

Plan Change 41 – Shotover Country Special Zone

Amendments to Plan Provisions

The majority of this plan change creates a new special zone therefore all text referring to Chapter 12 is new. Changes in relation to Chapters 14, 15, Definitions and Appendices are denoted by underline for additions and strikethrough for deletions.

Add the following text to Chapter 12:

12.25 Shotover Country Special Zone

12.25.1 Resources, Activities and Values

The Shotover Country Special Zone occupies some 121 hectares of land located south of the 'Ladies Mile' section of State Highway 6 on a series of river terraces. It is flanked to the north by State Highway 6, to the east by an upper terrace separating this area from Lake Hayes Estate, to the south by the Kawarau River and to the west by the rouché moutonee known as 'Trig M' and the Shotover River.

The resources of the zone include low density living accommodation, a smaller mixture of medium density living, community and educational activities. A key resource is the area of open space surrounding each living environment where the zone seeks to promote community and social values through enhanced opportunities for connectivity with established communities.

12.25.2 Issues

i Landscape

The site is located within a part of the visual amenity landscape of the Wakatipu Basin adjacent to a high use public road and an outstanding

natural landscape. The values of the setting and the landscape need to be recognised and provided for.

ii Community

Development should occur in a manner that provides for the integration of activities important for the social wellbeing of the community. The zone has the potential to accommodate education and community related activities that provide wider public benefit.

iii Ecology

Years of pastoral farming have degraded natural values and there is potential to improve indigenous ecosystems and species endemic to this environment.

iv Cultural Values

The Inland Otago lakes area was a source of seasonal mahinga kai and stone resources including pounamu (greenstone). The area was accessed by a network of ara tawhito (trails) that connected the coastal settlements with the inland lakes, Te Koroka (Dart River), and with Tai Poutini (West Coast). The Kawarau and Shotover Rivers are a wāhi taoka (treasured resource) for Kāi Tahu. The Kāi Tahu values associated with these rivers, include Kaitiakitanga, Mauri, Mahika Kai, Kohanga, Trails and Cultural materials.

v Heritage Values

The zone contains a valuable remnant of cultural heritage value in the form of an early settlers cottage that needs to be appropriately recognised and protected.

vi Open Space

Areas of open space can contribute to the wellbeing of the community, including the shared benefits of these areas for ecological enhancement and the functional relationship to utility corridors.

vii Infrastructure

Development of the zone will require the provision of services including water supply, sewage disposal, stormwater disposal, telecommunications, electricity and gas supply.

viii Vehicle Access

Development will place additional demand for vehicle access onto State Highway 6 and the surrounding local road network. The ability to provide connections to existing communities, facilitate public transport connections, integrate non-vehicle based modes of transport, and implement measures to reduce overall vehicle demand are important to the management of the safety and efficiency of the road network.

12.25.3 Objectives and Policies

Objective 1 Landscape and Urban Form

Development which recognises and responds to the values and character of the landscape.

Policies:

1.1 To achieve:

- 1.1.1 *An overarching design framework, facilitating the establishment of a coherent built environment that responds to the natural environment and existing landscape values of the site and its surrounds;*
- 1.1.2 *Clear boundaries to the Zone that relate to topography and landscape features;*
- 1.1.3 *Contained development areas within the Zone and a defined urban edge in order to prevent urban sprawl;*

1.1.4 *Areas of open space throughout the Zone that provide a relationship between built form and the surrounding open landscape, reinforce natural patterns in the landscape, and protect areas of visual prominence;*

1.1.5 *A form of urban development that complements the landscape and provides a coherent, legible and attractive living environment.*

1.2 *To avoid the effects of inappropriate subdivision and development alongside the margins of the Shotover and Kawarau Rivers, by maintaining a buffer of rural general land between the zone and the adjacent rivers.*

1.3 *To maintain the natural character of each terrace escarpment rising above the Shotover River.*

1.4 *To mitigate the effects of light spill from street lighting.*

1.5 *To establish a landscaped buffer to terrace edges that will soften and reduce visibility of built form from public areas to the north west, west and south west of the zone.*

1.6 *To ensure that the Zone is energy efficient, and the following is achieved:*

1.6.1 *buildings are designed to maximise solar gain;*

1.6.2 *use of renewable energy sources is encouraged, particularly solar heating;*

1.6.3 *dwellings adopt low emission and high thermal efficient heating systems*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Inclusion of a Structure Plan incorporating Activity Areas
 - (b) Rules and Assessment Matters, including rules controlling bulk, location and density of buildings
- ii Other
 - (a) Implement 'Southern Light' – A Lighting Strategy for the Queenstown Lakes District for road lighting.

Explanation and Principal Reasons for Adoption

The zone is located within a part of the landscape, mostly below State Highway 6 on a series of ancient river terraces. The special quality of the zone is its setting within topography that provides natural edges. It is important that development within the zone recognises the role of topography in creating clear boundaries to urban development.

It is important that development within the zone is contained to the boundaries of each activity area to maintain the terraced character of the landscape, contain visual impacts to the terrace flats and protect the more visually prominent features that define the zone.

Future development of the zone will be managed in accordance with a Structure Plan, which forms part of the District Plan. This identifies Activity Areas within the site which have been established as a result of comprehensive landscape and urban design analyses. Through the adoption of rules in the District Plan each Activity Area provides for a range of uses and densities, with lower and higher density enabled where this can be absorbed and where it assists in creating a logical development.

Objective 2 Integrated Community

A complementary mix of uses which creates an integrated community.

Policies

- 2.1 *To establish a living environment that provides for the health and wellbeing of residents and visitors, with design that is conducive to social interaction and the establishment of a sense of place.*
- 2.2 *To establish a mix of residential, educational, and small scale commercial activities, and recreational and community activities to provide an environment appealing to a range of people.*
- 2.3 *To encourage permanent residents through the provision of a range of densities and housing options, and where practical, through the provision of community, recreational and educational facilities.*
- 2.4 *To recognise the limitations for development of the site (defined by natural topographical boundaries, development form and style, and servicing constraints), while ensuring that the development yield provided is adequate to establish a sustainable and vibrant community.*
- 2.5 *Activity Areas 1 and 1a – To create a low density living environment across the majority of the zone, outside of the core, with edges defined by natural boundaries.*
- 2.6 *Activity Areas 2a and 2b – To create a medium density living environment close to the core of the zone to enhance the vitality of the community and to provide a broader range of accommodation options along with limited areas of small scale convenience retail to service the immediate needs of the local community.*
- 2.7 *Activity Area 3 – To create a precinct providing for education and community activities within the core of the zone to encourage a vibrant centre that caters for the social needs of the community.*
- 2.8 *Activity Area 4 – To create a Heritage Precinct that provides for the protection of Hicks Cottage and the appropriate adaptive use of the building and associated open space.*

2.9 *Activity Areas 5a – 5e – To create areas of open space extending throughout the zone that provide the basis for pedestrian connections, public utilities, and the protection of areas of ecological importance.*

2.10 *To enhance the provision of affordable housing through establishing links with the Queenstown Lakes Community Housing Trust.*

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Inclusion of a Structure Plan incorporating Activity Areas
 - (b) Rules and assessment matters, including controls on location of activities and density provisions
- ii Other
 - (a) Stakeholders Deed with the Queenstown Lakes Community Housing Trust

Explanation and Principal Reasons for Adoption

Land suitable for urban development is a finite resource within the Queenstown Lakes District. There is an opportunity to provide for the on-going sustainability of this resource through the efficient use of land identified as suitable for urban development. A factor in ensuring the vibrancy of the zone and its long term success stems from its ability to provide for a range of uses and accommodation opportunities. Providing for permanent residents is important because it creates a sense of community. The ability to integrate housing, community and education activities is important in creating a diverse and sustainable living environment. The zone provisions therefore provide a range of living environments, densities and housing types.

Objective 3 Ecological Values

Retained and enhanced ecological values within the zone.

Policies:

- 3.1 *To identify suitable areas for the protection and improvement of ecosystems, with a focus on the natural character and ecological values of the terraces and wetland within the zone.*
- 3.2 *To encourage the integration of public and private open space areas to enhance nature conservation values within the zone.*
- 3.3 *To encourage planting across the terrace escarpment faces that enhances ecological and amenity values.*
- 3.4 *To encourage the use of native species in any landscaping plans where their use is practical and complementary to the enhancement of the ecological values of the site, suited to the climate and needing little maintenance.*

Implementation Methods

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

- i District Plan
 - (a) Rules as assessment matters relating to subdivision and building activities.

Explanation and Principal Reasons for Adoption

There are opportunities to improve the ecological values of the zone and its surrounds through planting endemic species, particularly within the wetland and along the terrace escarpments. The use of appropriate landscaping within both private and public land can improve ecological values as well as providing amenity value.

Objective 4 Heritage Values

Recognition and protection of cultural heritage values and features.

Policies:

4.1 *To establish a Heritage Activity Area, in order to protect Hicks Cottage.*

Implementation Methods

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

- i District Plan
 - (a) Inclusion of a Structure Plan incorporating Activity Area 4
 - (b) Rules and Assessment Matters controlling activities within Activity Area 4
 - (c) Listing of Hicks Cottage within the Inventory of Protected Features

Explanation and Principal Reasons for Adoption

Hicks Cottage was established in the 1860's and has not been recognised as a significant item relating to early settlement of the area. Given its significance as a reminder of past activities, it is important that it is protected.

