</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p> <p><i>2.3 To ensure that each site achieves appropriate levels of on-site amenity, sufficient outdoor living space including courtyards, yards or balconies and access to sunlight</i></p>
<p>Activity Areas 2 and 4a</p> <p>(a) Fixed exterior lighting shall be directed away from adjacent sites, roads and public places.</p>	<p>This rule applies to business zones, and given the potential uses within Activity Areas 2 and 4a is considered appropriate for the anticipated activities. (d) ensures that the light spill into adjoining zones is acceptable, and is at a level deemed appropriate for a</p>

<p>(b) Roofs of buildings shall be finished to avoid glare when viewed from any public place.</p> <p>(c) No activity shall result in a greater than 10 lux spill, horizontal and vertical, of light onto any adjoining property within the zone, measured 2m inside the boundary of any adjoining property.</p> <p>(d) No activity shall result in a greater than 3 lux spill, horizontal and vertical, of light onto any adjoining zone measured at any point inside the boundary of the adjoining property.</p>	<p>Residential Zone.</p> <p>This standard assists in achieving, and is supported by, Objective 5 and Policy 5.4, and Objective 6 and Policy 6.2, which read:</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p> <p>6.2 <i>To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p>
Noise	
<p>Within Activity Area 1, 3 and 4</p> <p>Non-residential activities shall be conducted so that the following noise limits are not exceeded at any point within the boundary of any other site in this zone:</p> <p>Daytime 0800 - 2000 hours L10 50dBA Night time 2000 - 0800 hours L10 40dBA and Lmax 70dBA</p> <p>Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.</p> <p>Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.</p>	<p>This provision currently applies in the Township Zone and is considered appropriate for the character and level of amenity anticipated for these activity areas. This is also consistent with the Resort Zone provisions, indicating that it is appropriate where a range of activities are anticipated.</p> <p>While it is recognised that some activities that will be noisier than residential activities may occur in the village club house precinct, this must be managed so that it is appropriate to its location, being a residential environment. This rule ensures that the onus is on the design of the building to ensure that noise is effectively insulated such that it does not exceed the Plan requirements when measured off-site.</p> <p>This standard assists in achieving, and is supported by, Policies 1.4 and 5.4, which read:</p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p> <p>5.4 <i>To provide a community building within the Village Club House Precinct that provides for a range of community activities into the future and through design and landscaping contributes positively to the amenity of the Zone.</i></p>
<p>Activity Area 2:</p> <p>Activities shall be conducted so that the following noise limits are not exceeded:</p> <p>At the boundary of Activity Area 2: ~ 0800 - 2000 hrs L10 60dBA ~ 2000 - 0800 hrs L10 50dBA and 70 dBA Lmax</p>	<p>This rule is consistent with the Business and Industrial Zones and reflects the fact that Area 2 anticipates noisy activities. This rule combines two standards for noise; one measured at the boundary of the Activity Area and one measured within any allotment within Activity Area 1.</p> <p>Given the buffer area provided between Area 2 and Area 1, and the noise standard that has to be met at the boundary of Area 2 there is little risk that the residential environment would be adversely affected by noise that is emitted from Area 2 and the additional standard avoids the risk of residential activities being adversely affected by noise from</p>

<p>Within the boundary of any allotment located within Activity Area 1</p> <p>~ 0800 - 2000 hrs L10 50dBA ~ 2000 - 0800 hrs L10 40dBA and 70 dBA Lmax</p>	<p>Area 2.</p> <p>This approach is consistent with the provisions for the Business and Industrial Zones in which there is a standard within those zones restricting noise emissions at the boundary of the zone in addition to a restriction on the noise received in adjoining or nearby zones. For instance, the noise standards for Section 7 of the Plan (Residential Zones) requires that noise measured within the residential zone that is emitted from any other zone meets the standard of the Residential Zone.</p> <p>This standard assists in achieving, and is supported by, Objective 6 and Policy 6.2, which read:</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p> <p>6.2 <i>To enable built form necessary to provide employment activities, including storage and construction, while minimising adverse noise and visual effects on the surrounding sites, including the residential areas, golf course and rural general zone.</i></p>
<p>Nature and Scale of Activities of non-residential activities</p>	
<p>Except for visitor accommodation activities, within Activity Area 1:</p> <p>(a) No more than 60m² of the gross floor area of the buildings on a site shall be used for non-residential activities.</p> <p>(b) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</p> <p>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.</p> <p>(d) 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.</p>	<p>This Zone standard reflects the fact that a certain level of non-residential activity may be appropriate, but above a certain scale is not anticipated within the Zone given that the primary use of the zone is for residential purposes.</p> <p>This standard assists in achieving, and is supported by, Policy 1.4, which reads:</p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
<p>Educational Precinct</p>	
<p>(i) Within 15 years from the date at which the Kingston Village Special Zone becomes operative buildings constructed within Activity</p>	<p>This rule recognises and provides for the Council's aim to encourage the provision of education facilities within the Zone. However, it recognises that should there be no proven demand for such facilities within 15 years the educational precinct can revert to its underlying zoning (being residential). This is appropriate given that the land is</p>