Objective 5 Open Space and Recreation

Protection of areas of the natural environment including vegetation, landform and landscape that contribute significantly to amenity values, assist in preventing land instability and erosion and contribute to ecological diversity and sustainability, while providing for and encouraging recreational opportunities

and activities within the zone and their linkage with recreational activities within the surrounding area.

Policies

- 5.1 *To provide a trail and open space network throughout the zone that has the ability to connect to surrounding recreation and open space areas.*
- 5.2 *To promote public access to the Shotover and Kawarau Rivers.*
- 5.3 *To avoid adverse effects of buildings and structures on natural and landscape values within open space areas.*
- 5.4 *To encourage the creation of public open space areas and reserves to provide public amenities.*
- 5.5 *To enable the private ownership of open space in areas with limited public use but which are important for the protection of land for natural and landscape purposes.*
- 5.6 *To ensure that activities, buildings and structures enhance passive and active recreation activities, and integrate with the surrounding public access linkages.*
- 5.7 *To restrict commercial activities within the Heritage and Open Space Areas to ensure that they are available for passive and active recreation.*

Implementation Methods

Objective 5 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters, which specifically require public access easements, the establishment of walkways and private ownership of open space areas.

Objective 6 Infrastructure

Provision of servicing infrastructure catering for the demands of development within the zone in an environmentally sustainable manner.

Policies

- 6.1 *To design local streets to ensure safe, low speed traffic environments.*
- 6.2 *To encourage sustainable water use practices.*
- 6.3 *As far as practicable, to retain and where possible enhance the natural wetland within the zone.*
- 6.4 *To incorporate stormwater and sediment management options that minimise the impact of stormwater generation and contaminant loadings through low impact design or sustainable urban drainage design techniques.*
- 6.5 *To encourage the use of energy efficient techniques in design and construction, and to incorporate new renewable energy sources as they develop.*
- 6.6 *To encourage the use of solar energy.*
- 6.7 *To generally avoid installation of solid fuel burners and encourage the use of energy efficient heating options that maintain high air quality.*

Implementation Methods

Objective 6 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters

- ii Other
 - (a) Private covenants

Explanation and Principal Reasons for Adoption

Infrastructure sustainability needs to be addressed comprehensively, from the broad scale subdivision design through to the individual dwelling. Part 15 of the District Plan contains objectives and policies, rules and assessment matters that address the subdivision process. The objectives and policies for the zone build on the general subdivision provisions in the District Plan, reflecting the importance of sustainability objectives for the zone.

Objective 7 Transportation

Safe and efficient use of the District's transportation network.

Policies

- 7.1 *To provide safe and efficient road access to the zone from Stalker Road and State Highway 6 (Ladies Mile).*
- 7.2 *To establish a primary road connection between the zone and the existing development located within Lake Hayes Estate to the east.*
- 7.3 *To enable the establishment and use of a park and ride facility within the zone to reduce the number of vehicle trips along the State Highway.*
- 7.4 *To provide a network and facilities that support public transport.*
- 7.5 *To provide a high level of connectivity throughout the zone and adjacent communities by providing well connected vehicle, pedestrian, and cycling networks.*

Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters

12.25.4 Environmental Results Anticipated

Implementation of the objectives, policies and methods for the zone will result in:

- i **Landscape Values**
Urban development that complements the landscape of the Wakatipu Basin through careful design and location of buildings.
- ii **Integrated Community**
A well structured, vibrant, sustainable and integrated community that provides for permanent residents.
- iii **Ecological Values**
The improvement of ecological values within the site.
- v **Heritage Values**
The protection of significant heritage values, and an increased understanding of the cultural heritage values of the area.
- vi **Open Space and Recreation**
A well connected community with walkways, cycle ways, bridle trails and roading connections throughout with linkages to the surrounding area.

vii **Infrastructure**

A community incorporating sustainable design and management practices.

viii **Vehicle Access**

An integrated transportation network that connects with existing communities and provides options to reduce vehicle trips onto the State Highway.

12.25 Shotover Country Special Zone Rules

12.25.5 Zone Purpose

The purpose of the zone is to establish a comprehensively designed and integrated living environment that provides opportunities for predominantly low density living accommodation, a smaller mixture of medium density living, community and educational activities within a central precinct. The zone seeks to establish a high level of connectivity with established communities through a network of open space, pedestrian paths and vehicle linkages. The value of limited areas of small format convenience retail is recognised to service the immediate needs of the local community.

12.25.6 District Rules

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

- (i) Heritage Protection - Refer Part 13
- (ii) Transport - Refer Part 14
- (iii) Subdivision, Development and Financial Contributions - Refer Part 15
- (iv) Hazardous Substances - Refer Part 16

- (v) Utilities - Refer Part 17
- (vi) Signs - Refer Part 18
- (vii) Relocated Buildings and Temporary Activities - Refer Part 19

12.25.7 Activities

12.25.7.1 Permitted Activities

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

i Residential Activities within Activity Area 3

Residential activities within Activity Area 3 after [*that date 10 years after the date this plan change is made operative*].

The provisions of this zone relevant to residential activities carried out within Activity Area 2b shall apply to residential activities carried out under this rule.

ii Flood Protection Works

Flood Protection works undertaken in accordance with Rule 12.25.10.ix

12.25.7.2 Controlled Activities

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

i Visitor Accommodation in Activity Areas 2a and 2b, in respect of:

- (a) Parking and access, including bus and pedestrian access

- (b) Noise

- (c) Hours of operation of premises licensed for the sale of liquor associated with visitor accommodation

ii Educational Facilities, Community Activities, health care and child day care facilities in Activity Area 3.

Matters over which control is reserved:

- (a) Site layout
- (b) External appearance of buildings
- (c) Parking, loading and access
- (d) Location of outdoor activities
- (e) Travel planning considerations in relation to any proposed education facility

iii Car Parking and Park and Ride Facility in the area marked "Park and Ride" on the Structure Plan.

Matters over which control is reserved:

- (a) Connectivity with existing and planned road networks
- (b) Earthworks and landscape planting to mitigate visual impacts from Howards Drive and State Highway 6
- (c) Security, fencing, signage and lighting

12.25.7.3 Restricted Discretionary Activities

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

of which the Council has reserved control are listed with each **Restricted Discretionary Activity**.

i Multi-Unit Developments

The construction of, alteration to, or addition to any building(s) on any site in Activity Areas 1, 1a, 2a and 2b where the result will exceed three units shall be a Restricted Discretionary Activity in respect of Assessment Matter 12.25.11.2.iii.

ii Residential Activities within Activity Area 3

Residential activities within Activity Area 3, within 10 years after *[the date this plan change is made operative]*, in respect of Assessment Matter 12.25.11.2.x.

The provisions of this zone relevant to residential activities carried out within Activity Area 2b shall apply to residential activities carried out under this rule.

iii Outline Development Plan – Activity Areas 2a, 2b and 3

Any application for an Outline Development Plan in respect of all of Activity Area 2a or Activity Area 2b or Activity Area 3, or in respect of a part of one of those areas intended to comprise the whole of a proposed commercial precinct for the zone, with respect to:

- (a) Roading pattern
- (b) Indicative subdivision design, configuration and allotment size
- (c) Building setbacks
- (d) Pedestrian links
- (e) Public open space
- (f) Communal parking areas

- (g) The design guidelines which will apply to all buildings erected within the area subject to the Outline Development Plan
- (h) Indicative building platforms and building typologies proposed including multiunit and commercial.

12.25.7.4 Discretionary Activities

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

- i Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

ii Outline Development Plan – Activity Areas 2a, 2b and 3

Any application for an Outline Development Plan in respect of part of Activity Area 2a or Activity Area 2b or Activity Area 3, other than an application in respect of the whole of a proposed commercial precinct for the zone under Rule 12.25.7.3.iii.

iii Implementation of Outline Development Plan

Any subdivision or development of land within Activity Area 2a or Activity Area 2b or Activity Area 3 that does not comply with the relevant Outline Development Plan approved under Rule 12.25.7.3.iii or Rule 12.25.7.4.ii.

12.25.7.5 Non-Complying Activities

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

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Industrial Activities**
- v **Airports**

Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

vi **Buildings in Activity Areas 5a – 5e, except:**

- (a) A park and ride facility, including any necessary parking areas, shelter and ticketing structures.
- (b) Buildings related to recreation activities no greater than 200 m² in area.

vii **Fires and Heating**

The following activities as part of any residential activity:

- (a) Erection, construction or installation of any solid fuel burning fireplace or appliances in any building.
- (b) Burning any garden waste, rubbish, or materials of any kind whatsoever other than solid fuel (such as wood or coal) burned within a Barbeque when cooking.
- (c) Bringing onto or keeping on any land any Gas Cylinder which, when full contains over 10 kilograms of gas.

For the purposes of this rule:

‘Barbeque’ means any portable or permanent device constructed or placed for the purposes of outdoor cooking.

‘Gas Cylinder’ means any portable or permanent container for any form of compressed or liquefied petroleum gas.

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

12.25.7.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- (i) **Except** as part of a Controlled or Permitted Activity: Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.
- (ii) Planting of the following tree species:
 - Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvestris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties
- (iii) **Activities within the Outer Control Boundary – Queenstown Airport**

On any site located within the Outer Control Boundary, as indicated on the District Plan Maps, any new residential activities, visitor accommodation or community activities shall be prohibited Activities.