<p>Area 3b shall be for the purpose of educational facilities or community activities only.</p> <p>(ii) If, 15 years from the date at which the Kingston Village Special Zone is made operative, there is no proven demand for educational facilities within the Kingston Township, this rule shall expire, and Activity Area 3b shall be subject to the provisions of Activity Area 1a.</p>	<p>able to absorb development. It is noted that the sports fields will be retained as open space as these are included within Area 4, not Area 3.</p> <p>This standard assists in achieving, and is supported by, Objective 5 and Policy 5.1, which read:</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.1 <i>To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.</i></p>
<p>Hours of operation – non-residential activities within Activity Area 1</p>	
<p>ix. Hours of Operation for non-residential activities within Activity Area 1 shall be</p> <p>0730 - 2000</p> <p>except that the activity may be carried out outside the above hours where:</p> <p>(a) the entire activity is located within a building and occupies not more than 60m² of floor space; and</p> <p>(b) each person engaged in the activity outside the above hours resides permanently on the site; and</p> <p>(c) there are no visitors, clients or deliveries to or from the site outside the above hours; and</p> <p>(d) all other relevant zone standards are met.</p>	<p>This rule is consistent with the zone standard applied in the residential zones. It relates closely to the site and zone standards for nature and scale of activities and enables appropriate non-residential activities to be undertaken within reasonable hours, while respecting the residential amenity of the surrounding environment.</p> <p>This standard assists in achieving, and is supported by, Policy 1.4, which reads:</p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>
<p>Heavy Vehicle Storage</p>	
<p>x. Heavy Vehicle Storage</p> <p>Except for visitor accommodation, no more than one heavy vehicle shall be stored or parked overnight on any site within Activity Areas 1, 3 or 4 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.</p>	<p>The storage of heavy vehicles within the residential environment has the potential to adversely affect amenity values and reduce the efficiency and safety of the road environment, particularly given the aim to achieve narrow road corridors. All heavy vehicles should be stored within Activity Area 2, where they do not affect road safety and efficiency, or affect amenity values.</p> <p>This method assists in achieving, and is supported by, Policies 1.4, 1.6 and 4.2, which read:</p> <p>1.4 <i>To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety.</i></p>

	<p>1.6 <i>To locate industrial and service activities within Activity Area 2.</i></p> <p>4.2 <i>To provide a road design that achieves a high level of amenity through the provision of narrow vehicle corridors, wide berms, walking and cycling connections, street planting and open swales.</i></p>
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10.5 TRANSPORT PROVISIONS

Part 14 of the Plan provides a set of issues, objectives, policies, rules and assessment matters for managing the effects of transport within each Zone. As such Part 14 includes rules specifying parking and access requirements.

The transport rules that apply to the Kingston Village special Zone should be consistent with other zones. This will ensure adequate provision for parking and access and reflects the fact that the Zone is similar in character to other zones in the District. Therefore, the amendments suggested to Part 14 are to include the Kingston Village Special Zone within transport rules that currently apply to other zones.