12.25.8 Non-Notification of Applications

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

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site Standards** and **Restricted Discretionary Activities**:
 - Outline Development Plan
 - Access
 - Outdoor Living Space
 - Terrace Buffer Areas
 - Multi-Unit Developments
 - Earthworks

12.25.9 Standards

12.25.9.1 Site Standards

i Setback from Roads

- (a) Within Activity Areas 1 and 1a the minimum setback from road boundaries of any building, other than garages shall be 4.5m.
- (b) Within Activity Areas 2a, 2b and 3 the minimum setback from road boundaries of any building other than garages shall be 2 m.

ii Setback from Internal Boundaries

- (a) Within Activity Areas 1 and 1a, the minimum setback from internal boundaries for any building shall be one setback of 4.5m and all other setbacks of 2m.

- (b) Within Activity Areas 2a and 2b, the minimum setback from internal boundaries for any building shall be 1m.
- (c) Within Activity Area 3, the minimum setback from internal boundaries for any building shall be 10m from the boundary with Activity Area 2b and 5m from all other boundaries.
- (d) Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (e) No setback is required from an internal boundary where buildings share a common wall on that internal boundary.

iii 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 shall be:
 - (i) Activity Area 1
 - Residential Units: 36m² contained in one area with a minimum dimension of 4.5m
 - (ii) Activity Areas 2a and 2b
 - Residential Units: 20m² contained in one area with a minimum dimension of 3m
- (c) The outdoor living space shall be readily accessible from a living area.
- (d) No outdoor living space shall be occupied by any building.

iv Fences

- (a) Within Activity Area 5a – 5e there shall be no solid fences. For the purposes of this rule solid fences do not include rock walls less than 1.6 m in height, and post and wire fences.
- (b) Within Activity Area 5b there shall be no fencing, except along the boundary of the Activity Area.

v Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval and earthworks associated with the construction of the flood protection works detailed in Appendix Three and earthworks associated with the construction or installation of Utilities.

(a) Earthworks

- (i) The total volume of earthworks does not exceed 200m³ per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 400m² in area within that site (within a 12 month period).
- (iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m³ (notwithstanding provision 17.2.2).
- (iv) No earthworks shall:
 - expose any groundwater aquifer;
 - cause artificial drainage of any groundwater aquifer;
 - cause temporary ponding of any surface water.

(b) Height of cut and fill and slope

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

(c) Environmental Protection Measures

- (i) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- (ii) Any person carrying out earthworks shall:
 - Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- (iii) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

(d) Protection of Archaeological sites and sites of cultural heritage

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

vi Nature and Scale of Activities

- (a) Within Activity Areas 1 and 1a no more than one full time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity.
- (b) Within Activity Areas 1 and 1a no more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities.

vii Hours of Operation

- (a) Within Activity Areas 1 and 1a the hours of operation of any non-residential activity shall be limited to 0830 – 1800.

viii Terrace Buffer Areas

- (a) Landscape planting within the Terrace Buffer Area of any site containing a part of a Terrace Buffer Area identified on the Structure Plan shall:
 - (i) Be established prior to making application for building consent.
 - (ii) Comprise the type of species and density of planting detailed in Part 3 of Appendix 1.
 - (iii) When mature achieve a visual vegetation screen which, when separate plantings are calculated together, extends along 50%

of the length of the Terrace Buffer Area within that site (as illustrated in Appendix 4).

- (iv) Be maintained by the site owner. If any plant or tree dies, is destroyed or becomes diseased it shall be replaced by the site owner.

- (b) No buildings shall be constructed within the Terrace Buffer Areas identified on the Structure Plan.

ix Wetland Setback

No buildings shall be constructed within the Wetland Setback area identified on the Structure Plan.

x Density

The density of residential units within each Activity Area shall not exceed the density limits set out in Table 1.

Table 1:

Activity Area	Density
1 and 1a	13.3 units per hectare
2a	33.3 units per hectare
2b	22.2 units per hectare
3	22.2 units per hectare
4	4 units per hectare
5a – 5e	Not Applicable

Density shall be calculated on the net area of land available for development and excludes land vested as reserve or held as open space, access or roading.

12.25.9.2 Zone Standards

i Structure Plan

All activities and developments must be carried out in accordance with the Structure Plan.

ii Building Height

The maximum height of all buildings above ground level shall not exceed the limits set out in Table 2:

Table 2:

Activity Area	Maximum Height
1 and 1a	8 metres
2a and 2b	10 metres
3	12 metres
4	4.5 metres
5a – 5e	3.5 metres

iii Building Coverage

The maximum building coverage for all activities on any site within each activity area shall not exceed the limits set out in Table 3.

Table 3:

Activity Area	Building Coverage
1 and 1a	40%
2a	60%
2b	70%
3	30%
4	10%
5a – 5e	n/a

iv Outline Development Plan

No development shall take place within any part of Activity Areas 2a, 2b or 3 until an Outline Development Plan in respect of the area being developed has been approved by the Council pursuant to Rule 12.25.7.3. iii or Rule 12.25.7.4.ii.

v Airport Noise - Queenstown Airport

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

EITHER:

(i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

OR:

(ii) The building shall be constructed and finished in accordance with the provisions of Table 4 appended to this rule.

Table 4 – Acoustic Insulation of Buildings Containing Noise Sensitive Activities (except non-critical listening areas)

BUILDING ELEMENT	REQUIRED CONSTRUCTION
External Walls	Exterior: 20mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar

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

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

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

vi Noise

- (a) Sound from activities in Activity Areas 2a, 2b and 3 measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) daytime (0800 to 2200 hrs) 60 dB L_{Aeq(15 min)}
 - (ii) night-time (2200 to 0800 hrs) 50 dB L_{Aeq(15 min)}
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}
- (b) Sound from activities in Activity Areas 1, 1a, 4 and 5a – 5e measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) daytime (0800 to 2200 hrs) 50 dB L_{Aeq(15 min)}
 - (ii) night-time (2200 to 0800 hrs) 40 dB L_{Aeq(15 min)}
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}
- (c) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (d) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999.
- (e) The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.

vii Nature and Scale of Activities

- (a) No goods shall be displayed, sold or offered for sale from a site other than handicrafts, goods grown, reared or produced on the site.
- (b) At least one person engaged in any non-residential activity must reside on the site.
- (c) 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.
- (d) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to a visitor accommodation activity located on the site, such as outdoor furniture.
- (e) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

viii Retail Sales

- (a) Within Activity Areas 1, 1a and 4, no goods shall be displayed, sold or offered for sale from a site other than:
 - handicrafts; or
 - goods grown, reared or produced on the site; or
 - retail sales which are ancillary to visitor accommodation located on the site.

- (b) Within Activity Area 2a and 2b retail sales shall be limited to Convenience Retail having a Gross Floor Area of no more than 200 m² per site.

ix Flood Protection Works

- (a) There shall be no residential units constructed within Activity Area 1a until such time as a stopbank is constructed in accordance with the plans contained in Appendix Three. The stopbank shall be:
 - (i) located within Area A shown on the Structural Landscape Plan in Appendix 2 (northwestern part) and within Area B and/or the Wetland Setback shown on the Structural Landscape Plan in Appendix 2 (southeast part).
 - (ii) constructed to achieve the minimum heights at the stopbank of (as shown on the Cross – Sections in Appendix Three):
 - MWD Cross Section 3' – 3 – 315.6 m
 - MWD Cross Section 4' – 4 – 314.8 m
 - MWD Cross Section 5' – 5 – 314.3 m(all heights are relative to a datum of mean sea level)
 - (iii) constructed and maintained to achieve the profile dimensions shown in Appendix Three.

x Open Space - Escarpment Vegetation – Activity Area 5b

- (a) Any land within Activity Area 5b shall be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago.
- (b) Planting on any land within Activity Area 5b shall be in accordance with the plant list contained within Part 1 of Appendix 1.

xi Wetland Vegetation – Activity Area 5d

- (c) Any land within Activity Area 5d shall be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago.
- (d) Planting on any land within Activity Area 5d shall be in accordance with the plant list contained within Part 2 of Appendix 1.

12.25.10 Resource Consents - Assessment Matters

12.25.10.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Rule 12.25.11.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.25.10.2 Assessment Matters

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

i Controlled Activity - Visitor Accommodation in Activity Area 2a and 2b

Conditions may be imposed to ensure:

- (a) Compatibility with amenity values of the surrounding environment, taking into account:
 - (i) The visual amenity of the street and neighbouring properties
 - (ii) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (iii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iv) Loss of privacy
 - (v) The proximity of outdoor facilities to residential neighbours
 - (vi) Hours of operation
 - (vii) The ability to landscape/plant to mitigate visual effects
 - (viii) Whether the external appearance of the buildings complements the surrounding urban character.
- (b) That adverse effects from the activity are avoided, remedied or mitigated in terms of:
 - (i) The adequacy and location of car parking for the site
 - (ii) Noise, vibration and lighting from vehicles entering and leaving the site
 - (iii) Pedestrian safety within the vicinity of the activity

- (iv) Provision for coaches to be parked off-site.
- (c) Mitigation of noise emissions beyond the property boundary, taking into account:
 - (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building
 - (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.
- ii **Controlled Activity - Buildings for Educational Facilities, Community Activities, health care and child day care facilities in Activity Area 3**

Conditions may be imposed in respect of:

- (a) Location and external appearance to avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
- (b) The relationship of the building to its neighbours in terms of its built form, and to other built elements in the zone, including public open spaces.
- (c) The relationship of parking, access and manoeuvring areas in respect of access point options for joint use of car parking and the safety of pedestrians.

- (d) The extent and quality of any landscaping proposed and the effectiveness of proposed planting in enhancing the general character of the area, screening car parking areas, and the impact on residential uses.

iii **Restricted Discretionary Activity – Multi-Unit Developments**

- (a) Whether the location and external appearance avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings and their private open spaces;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
- (b) The proximity or bulk of the buildings, in terms of visual dominance, loss of access to daylight or views from adjoining sites and buildings, which is out of character with the local environment.
- (c) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- (d) The ability to provide adequate vehicle parking and manoeuvring space on site.
- (e) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (f) The extent of a positive contribution to the street scene and neighbourhood character in terms of definition of, and engagement with, the public realm.

iv Setback from Roads

- (a) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical use of the remainder of the site.
- (b) The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
- (c) The ability to provide adequate opportunity for landscaping in the vicinity of road boundaries, which will mitigate the effects of building intrusion into the street scene.
- (d) The ability to provide adequate on-site parking and manoeuvring for vehicles.
- (e) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity of road boundaries.
- (f) The extent to which the proposed building will have size, form, proportions, roof line, style, external appearance which are similar to or in keeping with existing buildings on the site.

v Setback from Internal Boundaries

- (a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- (b) Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.

- (c) Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to and extent which is inconsistent with the suburban living environment.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping around buildings.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- (h) Any adverse effects on adjoining sites of the proximity of buildings housing scheduled community or private recreation facilities in terms of noise, glare or vibration which is inconsistent with the suburban living environment.
- (i) The ability to mitigate adverse effects of the proposal on adjoining sites.

vi Outdoor Living Space

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

- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site.

vii Earthworks

1. Environmental Protection Measures

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

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;

- the natural landform of any ridgeline or visually prominent areas;
- the visual amenity values of surrounding sites

- (b) Whether the earthworks will take into account the sensitivity of the landscape.

- (c) The potential for cumulative effects on the natural form of existing landscapes.

- (d) The proposed rehabilitation of the site.

3. Effects on adjacent sites

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.

- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.

- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.

- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

- (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value

- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
- (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.
- (c) Whether the activity incorporates an accidental discovery protocol agreed to with Kai Tahu Ki Otago.

viii Nature and Scale of Non-Residential Activities

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.

- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

ix Terrace Buffer Areas

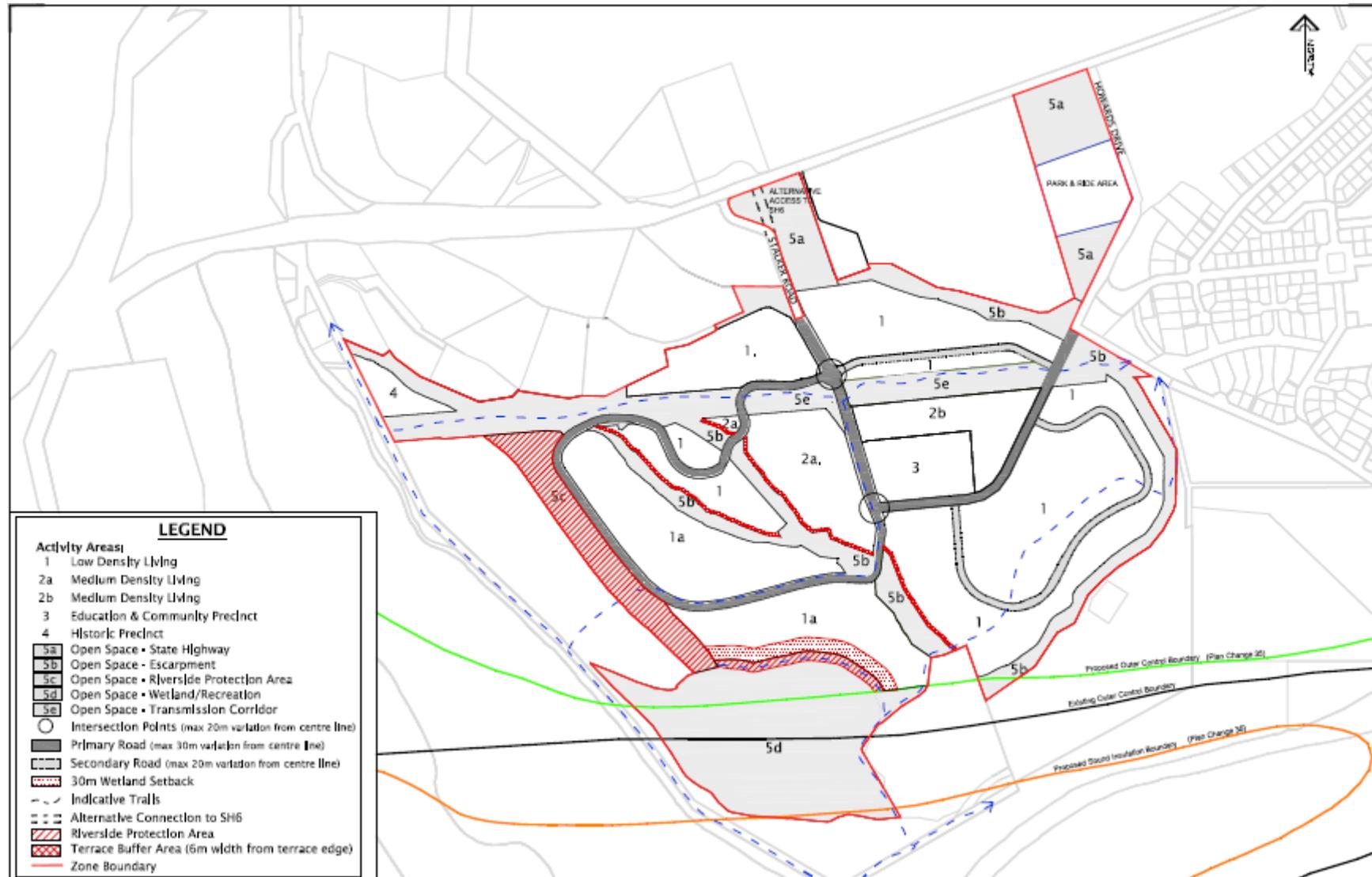
The extent to which proposed planting when mature:

- (a) Will mitigate visibility of buildings in terms of views from public places outside of Shotover Country Special Zone to the northwest, west and southwest.
- (b) Will achieve a visual vegetation screen which, when separate plantings are calculated together, extends along 50% of the length of the Terrace Buffer Area within that site (as illustrated in Appendix 4).

- (c) Is located in a manner which relates to the built form within the site and is designed in a manner to reduce the bulk and hard unnatural lines associated with buildings in the landscape when viewed from the public places mentioned in (a) above.
 - (d) Will achieve (a) to (c) above in winter as well as summer.
- ix Residential Activity in Activity Area 3**
- (a) The likely demand for educational and/or community facilities within the balance of the 10 year period.
 - (b) Steps taken or proposed to be taken by the Ministry of Education to establish a primary school within the balance of the 10 year period.
 - (c) The extent to which residential activities may hinder or prevent the ability to meet anticipated demand within the balance of the 10 year period for educational and/or community facilities.
- x Outline Development Plan – Activity Areas 2a, 2b and 3 (Rule 12.25.7.3.iii and Rule 12.25.7.4.ii)**
- Whether and the extent to which:
- a) The subdivision layout is efficient, legible and promotes multiple use by vehicles, pedestrians and cyclists as demonstrated by cross sections for all road types indicating carriageway width, parking, footpaths, cycle provision, landscaping and stormwater provision.
 - b) The urban structure provides effective connectivity for vehicles, pedestrians and cyclists.
 - c) The subdivision layout and lot configuration, dimensions and orientation will:
 - (i) maximise solar gain by a layout that maximises north south aligned streets and/or establishing fixed buildings platforms that enable generous private open space to the northerly aspect of dwellings
 - (ii) enable dwelling units to connect with the street;
 - (iii) have logical boundaries;
 - (iv) minimise long narrow lots with narrow street frontages that result in multi-unit / comprehensive developments fronting shared driveways.
 - d) Building development achieves adequate separation from boundaries to mitigate dominance of buildings and loss of privacy and to facilitate access to sunlight, outdoor living, views, opportunity for gardens and landscape planting.
 - e) Subdivision or development will achieve the target density for the Activity Area.
 - f) Public open space areas form part of an open space network to provide pedestrian and cycle linkages to other open space, activity areas and surrounding communities.
 - g) The methods used to adequately manage the boundary along Activity Area 5e (transmission corridor), including the ownership of land within the open space corridor and ensuring buildings are setback a sufficient distance to meet the safety requirements of Transpower.
 - h) The amount and location of public open spaces are commensurate with the residential densities anticipated within the Activity Area.
 - i) Public open spaces and the urban form are designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) including mutual passive surveillance between dwellings and street/public space.

- j) Imaginative, efficient and comprehensive design solutions and design guidelines encourage high quality development.
 - k) The scale and location of areas to be developed for convenience retail takes into account proximity to housing (effects on residential amenity values), vehicle and pedestrian accessibility and vehicle parking.
 - l) The staging of development is necessary to promote the logical progression of development, the cost effective provision of infrastructure, public amenities and critical mass capable of contributing to a sense of community.
 - m) The extent of public transport facilities and/or infrastructure and/or space enables its future development.
 - n) Visitor parking and pick up/drop off areas are provided to and within Activity Area 3 for education activities.
- xi Outline Development Plan – Activity Areas 2a, 2b and 3 (Rule 12.25.7.4.ii)**
- (a) Those matters detailed in Assessment Matter (x) above.
 - (b) Whether and the extent to which the Outline Development Plan for part of an Activity Area takes into account, and will not compromise, efficient, logical, and coordinated development of the remainder of that Activity Area.
- xii Implementation of Outline Development Plan (Rule 12.25.7.4.iii)**
- (a) Those matters detailed in Assessment Matter (x) above.
- xiii Density (Rule 12.25.9.1.xi)**
- Whether and the extent to which the proposed increased density:
- (a) Can be achieved without undermining or adversely affecting desirable urban outcomes promoted by the relevant Outline Development Plan.
 - (b) Will achieve greater efficiency in the development and use of the land resource.
 - (c) Will assist in achieving affordable or community housing.
 - (d) Can be adequately serviced without adverse effect on infrastructural capacity.