Rule	Explanation
<p>Amend Controlled Activity Rule 14.2.2.2(i) to read:</p> <p><u>i Car Parking Areas in the Town Centre, Business, Industrial Zones, and—Corner Shopping Centre Zone and Activity Area 2 of the Kingston Village Special Zone.</u></p> <p>Car parking areas in respect of their access, location, landscaping, separation from pedestrians, compatibility with surrounding activities and method of provision in the Town Centre, Business, Industrial, and—Corner Shopping Centre Zones <u>and Activity Area 2 of the Kingston Village Special Zone.</u></p>	<p>This amendment ensures that car parking is assessed as a controlled activity within Area 2. This is consistent with the controlled activity status of buildings and the discretionary activity status for activities and reflects the type of activities that may occur within this area.</p> <p>This amendment assists in achieving, and is supported by, Policies 5.1 and 5.6 of Part 14 and Policies 6.3 and 6.4, which read:</p> <p>5.1 <i>To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements.</i></p> <p>5.6 <i>To set areas aside for staff car parking in business and industrial zones.</i></p> <p>6.3 <i>To encourage landscaping and site development that reduces the visual effects of built form associated with employment activities.</i></p> <p>6.4 <i>To ensure that parking and access is provided on site, avoiding congestion on access roads.</i></p>
<p><u>xi Loading Areas</u></p> <p>(a) The following provisions shall be made for off-street loading on every site in the Business, Industrial, Town Centre, and—Frankton Shopping Centre Zones <u>and Activity Area 2 of the Kingston Village Special Zone.</u></p>	<p>Given the nature of the activities likely to occur within Area 2 it is appropriate that control is placed over loading areas, consistent with requirements placed on other Industrial and Business Zones.</p> <p>This amendment assists in achieving, and is supported by, Policies 1.9 and 5.2 of Part 14 Transport and Policy 6.1 which read:</p>

	<p>1.9 <i>To require off-road parking and loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads.</i></p> <p>5.2 <i>To ensure business uses have provision for suitable areas for loading vehicles on-site.</i></p> <p>6.1 <i>To provide an employment zone that</i></p> <ul style="list-style-type: none"> - <i>complements the expanded settlement of Kingston;</i> - <i>provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;</i> - <i>is designed and located such that potential reverse sensitivity effects are minimised.</i>
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10.6 SUBDIVISION PROVISIONS

Part 15 of the District Plan contains rules and assessment matters that apply when considering any resource consent for subdivision. In order to ensure that all subdivision within the Kingston Village Special Zone is undertaken in such a way that the Council's key objectives for the Zone are achieved, each of these provisions has been assessed, and where necessary, amendments proposed that provide specifically for the Kingston Village Special Zone. This ensures that the design of individual subdivisions assists in achieving the overall development framework for the Zone. The following table identifies the changes proposed and why such changes are considered appropriate.

The key purpose of these amendments is to achieve a sustainable settlement; thus achieving Council's objectives for the Zone. In some cases, this goal may be at odds with current engineering standards used by the Council. These provisions assist in the consideration and approval of alternative techniques that achieve better environmental outcomes than what current practices or standards may allow.

Rule	Explanation
Zone Standard: Minimum allotment size	
The following minimum and maximum allotment sizes shall apply in Activity Areas 1a and 1b except where the subdivision approved as part of comprehensive residential development	
Activity Area 1a: Minimum 350m ² , maximum 500m ²	<p>Activity Area 1a provides for the highest level of density within the Zone; this is appropriate given its location towards the centre of the zone and alongside areas of open space and locations with rear access lanes. The minimum and maximum site sizes are applied to ensure that the urban design framework is achieved; providing an efficient layout that achieves high amenity, affordable sections and a range of densities. In order to achieve the desired urban form it is necessary to ensure that sections providing for higher density living are created, and that they are located where they can be best absorbed.</p> <p>This standard assists in achieving, and is supported by, Policy 1.1, Objective 2, Policies 2.1 and 2.2, which read:</p>

	<p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>Objective 2 <i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p>2.1. <i>To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for future dwellings;</i> - <i>The use of rear lanes, particularly within Activity Area 1a;</i> - <i>Dwellings that front the street;</i> - <i>Avoidance of rear lots;</i> - <i>A range of housing types and opportunities;</i> - <i>Staging of development;</i> - <i>Public open space areas that are bordered by roads.</i> <p>2.2 <i>To provide a range of site sizes as follows:</i></p> <ul style="list-style-type: none"> - <i>Activity Area 1a sections between 350m² and 500m²</i>
<p>Activity Area 1b: Minimum 450m², maximum 700m²</p>	<p>Activity Area 1b provides for medium density development; providing a step between high and lower density and assisting in creating a positive mix in section sizes and living opportunities.</p> <p>As discussed above it is important that the design structure and form is achieved for the site so that a range of site sizes and therefore living opportunities are provided throughout the Zone.</p> <p>This standard assists in achieving, and is supported by, Policy 1.1, Objective 2 and Policies 2.1 and 2.2, which read:</p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>Objective 2 <i>Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</i></p> <p>2.1. <i>To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for future dwellings;</i> - <i>The use of rear lanes, particularly within Activity Area</i>