Structure Plan



Appendix One - Plant List

Part 1: Terrace Escarpment / Grey Shrubland Areas (Activity Area 5b).				
Species	# per cluster	Height at maturity	Spacing (m)	Ecological Benefits
<i>Cluster group A – 15 plants per cluster</i>				
<i>Aristotelia fruticosa</i>	3	2	2	Increase diversity, flowers and fruit provide food native birds
<i>Carmichaelia petriei</i>	3	2	1.5	Currently established on site, host plant for native moths
<i>Coprosma propinqua</i>	3	3	2	Increase diversity, host plant of native moths and provides food for lizards and native birds
<i>Coprosma rigida</i>	3	2	2	Increase diversity, provide food for lizards and native birds
<i>Olearia odorata</i>	3	4	2	Increase diversity, important host plant for native moths
<i>Cluster group B – 16 plants per cluster</i>				
<i>Coprosma propinqua</i>	3	3	2	Increase diversity, host plant of native moths and provides food for lizards and native birds
<i>Corokia cotoneaster</i>	3	2.5	2	Increase diversity, provide food for lizards and native birds
<i>Myrsine divaricata</i>	3	3	2	Increase diversity
<i>Olearia avicenniaefolia</i>	3	4	2	Increase diversity, invertebrates
<i>Plagianthus regius</i>	3	10	3	
<i>Sophora microphylla</i>	1	8	3	Increase diversity, important food for invertebrates and birds
<i>Cluster group C – 15 plants per cluster</i>				
<i>Melicytus alpinus</i>	3	1	1	Increase diversity, food source for lizards
<i>Carmichaelia petriei</i>	3	2	1.5	Currently established on site, host plant for native moths
<i>Olearia odorata</i>	3	3	2	Increase diversity, important host plant for native moths
<i>Olearia lineata</i>	3	4	2	Increase diversity, host plant for native moths
<i>Ozothamnus vauvilliersii</i>	3	3	2	Increase diversity, invertebrates

Part 2: Wetland (Activity Area 5d)				
Species	# per cluster	Height at maturity	Spacing (m)	Ecological Benefits
<i>Carex buechananii</i>	5	0.5	1	Provide cover for invertebrates
<i>Carex gaudichaudiana</i>	5	0.15	.5	Maintain existing diversity in wetter areas
<i>Carex secta</i>	5	1.5	1.5	Important for invertebrates and wetland birds

<i>Carex sinclairii</i>	5	0.4	.5	Increase and/ sustain diversity
<i>Chionochloa rubra</i>	5	1.5	1.25	Reinstate diversity
<i>Coprosma propinqua</i>	3	3	2	Increase diversity, provide food for lizards and native birds
<i>Cordyline australis</i>	3	6	3	Increase diversity and provide food for native birds
<i>Cortaderia richardii</i>	5	2	1	Increase diversity, provide cover for invertebrates and birds
<i>Juncus edgariae</i>	5	1	1	Increase and support diversity
<i>Juncus pallidus</i>	5	1-2	2	Increase and support diversity
<i>Olearia hectorii</i>	3	6	3	Increase diversity, host plant for native moths – a willow replacement
<i>Olearia lineata</i>	3	6	3	Increase diversity, host plant for native moths – plant as a minor component
<i>Olearia odorata</i>	3	3	2	Increase diversity, host plant for native moths
<i>Plagianthus regius</i>	3	10 - 15	3	Reinstate diversity
<i>Phormium tenax</i>	3	2	2	Increase diversity, food source for native birds
<i>Podocarpus hallii</i>	3	15	3	Increase diversity
<i>Sophora microphylla</i>	3	8	3	Increase diversity, important host plant for native moths

Part 3: Terrace Buffer Areas

Species	# per cluster	Height at maturity	Spacing (m)	Ecological Benefits
Big trees				
European Hornbeam <i>Carpinus betulus</i>		15	10	Provides shade for residents, visitors and birds
Hazelnut <i>Corylus avellana</i> *		5 to 10	5	Provides nuts for residents, visitors and birds; resting habitat for passerines
Apricots		4 to 5	5	Provides shade, and fruit for residents, visitors and birds
Cabbage tree <i>Cordyline australis</i>		6	3	Increase diversity and provides nectar, fruit and seeds for native birds
Hector's tree daisy <i>Olearia hectorii</i>		10	5	Increase diversity, host plant for native moths
Ribbonwood <i>Plagianthus regius</i>		10 – 15	3	Increase diversity, important host plant for invertebrates
Small trees and shrubs				
<i>Coprosma propinqua</i>		3	2	Increase diversity, host plant of native moths and provides fruit and seeds for lizards and native birds
Korokia <i>Corokia cotoneaster</i>		2	2	Increase diversity, provides nectar, fruit and seeds for lizards and native birds
Aakeake <i>Olearia</i>		3	2	Increase diversity, host plant for native moths

<i>avicenniaefolia</i>				
Narrow leaved tree daisy <i>Olearia lineata</i>		6	3	Increase diversity, host plant for native moths
<i>Olearia odorata</i>		3	2	Increase diversity, host plant for native moths
Mt flax <i>Phormium cookianum</i>		1.5	1.5	Increase diversity, source of nectar for native birds
Kowhai <i>Sophora microphylla</i>		8	5	Increase diversity, important host plant for native moths

Part 4: Riverside Protection Area (Activity Area 5c – Areas A and B on the Structural Landscape Plan in Appendix 2).

Species	# per cluster	Height at maturity	Spacing (m)	Ecological Benefits
Area A - Big trees				
English Walnut <i>Juglans regia</i> **	3	20 - 25	15	Provides shade, and nuts for residents, visitors and birds; resting habitat for passerines
Sweet chestnut <i>Castanea sativa</i>	3	12 to 20	12	Provides shade, and nuts for residents, visitors and birds; resting habitat for passerines
Pin oak <i>Quercus ellipsoids</i>	3	15	12	Shade, resting habitat for residents, visitors and birds
Area A - Small trees and shrubs				
Hazelnut <i>Corylus avellana</i> *	5	5 to 10	5	Provides nuts for residents, visitors and birds; resting habitat for passerines
Apricots	5	4 to 5	5	Provides shade, and fruit for residents, visitors and birds
Kowhai <i>Sophora microphylla</i>	3	8	5	Increase diversity, important host plant for native moths
Moist depressions/ areas of impeded drainage – <i>Carex buccanani</i> , red tussock, toetoe, <i>Carex sinclairii</i> ; pasture grass elsewhere under canopies.				
Area A and B - Big Trees				
Weeping willow <i>Salix alba</i> 'Vitellina'	3	15	10	Shade, resting habitat for passerines
Hector's tree daisy <i>Olearia hectorii</i>	3	10	5	Increase diversity, host plant for native moths
Area A and B - Small trees and shrubs				
Kowhai <i>Sophora microphylla</i>	3	8	5	Increase diversity, important host plant for native moths
Cabbage tree <i>Cordyline australis</i>	3	6	3	Increase diversity and provides nectar, fruit and seeds for native birds

Mountain lacebark <i>Hoheria glabrata</i>	3	10	3	Increase diversity, provides nectar for invertebrates, hosts insects which feed birds
<i>Coprosma propinqua</i>	9	3	2	Increase diversity, provide food for lizards and native birds
Area B - Big trees				
Mountain lacebark <i>Hoheria glabrata</i>	3	10	3	Increase diversity, provides nectar for invertebrates, hosts insects which feed birds
Cabbage tree <i>Cordyline australis</i>	5	6	3	Increase diversity and provides nectar, fruit and seeds for native birds
Kowhai <i>Sophora microphylla</i>	3	8	5	Increase diversity, important host plant for native moths
Ribbonwood <i>Plagianthus regius</i>	3	10 – 15	3	Increase diversity, important host plant for invertebrates
Hector's tree daisy <i>Olearia hectorii</i>	5	10	5	Increase diversity, host plant for native moths
Halls Totara <i>Podocarpus hallii</i>	3	15	5	Increase diversity, provides fruit and seeds for birds
Area B - Small trees and shrubs				
Narrow leaved tree daisy <i>Olearia lineata</i>	3	6	3	Increase diversity, host plant for native moths
<i>Olearia odorata</i>	9	3	2	Increase diversity, host plant for native moths
<i>Coprosma propinqua</i>	9	3	2	Increase diversity, provide food for lizards and native birds
Weeping matipo <i>Myrsine divaricata</i>	3	3	2	Increase diversity and provides fruit and seeds for native birds
With marginal/ transition planting towards the wetland using red tussocks, toetoe, <i>Carex bucanani</i>				

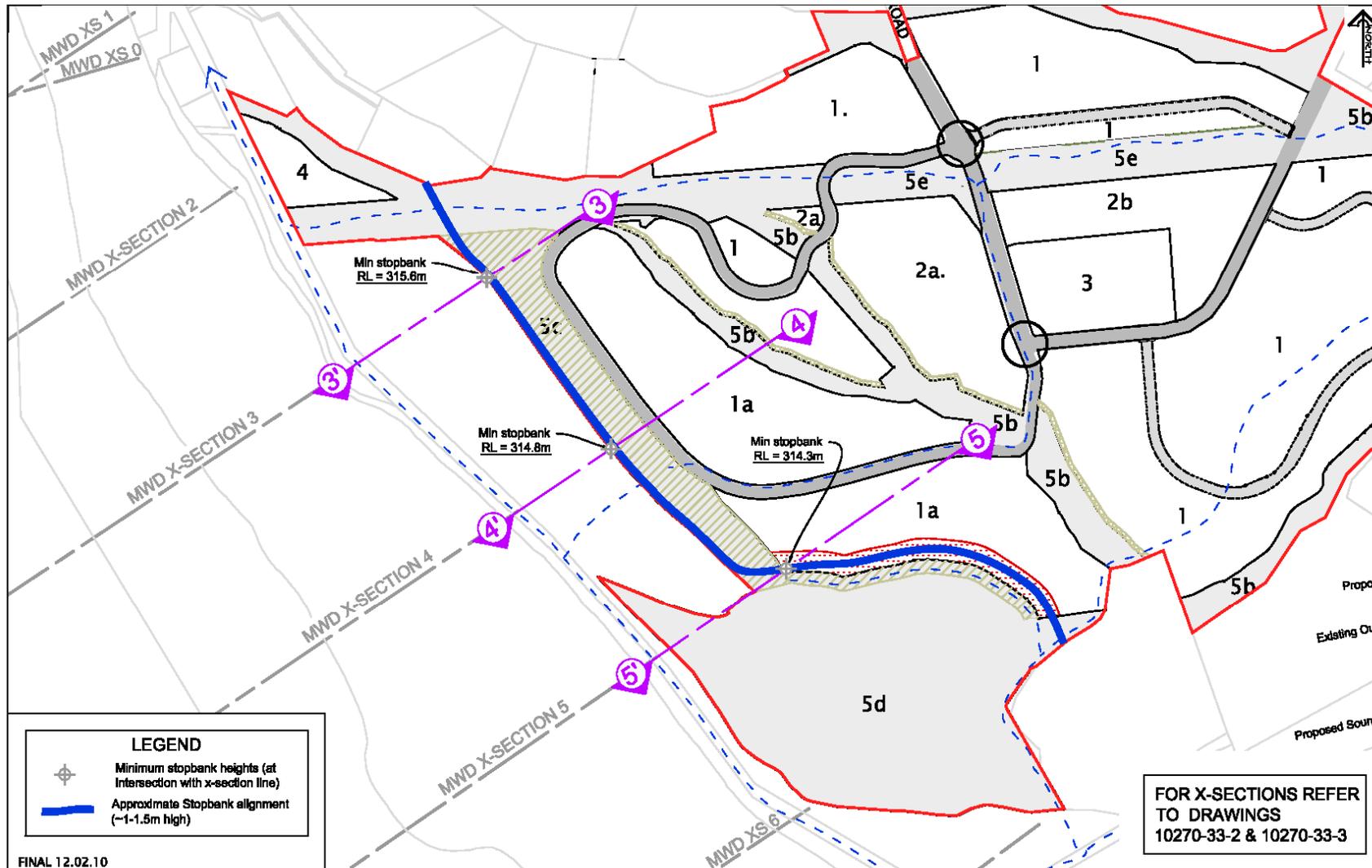
* two varieties needed for hazelnut production, not self fertilising

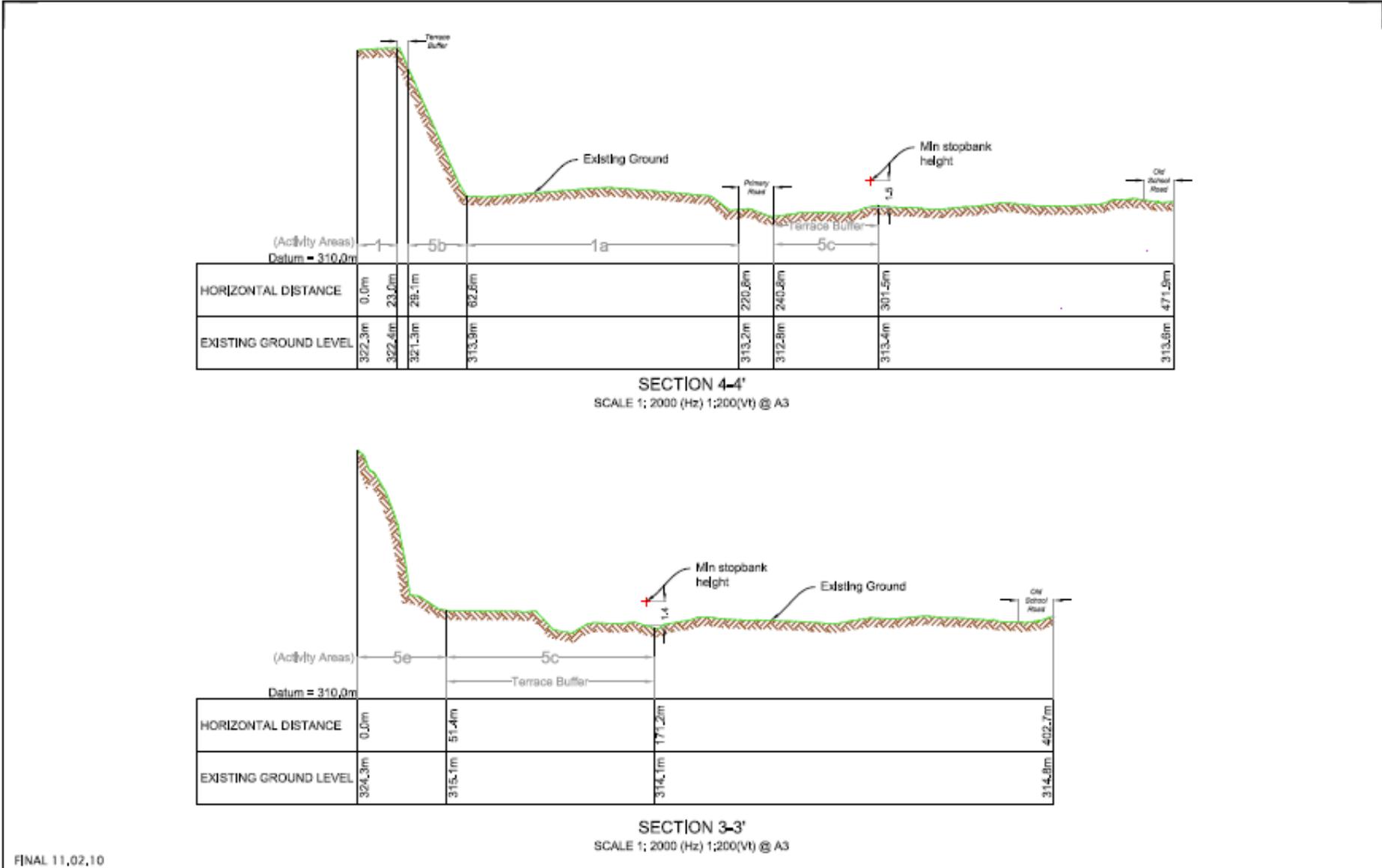
** must be at least 3 metres above the water table