	<p>1a;</p> <ul style="list-style-type: none"> - Dwellings that front the street; - Avoidance of rear lots; - A range of housing types and opportunities; - Staging of development; - Public open space areas that are bordered by roads. <p>2.2 To provide a range of site sizes as follows:</p> <ul style="list-style-type: none"> - Within Activity Area 1b sections between 450m² and 700m²
<p>Activity Area 1c: Minimum 700m²</p>	<p>Activity Area 1c provides for lower density living. This is situated around the edges of the site, thus assisting in providing a mix of section sizes across the Zone, integrating with the existing Kingston Township.</p> <p>This standard assists in achieving, and is supported by, Policy 1.1, Objective 2 and Policies 2.1 and 2.2, which read:</p> <p>1.1 To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</p> <ul style="list-style-type: none"> - Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone; <p>Objective 2 Development within the Kingston Village Special Zone provides diversity and choice for different lifestyles, complementing the existing character of Kingston and enabling the establishment of a sustainable and integrated community.</p> <p>2.1. To achieve subdivision design that ensures lot layout that achieves</p> <ul style="list-style-type: none"> - Maximum solar access for future dwellings; - The use of rear lanes, particularly within Activity Area 1a; - Dwellings that front the street; - Avoidance of rear lots; - A range of housing types and opportunities; - Staging of development; - Public open space areas that are bordered by roads. <p>2.2 To provide a range of site sizes as follows:</p> <ul style="list-style-type: none"> - Within Activity Area 1c sections between 700m² and 900m².
<p>Activity Area 2: No minimum</p>	<p>Activities and buildings within this Activity Area are managed through the activity rules and site and zone standards; this reflects the fact that the effects of future development are likely to arise from the type of activity undertaken, rather than from the allotment size for each activity. It is more appropriate to assess every subdivision as a controlled activity, and rely on the activities rules, rather than pick an arbitrary site size that may be impractical for effective functioning of future employment activities.</p> <p>This standard assists in achieving, and is supported by, Objective 6 and Policy 6.1, which read:</p> <p>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any</p>

	<p><i>potential adverse effects from such activities are minimised</i></p> <p>6.1 <i>To provide an employment zone that</i></p> <ul style="list-style-type: none"> - <i>complements the expanded settlement of Kingston;</i> - <i>provides local employment opportunities while respecting the local character of Kingston and avoiding or remedying adverse effects on the environment;</i> - <i>is designed and located such that potential reverse sensitivity effects are minimised.</i>
<p>Activity Area 3: No minimum</p>	<p>The school site is designed to accommodate education facilities. If this does not eventuate it will become Activity Area 1a at which time it would be subject to the minimum and maximum lot sizes required for that Activity Area. Given the controls on future buildings and activities within the education precinct there is no need to control subdivision.</p> <p>This standard assists in achieving, and is supported by, Objective 5 and Policy</p> <p><i>Provision of high quality community and educational facilities and open space areas that are available to the expanding settlement and visitors.</i></p> <p>5.1 <i>To provide a range of open space, recreation, community and educational facilities as the development progresses, consistent with the Structure Plan.</i></p> <p>5.5 <i>To enable buildings within Activity Area 3 for the purposes of educational facilities that contribute positively to the amenity of the Zone through attention to building design and landscaping.</i></p>
<p>Activity Area 4: No minimum</p>	<p>Given the controls on buildings and activities within Area 4 there is no need to control minimum allotment size. Area 4a enables community facilities as a discretionary activity and effects are best managed through land use controls rather than limiting allotment size.</p> <p>This standard assists in achieving, and is supported by, Policy 5.3, which reads:</p> <p>5.3 <i>To avoid the location of buildings within the open space network, except where necessary for provision of reticulated services, sports facilities and pedestrian access.</i></p>
<p>Within the Kingston Village Special Zone all subdivision will be undertaken in general accordance with the Structure Plan.</p>	<p>This Zone Standard ensures that subdivision is undertaken in a manner that is in general accordance with the structure plan. This is important as a means of ensuring the development framework and structure for the Zone are achieved into the future.</p> <p>This standard is assisted by subdivision guidelines which include a Road Layout Plan. This assists in determining the size of subdivision blocks and therefore the orientation and dimensions of future allotments. These have been tested to ensure good design outcomes and that high levels of amenity will be achieved.</p> <p>This standard assists in achieving, and is supported by, Policies 4.1, 4.2, 1.1 and 2.1, which read:</p> <p>4.1 <i>To achieve a road pattern consistent with the Kingston Village</i></p>

	<p><i>Structure Plan, that:</i></p> <ul style="list-style-type: none"> - <i>Respects and connects to the grid pattern of the existing Kingston Township.</i> - <i>Provides visual linkage along the road corridors; east-west providing visual linkage to the surrounding mountains, and north-south providing visual linkage to the Lake.</i> - <i>Provides a safe and efficient access point to the Zone from State Highway 6.</i> - <i>Provides safe and efficient access across the Kingston Flyer Railway line.</i> - <i>Provides walking and cycling opportunities.</i> - <i>Achieves a well connected street network that is easy to comprehend, is continuous and avoids cul-de-sacs.</i> <p>4.2 <i>To provide a street design that achieves a high level of amenity through the provision of narrow vehicle corridors, wide berms, walking and cycling connections, street planting and open swales.</i></p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> - <i>Provides for visitor accommodation activities within the visitor accommodation precinct;</i> - <i>Creates an integrated network of safe, legible streets and walkways/cycleways with high amenity values;</i> - <i>Recognises and builds on the character of Kingston and its surrounds;</i> - <i>Enables the creation of a high quality living environment;</i> - <i>Provides employment opportunities;</i> - <i>Provides a range of open space and recreation areas, including sports fields, a golf course and play areas;</i> - <i>Enables the provision of education facilities.</i> <p>2.1. <i>To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for future dwellings;</i> - <i>The use of rear lanes, particularly within Activity Area 1a;</i> - <i>Dwellings that front the street;</i> - <i>Avoidance of rear lots;</i> - <i>A range of housing types and opportunities;</i> - <i>Staging of development;</i> - <i>Public open space areas that are bordered by roads</i>
<p>No minimum allotment size shall apply in Activity Area 1(a) of the Kingston Village Special Zone where</p> <ul style="list-style-type: none"> - the subdivision is lodged concurrently with and is for the purposes of comprehensive housing or a retirement village undertaken pursuant to discretionary activity 12.5.3.3(vi) 	<p>This standard should be read in conjunction with the discretionary activity rule enabling comprehensive housing and retirement villages. By their nature these developments will require smaller sites and the exemption from the minimum and maximum site sizes enables greater flexibility in their design.</p> <p>This standard assists in achieving, and is supported by, Policies 2.1, 2.2 and 2.6, which read:</p>

	<p>2.1. <i>To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for future dwellings;</i> - <i>The use of rear lanes, particularly within Activity Area 1a;</i> - <i>Dwellings that front the street;</i> - <i>Avoidance of rear lots;</i> - <i>A range of housing types and opportunities;</i> - <i>Staging of development;</i> - <i>Public open space areas that are bordered by roads.</i> <p>2.2 <i>To provide a range of site sizes as follows:</i></p> <ul style="list-style-type: none"> - <i>Activity Area 1a comprehensive housing and sections between 350m² and 500m²</i> <p>2.6 <i>To create a diversity of housing typologies by enabling duplex housing and residential flats throughout the Zone, and enabling comprehensive housing and retirement villages within Activity Area 1a where it is comprehensively designed and achieves high levels of amenity.</i></p>
<p>(2) Bulk Title Within the Kingston Village Special Zone, the maximum lot size shall not apply where:</p> <ul style="list-style-type: none"> - the proposed lot size is greater than 1000m²; and - the subdivision application identifies how it will achieve the lot sizes and framework of the structure plan, in particular, how the above minimum and maximum lot sizes can be achieved at a later stage (i.e. the next subdivision); and - the road layout of the structure plan is achieved. 	<p>Exempting bulk title subdivisions from the maximum allotment size recognises that larger allotments may be subdivided and sold prior to the more detailed subdivision application that establishes individual lots. This rule aims to ensure that if this does occur, it does not jeopardise the ability to maintain the urban design principles of the structure plan.</p> <p>This standard assists in achieving, and is supported by, Policy 1.1 which reads:</p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i>
Subdivision Design	
<p>Insert the following matters over which control is reserved:</p> <p>In addition to the above, the following matters with respect to the Kingston Village Special Zone</p> <ul style="list-style-type: none"> - The consistency of the subdivision plan with the Structure Plan for the Kingston Village Special Zone. <p>Insert the following additional assessment matters:</p> <p>In addition to the above, the following matters with respect to the Kingston Village Special Zone</p> <p>The consistency of the subdivision</p>	<p>These additions aim to ensure that when considering any subdivision application within the Kingston Village Special Zone the design of the subdivision is in accordance with the Structure Plan and achieves the design principles for the Zone.</p> <p>The Road Layout Plan and the Stormwater Management Plan are contained within the subdivision guidelines and will be used to ensure that the key components of the design, including the grid layout and open swales, are achieved. These assessment matters also guide towards staging of development and appropriate landscaping of the site.</p> <p>These matters over which control is reserved and the assessment matters specific to the Zone assist in achieving, and are supported by, Policies 4.1, 4.2, 1.1 and Policy 2.1, which read:</p> <p>4.1 <i>To achieve a road pattern consistent with the Kingston Village Structure Plan, that:</i></p> <ul style="list-style-type: none"> - <i>Respects and connects to the grid pattern of the existing Kingston Township.</i>

<p>with the Structure Plan for Kingston, including:</p> <ul style="list-style-type: none"> - Consistency with the Road Layout Plan and Stormwater Management Plan; - Providing open space and recreation areas as the development progresses; - Achieving the range of section sizes, concentrating highest density within Activity Area 1a; - Providing for rear access lanes; - Avoiding sections that result in garages and backs of houses facing the street; - Achieving section layout that provides maximum solar access for future dwellings; - Landscaping of the street and open spaces that reflects the character of the existing Kingston Township; - Avoidance of cul-de-sacs unless they are short and completely visible from its intersection with a through street. 	<ul style="list-style-type: none"> - <i>Provides visual linkage along the road corridors; east-west providing visual linkage to the surrounding mountains, and north-south providing visual linkage to the Lake.</i> - <i>Provides a safe and efficient access point to the Zone from State Highway 6.</i> - <i>Provides safe and efficient access across the Kingston Flyer Railway line.</i> - <i>Provides walking and cycling opportunities.</i> - <i>Achieves a well connected street network that is easy to comprehend, is continuous and avoids cul-de-sacs.</i> <p>4.2 <i>To provide a street design that achieves a high level of amenity through the provision of narrow vehicle corridors, wide berms, walking and cycling connections, street planting and open swales.</i></p> <p>1.1 <i>To ensure that subdivision and building design occurs in general accordance with the Structure Plan, and that it</i></p> <ul style="list-style-type: none"> - <i>Contributes to the overall structure of the Zone, providing a mix of densities throughout Activity Area 1; with higher densities provided primarily alongside open space areas and towards the centre of the Zone, and lower densities provided towards the edges of the Zone;</i> <p>2.1. <i>To achieve subdivision design that ensures lot layout that achieves</i></p> <ul style="list-style-type: none"> - <i>Maximum solar access for future dwellings;</i> - <i>The use of rear lanes, particularly within Activity Area 1a;</i> - <i>Dwellings that front the street;</i> - <i>Avoidance of rear lots;</i> - <i>A range of housing types and opportunities;</i> - <i>Staging of development;</i> - <i>Public open space areas that are bordered by roads.</i>
Property Access	
<p>Add the following matters over which control is reserved:</p> <p>In addition to the above, in the Kingston Village Special Zone;</p> <ul style="list-style-type: none"> - Consistency of the road layout and design with the Road Layout Plan for the Kingston Village Special Zone. - The provision of rear access lanes, which shall have a minimum width of 5m - The provision of walkways and cycleways in association with the provision of open swales. - Management of access across the Kingston Flyer Railway line between the existing Kingston Township and the Kingston Village Special Zone. 	<p>The purpose of the additions to the assessment matters for property access is to ensure consideration is given to achieving the comprehensive design principles at the time of individual subdivision consents. These assessment matters point towards consideration of the subdivision guidelines for assistance in assessing consents and identify some of the key principles that should be achieved with each subdivision application that is lodged.</p> <p>These matters over which control is reserved assist in achieving, and are supported by, Policies 4.1, 4.2, 4.3, 2.1 and 2.5 which read:</p> <p>4.1 <i>To achieve a road pattern consistent with the Kingston Village Structure Plan, that:</i></p> <ul style="list-style-type: none"> - <i>Respects and connects to the grid pattern of the existing Kingston Township.</i> - <i>Provides visual linkage along the road corridors; east-west providing visual linkage to the surrounding mountains, and north-south providing visual linkage to the Lake.</i> - <i>Provides a safe and efficient access point to the Zone from State Highway 6.</i> - <i>Provides safe and efficient access across the Kingston Flyer Railway line.</i>

	<ul style="list-style-type: none"> - Provides walking and cycling opportunities. - Achieves a well connected street network that is easy to comprehend, is continuous and avoids cul-de-sacs. <p>4.2 To provide a street design that achieves a high level of amenity through the provision of narrow vehicle corridors, wide berms, walking and cycling connections, street planting and open swales.</p> <p>4.3 To reinforce the character of street planting within the existing Kingston Township by incorporating exotic tree species within the road reserves and recreation areas.</p> <p>2.1. To achieve subdivision design that ensures lot layout that achieves</p> <ul style="list-style-type: none"> - (..) - The use of rear lanes, particularly within Activity Area 1a; <p>2.5 To avoid the dominance of garages and parking areas on the street frontage through the use of rear access lanes and where these are not used in Areas 1b and 1c, through setting garages back further from the road boundary than the front façade of the dwelling.</p>
Water Supply	
<p>Add : Kingston Village Special Zone to Zone Standard 15.2.11.3 Water Supply</p> <p>Add the following to the assessment matters:</p> <p>(ix) In addition to the above, within the Kingston Village Special Zone, the ability to stage subdivision and development in order to ensure water supply can be provided efficiently and effectively</p>	<p>This Zone Standard requires that new subdivisions connect to the reticulated water supply. This ensures that all lots are provided with an adequate quality and quantity of water supply into the future.</p> <p>The additional assessment matter reflects the need to stage development so that efficient and effective provision of infrastructure is achieved.</p> <p>This standard and assessment matter assist in achieving, and are supported by, Objective 3 and Policies 3.1 and 3.5, which read:</p> <p><i>To provide sustainable reticulated sewage and water infrastructure that serves both the existing Township and the Kingston Village Zone.</i></p> <p>3.1 To provide reticulated water and sewage systems that are designed to provide for increased demand as the settlement grows</p> <p>3.5 To stage the provision of infrastructure to keep pace with development so that efficiencies in the provision of infrastructure are achieved.</p>
Stormwater	
<p>Add the following to matters over which control is reserved:</p> <p>In addition to the above, within the Kingston Village Special Zone:</p> <ul style="list-style-type: none"> - The use of open swales throughout the Kingston Village Special Zone, in accordance with the Structure Plan and the 	<p>The use of open swales for stormwater management is an important component of the design for the Plan Change site. These provisions help to ensure that these design elements are achieved and that individual subdivision applications complement the overall design framework, and are assisted by the subdivision guidelines for the Zone.</p> <p>These provisions assist in achieving, and are supported by, Objective 3 and Policies 3.3, 3.4 and 5.2, which read:</p>

<p>Stormwater Management Plan.</p> <p>Insert the following assessment matters:</p> <p>In addition to the above, within the Kingston Village Special Zone:</p> <p>(xii) Consistency with the Stormwater Management Plan</p> <p>(xiii) The ability to stage development to ensure the efficient and effective management of stormwater systems during development.</p>	<p><i>To provide effective management of stormwater through the use of a system of open swales throughout the Zone.</i></p> <p>3.3 <i>To provide a stormwater management system that utilises open swales. These enable a reduction in potential adverse effects from run-off, while also providing for walkway and cycleway linkages, amenity values and ecological enhancement.</i></p> <p>3.4 <i>To minimise stormwater runoff through the use of pervious materials for street parking, footpaths and cycleways.</i></p> <p>5.2 <i>To use natural watercourses to create features within the open space network and enhance the ecological connections and values of the Township and its surrounds.</i></p>
Sewage Treatment and Disposal	
<p>Add the following to the assessment matters for sewage treatment and disposal:</p> <p>(viii) In addition to the above, within the Kinston Village Special Zone;</p> <ul style="list-style-type: none"> - the ability to stage subdivision and development in order to ensure efficient and effective provision of a reticulated sewage treatment and disposal system that serves the proposed subdivision, the Kingston Village Special Zone, and the existing Kingston Township. 	<p>A key objective of the Plan Change is to provide reticulated services to the Special Zone and the existing Kingston Township. Development needs to be staged in order for the service to be provided in an efficient and effective manner.</p> <p>These provisions assist in achieving, and are supported by, Objective 3 and Policies 3.1, 3.5 and 1.3, which read:</p> <p><i>To provide sustainable reticulated sewage and water infrastructure that serves both the existing Township and the Kingston Village Zone.</i></p> <p><i>Infrastructure is provided in stages as the development progresses.</i></p> <p>3.1 <i>To provide reticulated water and sewage systems that are designed to provide for increased demand as the settlement grows.</i></p> <p>3.5 <i>To stage the provision of infrastructure to keep pace with development so that efficiencies in the provision of infrastructure are achieved.</i></p> <p>1.3 <i>To ensure that the Zone is developed in a logical manner, so that high amenity values are provided as the development progresses.</i></p>

10.7 SIGNAGE PROVISIONS

Part 18 of the Plan provides specific controls for signage. The following identifies the amendments proposed to these provisions to ensure that signage is managed appropriately within the Kingston Village Special Zone.

Rule	Explanation
<p>TOWNSHIP, TOWN CENTRE, (EXCEPT WITHIN THE TOWN CENTRE TRANSITION SUB-ZONE), CORNER SHOPPING CENTRE, AIRPORT MIXED USE, BUSINESS & INDUSTRIAL ZONES AND REMARKABLES PARK ZONE ACTIVITY AREAS 3 AND 5 AND ACTIVITY AREA 2 OF THE</p>	<p>Zone standard: Signage</p> <p>This amendment includes signage within Activity Area 2 within the Zone Standard specifying signage size and design within other commercial or industrial zones within the District.</p> <p>While signage is an important component of an industrial area it has the potential to cause adverse effects and therefore limitations on size and location are appropriate.</p> <p>This method assists in achieving, and is supported by, Objective 6,</p>

<p><u>KINGSTON VILLAGE SPECIAL ZONE</u></p>	<p>which reads:</p> <p><i>To encourage the provision of employment opportunities for Kingston residents within Activity Area 2 while ensuring that any potential adverse effects from such activities are minimised.</i></p>
<p><u>LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, THE TOWN CENTRE TRANSITION SUB-ZONE, RESIDENTIAL ARROWTOWN, HISTORIC MANAGEMENT, RURAL RESIDENTIAL ZONES AND REMARKABLES PARK ZONE (except Activity Areas 3, 5 and 8) AND ACTIVITY AREAS 1, 3 AND 4 OF THE KINGSTON VILLAGE SPECIAL ZONE</u></p>	<p>This amendment includes signage within Activity Areas 1, 3 and 4 within the Zone Standard specifying signage size and design within other residential zones of the District. This assists in ensuring that signage is provided only where it does not adversely affect amenity values.</p> <p>This amendment assists in achieving, and is supported by Policy 1.4, which reads:</p> <p><i>1.4 To enable the establishment of non-residential activities, providing live-work opportunities, but only where they are compatible with the character and qualities of the residential area and residential health and safety</i></p>

NB: Please note that if there is any inconsistency between these tables and the provisions (Appendix 1.1) the provisions shall take precedence.

11. CONCLUSIONS

This Section 32 analysis has provided a detailed assessment of Plan Change 25: Kingston Village Special Zone. Through assessing the Plan Change in regard to relevant statutory and non-statutory documents, feedback from public consultation, and findings and recommendations of technical reports, the assessment finds that the most appropriate way of achieving the purpose of the Act is to adopt the Kingston Special Zone.

The objectives, policies and methods proposed for the Special Zone are the most appropriate way of achieving the purpose of the Act. They are supported by design guidelines that will assist future landowners when designing their buildings, and by subdivision guidelines that will assist in the preparation and assessment of subdivision consent applications.