Appendix Two – Structural Landscape Plan – Riverside Protection Area

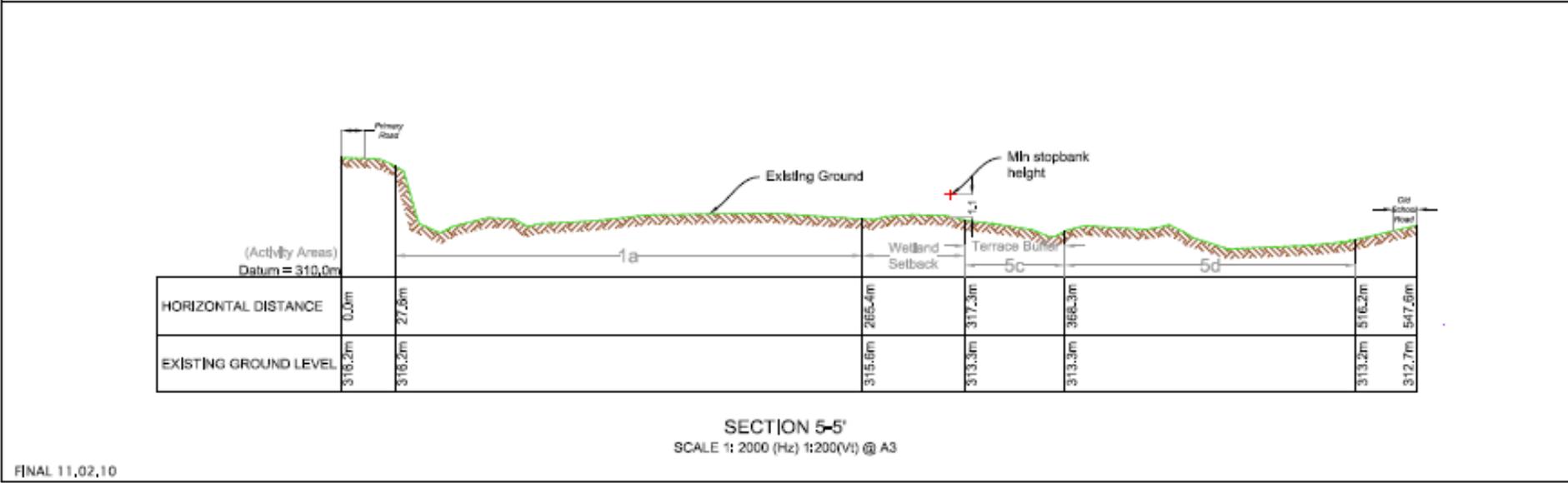
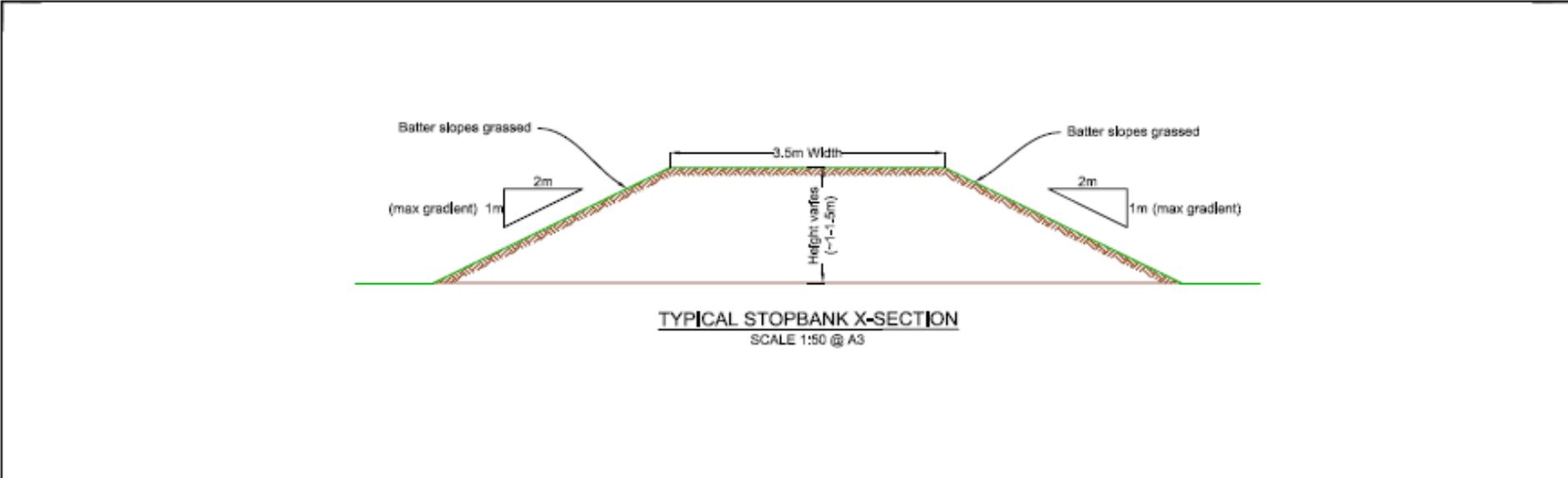


Appendix Three – Flood Protection Works



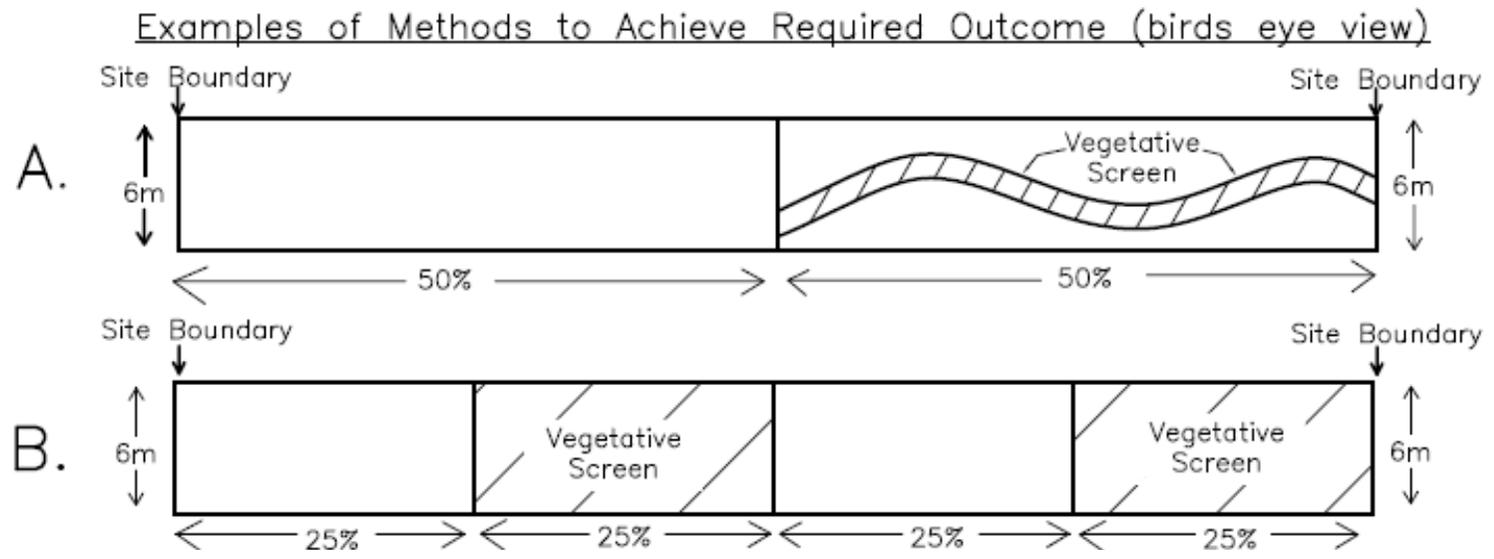
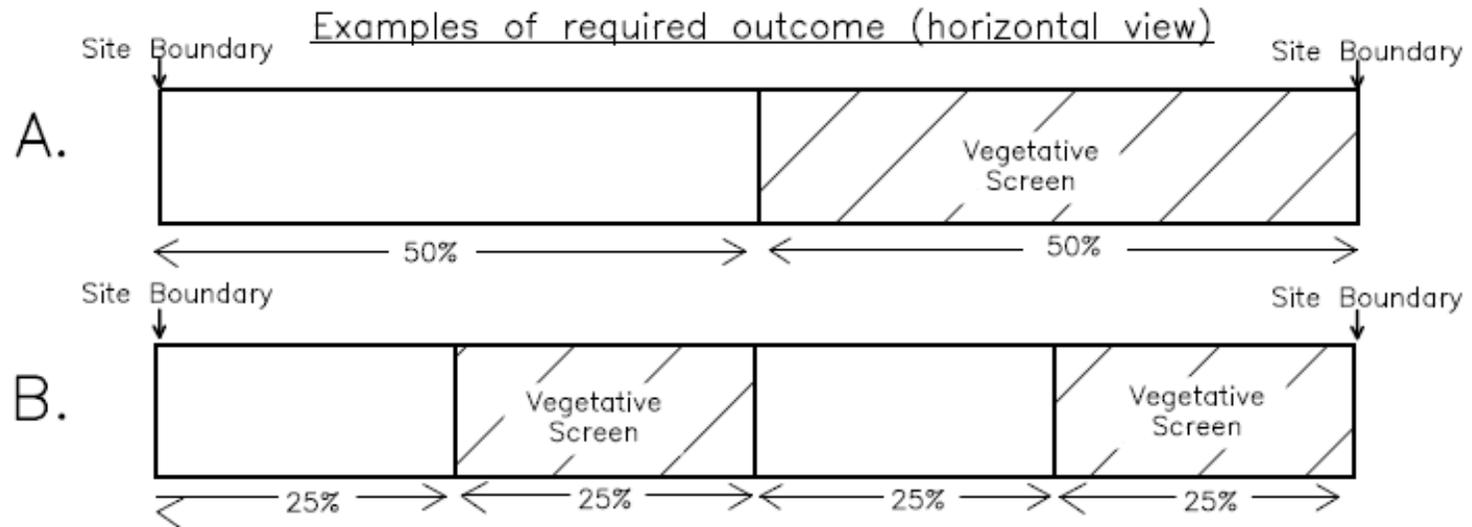


FINAL 11,02,10



FINAL 11.02.10

APPENDIX 4: – Illustrative Diagrams – Terrace Buffer Areas (Rule 12.25.9.1vii(a)(iii))



15 Subdivision, Development and Financial Contributions

15.1 Issues, Objectives and Policies

Add the following new objective and related policies:

Objective 10

Shotover Country Special Zone – Transport infrastructure design which minimises car use and achieves efficient transport connections.

Policies

10.1 To ensure that the transport infrastructure (including road layout, cycle and walking networks) is well-connected and designed to:

10.1.1 Enable public transport to efficiently service the area, now or in the future (which may, in the future, also include the provision of a park and ride facility);

10.1.2 Ensure that on-street car parking is provided;

10.1.3 Reduce travel distances through well-connected streets;

10.1.4 Provide safe, attractive, and practical routes for walking and cycling, which are well-linked to existing or proposed passenger transport and local facilities and amenities within the zone, and which are well-connected to other areas beyond the zone, particularly Old School Road and Lake Hayes Estate.

15.2 Subdivision, Development and Financial Contributions Rules

Add the following to Site Standard 15.2.6.2.iv (a) Lot Averages

...

Zone	Average
Shotover Country Special Zone - Activity Area 1 and 1a	750 m ²

Add the following to Site Standard 15.2.6.2.vi Shotover Country Special Zone – Park and Ride Facility

Within the Shotover Country Special Zone, a park and ride facility shall be established and implemented within the Park and Ride Area shown on the Structure Plan upon reaching the following lot number thresholds:

Number of Lots Created (cumulative – existing lots plus proposed lots)	Facilities required
0 – 50 lots	Nil
51 – 150 lots	2 bus stops with pull over areas, pedestrian refuge, flush median, 1 bus shelter and 20 car parking spaces.
151 – 300 lots	An additional 20 car parking spaces
301 plus lots	An additional 20 car parking spaces per additional 150 lots

All car parking, vehicle manoeuvring and access to and within the park and ride facility, and works on Howards Drive shall be laid out in accordance with the requirements of Appendix 7 (subject to Council approval for works on the legal road).

Areas developed as part of the park and ride facility shall vest in Council as Local Purpose Reserve (car parking).

Add the following to Zone Standard 15.2.6.3.i (a) Lot Sizes

...

Zone Minimum Lot Area

Zone	Minimum Lot Area	
Shotover Country Special Zone	Activity Area 1 and 1a	500 m ²
	Activity Area 2a	300 m ²
	Activity Area 2b	450 m ²
	Activity Area 3	450 m ²
	Activity Area 4	2500 m ²
	Activity Area 5a-5e	No minimum

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

15.2.6.4 Assessment Matters for Resource Consents

Add the following assessment matters:

i Lot Size and Dimensions

- (h) Within the Shotover Country Special Zone, whether and the extent to which the lot size:
 - (i) Can be achieved without undermining or adversely affecting desirable urban outcomes promoted by the relevant Outline Development Plan.
 - (ii) Will achieve greater efficiency in the development and use of the land resource.

- (iii) Will assist in achieving affordable or community housing.
- (iv) Can be adequately serviced without adverse effect on infrastructural capacity.

15.2.8 Property Access

15.2.8.1 Controlled Subdivision Activities – Property Access

Add the following bullet point to the list of matters where the Council reserves control:

- Within the Shotover Country Special Zone, whether and the extent to which methods are proposed to:
 - (a) Establish a vehicle link between Stalker Road and Howards Drive
 - (b) Enable public transport
 - (c) Integrate facilities for cycle and pedestrian access
 - (d) Provide on-street parking
 - (e) Direct light spill from street lighting downwards
 - (f) Align vehicle access in accordance within the Structure Plan, with a maximum variation allowed of 30 metres from the centreline of primary roads and 20 metres from the centreline of secondary roads.
 - (g) Intersection points located within 20 metres of that shown on the Structure Plan.

- (h) Ensure that adequate and appropriate bus stops are provided for when the roading network is designed and constructed.
- (i) Mitigate the landscape and visual impacts of road construction down terrace slopes.
- (j) Maintain the functionality of roadside swales at the time shared roads or individual driveways are being constructed, including the extent to which a consent notice is necessary to ensure future owners are made aware of this obligation (where vehicle crossings are not being formed at the time of subdivision).

15.2.8.3 Assessment Matters for Resource Consents

Add the following assessment matters:

Site Standard 15.2.6.2.vi Shotover Country Special Zone – Park and Ride Facility

- (xiii) Within the Shotover Country Special Zone Park and Ride Area, whether and the extent to which:
 - (a) An assessment of current use of the existing car parking facilities concludes that additional car parking spaces are likely to be required for park and ride purposes to service the existing lots plus the additional lots being created within the zone.
 - (b) The establishment of public bus services into and through the zone is likely to reduce or eliminate the use of existing car parking facilities, or the need for additional car parking facilities, for park and ride purposes to service development within the zone.

15.2.10 Natural and Other Hazards

Add the following Zone Standard:

15.2.10.3 Zone Subdivision Standard – Natural and Other Hazards

Any subdivision of land that does not comply with any one or more of the following Zone Standards shall be a Non-Complying Subdivision Activity:

- (i) Prior to any subdivision within Activity Area 1a of the Shotover Country Special Zone, a stopbank shall be constructed to mitigate the effects of flood hazard. The stopbank shall be constructed in accordance with the plans contained within Appendix Three to the Shotover Country Special Zone. It shall be:
 - (a) located within Area A shown on the Structural Landscape Plan in Appendix 2 to the Shotover Country Special Zone (northwest part) and within Area B and/or the Wetland Setback shown on the Structural Landscape Plan in Appendix 2 of the Shotover Country Special Zone (southeast part).
 - (b) constructed to achieve the minimum heights at the stopbank of (as shown on the Cross – Sections in Appendix 3 of the Shotover Country Special Zone):
 - MWD Cross Section 3' – 3 – 315.6 m
 - MWD Cross Section 4' – 4 – 314.8 m
 - MWD Cross Section 5' – 5 – 314.3 m

(all heights are relative to a datum of mean sea level)
 - (c) constructed to achieve the profile dimensions shown in Appendix 3 of the Shotover Country Special Zone.

15.2.12 Stormwater Disposal

15.2.12.3 Assessment Matters for Resource Consents

Add the following assessment matters:

In addition to the above, within the Shotover Country Special Zone:

- (xiii) Any potential adverse effects of future accesses (from the road carriageway into a lot) on the efficiency and effectiveness of stormwater swales.
- (xiv) An evaluation of long term maintenance costs of low impact design stormwater disposal solutions compared to standard kerb and channel solutions

15.2.16 Open Space and Recreation

15.2.16.2 Assessment Matters for Resource Consents

Add the following assessment matters:

- (x) Within the Shotover Country Special Zone, whether and the extent to which methods have been proposed to establish trails through the development which connect to existing and planned trails links at Lake Hayes Estate and Old School Road

15.2.17 Protection of Vegetation and Landscape

Add the following Site Standard:

15.2.17.2 Site Standard – Vegetation

- (i) A consent notice or other legal mechanism shall be registered against the relevant certificate(s) of title to ensure that future landowners are made aware of the following obligations and restrictions:

- (a) With respect to any site containing land within a Terrace Buffer Area identified on the Structure Plan, the requirement to establish and maintain landscape planting in accordance with Rule 12.25.9.1.viii, unless resource consent to depart from the requirements of that rule is obtained.
- (b) With respect to any site containing land within the Wetland Setback identified on the Structure Plan, Rule 12.25.9.1.ix provides that no buildings shall be constructed within the Wetland Setback, unless resource consent to depart from the requirements of that rule is obtained.
- (c) With respect to any site containing land within Activity Area 5b (Open Space - Escarpment), the requirement to keep that land free of certain plant pest species and to select plants from a specified plant list in accordance with Rule 12.25.10.x, unless resource consent to depart from the requirements of that rule is obtained.
- (d) With respect to any site within Activity Area 5d (Wetland), the requirement to keep that land free of certain plant pest species and to select plants from a specified plant list in accordance with Rule 12.25.10.xi, unless resource consent to depart from the requirements of that rule is obtained.

Add the following Zone Standard:

15.2.17.3 Zone Subdivision Standard – Vegetation

Any subdivision of land within the Shotover Country Special Zone that does not comply with any one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**:

- (i) Prior to any subdivision, all plant pests shall be removed from Activity Area 5d, being gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago

- (ii) Prior to any subdivision, methods shall be implemented to exclude stock from Activity Area 5d
- (iii) No subdivision of any part of Activity Area 1a shall occur until landscape planting has been implemented within the Riverside Protection Area shown on the Landscape Structure Plan in Appendix 2 to the Shotover Country Special Zone. Planting within the Riverside Protection Area shall:
 - (a) Comprise the species and density detailed in Part 4 of Appendix 1 to the Shotover Country Special Zone.
 - (b) Comply with the layout shown on the Landscape Structure Plan contained in Appendix 2 to the Shotover Country Special Zone

17 Utilities

Amend Rule 17.2.3.3.iv to add the text underlined below:

17.2.3.3 Discretionary Activities

iv Flood Protection Works

The construction of any new flood protection works shall be a discretionary activity (non-notified), provided that this standard shall not apply to:

(a) any works carried out in relation to the maintenance, reinstatement or replacement of existing flood protection works for the purpose of maintaining the flood carrying capacity of water courses and/or maintaining the integrity of **existing river protection works**.

(b) flood protection works undertaken within the Shotover Country Special Zone in compliance with Rules 12.25.7.1.ii and 12.25.10.ix.

The Council shall restrict the exercise of its discretion in relation to this matter to effects on the natural character, natural conservation and landscape values of the river and lake bed and margins; and public access, recreation and enjoyment of the river and lake bed and margins

Definitions

Add the following definitions to the definitions section of the District Plan:

<u>Park and Ride Facility</u>	<u>Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area. Park and Ride Facilities include car parking areas, public transport interchange and associated security measures, fencing, lighting, ticketing systems, landscape planting and earthworks.</u>
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<u>Convenience Retail</u>	<u>Means a small scale retail activity intended to cater primarily to a local neighbourhood catchment, such as a dairy, grocery store, café, restaurant, food takeaway shop, hairdresser.</u>
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Appendix 3 – Inventory of Protected Features

Add the following reference to Appendix 3 Inventory of Protected Features, Part 1 ‘Queenstown and Environs –Buildings’ of the District Plan

Ref No	Map Ref	Description	Legal Description	NZHPT Ref	Valuation Reference	NZHPT Category	QLDC Category
	31	Hicks Cottage, Old School Road	Lot 101 DP 325561	-	2907461000	-	3

Volume 3 – Planning Maps

The Planning Maps are to be amended to show the zone covering the following area:

