IN THE ENVIRONMENT COURT
AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2026] NZEnvC 283

IN THE MATTER	of the Resource Management Act 1991
AND	an appeal under clause 14 of the First Schedule of the Act
BETWEEN	ARROWTOWN VILLAGE ASSOCIATION
	(ENV-2026-CHC-20)
	Appellant
AND	QUEENSTOWN LAKES DISTRICT COUNCIL
	Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 16 October 2026

CONSENT ORDER

A: Under s279(1)(b) of the RMA,[1] the Environment Court, by consent, orders that:

(1) the appeal is allowed, to the extent that the Queenstown Lakes District Council is directed to amend the provisions of Chs 7 and 8

[1] Resource Management Act 1991.

of the Queenstown Lakes Proposed District Plan as set out in Appendices 1 and 2, attached to and forming part of this order;

(2) the appeal is otherwise dismissed.

B: Under s285 of the RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Arrowtown Village Association (AVA) filed in relation to the decision of the Queenstown Lakes District Council (QLDC) on the Urban Intensification Variation to the Queenstown Lakes District Proposed District Plan (PDP).

[2] AVA submitted on the Variation, seeking relief in relation to provisions for the Lower Density Suburban Residential Zone, now the Suburban Residental Zone (SRZ) and Medium Density Residential Zone (MDRZ) as they applied to Arrowtown.

[3] AVA sought withdrawal of the Variation, or alternatively the exclusion of Arrowtown from its scope. That was on the basis that the proposed increases to height and density would adversely affect Arrowtown's unique character and heritage. AVA also submitted that the proposed changes were contrary to Arrowtown's established character, as reflected in the community's "Shaping Our Future" vision document and the Arrowtown Design Guidelines (ADG). That was in view of their importance for promoting positive design outcomes within the SRZ and MDRZ.[2]

[4] The Hearings Panel recommended deletion of the references to the ADG in Chs 7 and 8 and replacement with references to Arrowtown's existing character.

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2 Both these documents have been developed through years of community consultation.

QLDC accepted those recommendations. However, references to the ADG remain in PDP Ch 4 (Urban Development), Ch 10 (Arrowtown Residential Historic Management Zone), Ch 14 (Arrowtown Town Centre) and Ch 31 (Signs). Those chapters were not within the scope of the Variation.[3]

[5] AVA's appeal against that decision seeks reinstatement of the ADG as a matter of policy, restricted discretion or assessment for development within the SRZ and MDRZ of Arrowtown. That relief was allocated into Topic 2: Location-Specific Relief (including bespoke text and rezonings), Subtopic 8: Arrowtown Village Association.

Agreement reached

[6] I have read and considered the consent memorandum of the parties dated 10 August 2026 which sets out the agreement the parties have reached to resolve the appeal. It explains the parties consider the ADG is a valuable tool that guides plan users and decision-makers on appropriate design outcomes for Arrowtown. The parties agree it is suitable to reinstate references to the ADG in Ch 7 and Ch 8. They agree that doing so will reduce the inefficiencies and uncertainties in the administration of the PDP by providing a clear reference point as to what constitutes "Arrowtown's existing character".

[7] These agreed amendments require:

(a) removing the word "existing" in Chs 7 and 8 where the decision inserted it and replacement with references to the ADG so that those provisions refer to consistency with "Arrowtown's character as described within the [ADG]";[4]

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3 Only minor tidy up changes were made to Ch 4.

4 In Ch 7 the changes are to activity rules 7.4.4 and 7.4.8, standards 7.5.1, 7.5.5, 7.5.7 and 7.5.8. In Ch 8 the changes are made to activity rule 8.4.10 and standards 8.5.1, 8.5.4, 8.5.7, 8.5.8, 8.5.9, 8.5.10.

(b) inserting "guided by the Arrowtown Design Guidelines 2016," into Pols 7.2.4.1 and 8.2.4.1 following the reference to "the existing character of Arrowtown,";

(i) removing the "left intentionally blank" from Pol 7.3.2.10 and Pol 8.3.2.10 and replacing it with "for sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply"; and

(ii) amending the Ch 8 Chapter Purpose to replace "the town's existing character" with "the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2016".

Other relevant matters

[8] Arrowtown Charitable Trust, Arrowtown Planning and Advisory Group, Arrowtown Promotion and Business Association Incorporated and Mr Mark Hosie each joined this appeal as interested parties under s274 RMA. All have signed the memorandum setting out the relief sought.

[9] No party seeks costs, instead agreeing that costs should lie where they fall.

[10] The consent memorandum records the parties' assurances that there are no issues of scope and that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA, including, in particular pt 2.

Outcome

[11] All parties to the proceeding have executed the memorandum requesting the orders. On the information provided to the court, I am satisfied that the orders will promote the purpose of the RMA so I will make the orders sought.

Orders

[12] The court makes this order under s279(1) RMA, by consent, rather than as a decision or determination on the merits under s297.

[13] This order is made based on the joint memorandum recording the parties' full agreement.

[14] Based on the information provided and the assurances received, the court is satisfied that the orders will promote the purpose of the RMA. Accordingly, these appeals are allowed to the extent that QLDC is directed to amend the provisions of Chs 7 and 8 of the PDP as set out in Appendices 1 and 2, attached to and forming part of this order.

[15] The appeals are otherwise dismissed.

[16] Under s285 of the RMA, there is no order as to costs.



J J M Hassan
Environment Judge | Kaiwhakawā o te Kōti Taiao



APPENDIX 1

The agreed amendments to PDP provisions and the structure plan
(additions are shown underlined and deletions are shown as ~~strikethrough~~)

Key for changes:

Text shown in ~~red strikethrough~~ indicates deletions.

Text shown in blue underline indicates insertions.

This section has rules that have legal effect.

This section has rules that are subject to appeal.

Please note this chapter contains provisions that have been made operative.

Provisions in this Chapter are subject to appeals on the Urban Intensification Variation.

7 Suburban Residential

7.1 Zone Purpose

The Suburban Residential Zone is the largest residential zone in the District. The District Plan includes such zoning that is within the urban growth boundaries, and includes land that has already been developed - as well as areas that will continue to be developed over time.

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height. To help meet the needs of the community, the zone also enables a range of house sizes and typologies. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The zone will help to provide a more diverse and affordable housing stock within the District through two pathways: one for permitted activities (including vacant fee simple lots) based on minimum allotment standards, and another enabling suburban-compatible higher density via restricted discretionary activity consent, which also enables appropriately-scaled attached houses.

Community activities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

Commercial activities are generally not anticipated other than those that are residential-compatible and small-scale, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor Accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

7.2 Objectives and Policies

7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity residential living environment for residents as well as users of public spaces within the zone.

Policies

7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.

7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development (excluding existing residential densities), and maintains suburban residential amenity values predominantly one to two storey building heights.

7.2.1.4 Require, as necessary, all new buildings, relocated buildings and additions and alterations to existing buildings that contain an Activity Sensitive to Road Noise located adjacent to a State Highway to be designed to maintain internal residential amenity values and, in particular provide protection to sleeping occupants from road noise.

7.2.1.5 Left intentionally blank.

7.2.1.6 Require buildings and development within Kawarau Heights to be:

a. located in accordance with the Structure Plan contained in Section 27.13.15; and

b. consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020 except where the guidelines would conflict with the densities of development enabled by the zone rules.

7.2.1.7 Require all bedrooms within new or relocated buildings located within 250m of the Riverbank Road frost fan (as identified on the Riverbank Road Structure Plan contained in Section 27.13.18) to be designed to maintain internal residential amenity values and protection to sleeping occupants from frost fan noise.

7.2.1.8 Within the Queenstown Country Club Village site, provide for:

a. retirement village housing within 75m of State Highway 6 and outside the Building Restriction Area adjacent to State Highway 6, where the layout, scale, form, and density of development retains a level of spaciousness, is consistent with the character of the Queenstown Country Club, maintains views to the wider ONLs, and addresses the public realm.

7.2.1.9 In the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23), protect the values of the Dublin Bay Outstanding Natural Landscape by managing the effects of buildings on sites that adjoin the Outstanding Natural Landscape boundary or are separated from that boundary by a site that is held either publicly or privately for any access, open space, and/or servicing purpose (Objective 3.2.5.3).

7.2.1.10 In the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23), manage the colour and reflectivity of buildings in order to ensure that development is visually recessive and well-integrated in the landscape.

7.2.2 Objective - Development of Activities Sensitive to Aircraft Noise is limited within the Queenstown Airport Air Noise Boundary and Outer Control

Boundary in recognition of the amenity (noise) constraints now and also likely in the foreseeable future as a result of its increasing intensity of operation and use.

Policies

7.2.2.1 Discourage the creation of any new sites or infill development for Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Boundary on land around Queenstown Airport.

7.2.2.2 Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.

7.2.2.3 Require, as necessary, sound insulation and mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

7.2.3 Objective - Encourage higher density development where it responds to the context and character of the locality and is designed to maintain amenity values.

Policies

7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

a. complies with the standards of the zone; or otherwise

b. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;

c. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping; and

d. provides activation of streets through the placement of doors, windows and openings that face the street.

7.2.3.2 Left intentionally blank.

7.2.3.3 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

7.2.3.4 Left intentionally blank.

7.2.4 Objective - Residential development in Arrowtown compatible with the town's existing character

Policies

7.2.4.1 Ensure development that requires a resource consent, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2016, with particular regard given to:

a. building design and form;

b. scale, layout and relationship of buildings to the street frontage(s);

c. materials and landscape response(s); and

d. encouraging a mix of dwelling sizes and densities, particularly small houses.

7.2.4.2 Avoid flat roofed dwellings in Arrowtown.

7.2.5 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Policies

7.2.5.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided, remedied or mitigated.

7.2.5.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.

7.2.5.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

7.2.6 Objective - Development efficiently utilises existing and planned infrastructure and minimises impacts on infrastructure networks.

Policies

7.2.6.1 Ensure access and vehicle parking for each residential unit, including reasonable day-to-day loading and servicing needs, is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.

7.2.6.2 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks (including any upgrades), and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

7.2.7 Objective - Commercial development in the zone is small scale and generates minimal amenity value impact

Policies

7.2.7.1 Provide commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby centre.

7.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

7.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.

7.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the suburban residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.1 District Wide

Attention is drawn to the following District wide chapters.

1. Introduction	2. Definitions	3. Strategic Direction
4. Urban Development	5. Tangata whenua	6. Landscapes - Rural Character
25. Earthworks	26. Historic Heritage	27. Subdivision and Development
28. Natural Hazards	29. Transport	30. Energy and Utilities
31. Signs	32. Protected Trees	33. Indigenous Vegetation and Biodiversity

34. Wilding Exotic Trees	35. Temporary Activities and Relocated Buildings	36. Noise
37. Designations	District Plan web mapping application	

7.3.2 Interpreting and Applying the Rules

7.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

7.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.

7.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

7.3.2.4 Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit.

7.3.2.5 Each residential unit may include a single residential flat and any other accessory buildings.

7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Suburban Residential Zone.

7.3.2.7 The status of any Commercial Forestry will be determined by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.

7.3.2.8 Left intentionally blank.

7.3.2.9 The following abbreviations are used within this Chapter.

P — Permitted	C — Controlled	RD — Restricted Discretionary
D — Discretionary	NC — Non — Complying	PR - Prohibited

7.3.2.9A Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

7.3.2.10 ~~Left intentionally blank.~~ For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply.

7.4 Rules - Activities

	Activities located in the Suburban Residential Zone	Activity status
7.4.1	Home occupations	P
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Residential units, where the density of development does not exceed one residential unit per 450 square metres net area.	P

7.4.4	Excluding sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport, residential units with less than 450 square metres net area per residential unit and that comply with the following: i. the rules in section 7.5 of this Chapter; ii. each residential unit must provide legal access from a public road to the net area of that residential unit, in compliance with any relevant access standards within Chapter 29 (this access may be shared with that of other residential units); and iii. each residential unit must have at least one off-street small-vehicle loading space compliant with relevant Chapter 29 standards for a private car parking space (including access and manoeuvring) legally attached to the residential unit and within or within 30m of the unit's net area. Note (1) — The purpose of the small-vehicle loading space is to provide for the reasonably foreseeable day-to-day loading and servicing needs of residential units over their lifetime including for construction / maintenance where a work vehicle with tools or equipment must be close-by; deliveries or drop-offs, emergency services; or home-occupation customers. Note (2) — Clause 3.38 of the NPSUD (May 2022) does not allow District Plans to contain any requirements relating to the provision of minimum car parking for development. The small-vehicle loading bay is expressly not a car park and is for the reasonably foreseeable loading and service needs of residential units. However, in line with Clause 3.38 of the NPSUD, where the small-vehicle loading space is not needed for loading or service use, it is permitted for it to be used as an interim parking space. Note (3) — For the avoidance of doubt, the small vehicle loading space may be positioned in front of other car parks that may be provided in a development — such as an area of driveway or manoeuvring area in front of a residential garage. Note (4) — For the avoidance of doubt, there is nothing about the requirement for a small-vehicle loading space that affects or removes the ability for additional car parking to be separately provided on a site. Discretion is restricted to: a. parking and access layout, safety and efficiency; b. privacy for occupants of the subject site and neighbouring sites; c. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; d. capacity of existing or planned infrastructure for potable water, stormwater, and wastewater services; e. waste and recycling collection; f. where a site is subject to any natural hazard and the proposal results in an increase of floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. g. Where Electricity Sub-transmission infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is	RD

	shown within the adjacent road, any adverse effects on that infrastructure. h. For all the above, discretion is not restricted to the resultant density of development proposed, which is of itself not limited.	
7.4.5	Hospital at the 'Lakes District Hospital Site' shown on the District Plan web mapping application	P
7.4.6	Homestays	P
7.4.7	Residential Visitor Accommodation	P
7.4.7A	Visitor Accommodation in the Visitor Accommodation Sub-Zone Discretion is restricted to: a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and methods of mitigation; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings.	RD
7.4.8	Commercial activities — 100m^2 or less gross floor area Discretion is restricted to: a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; and g. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD
7.4.9	Excluding sites located within the Air Noise Boundary or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport, Residential Units that do not comply with Rule 7.4.4	D
7.4.10	Commercial recreation	D
7.4.11	Community activities, other than the hospital provided for by Rule 7.4.5	D
7.4.12	Retirement villages	D

	Except this rule shall not apply to buildings that are Restricted Discretionary activities under Rule 7.4.24.	
7.4.13	Activities which are not listed in this table	NC
7.4.14	Commercial activities — greater than 100m^2 gross floor area	NC
7.4.15	Visitor Accommodation not otherwise identified	NC
7.4.16	Airports not otherwise listed in this table	PR
7.4.17	Bulk material storage	PR
7.4.18	Factory Farming	PR
7.4.19	Fish or meat processing	PR
7.4.20	Forestry activities, except for: a. Commercial Forestry where the Resource Management (National Environmental Standard for Commercial Forestry) Regulation 2023 prevails; or b. Forestry harvesting in Rule 7.4.19A	PR
7.4.20A	Forestry harvesting in the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23) Control is reserved to: a. The provision and content of a Harvesting Management Plan, which includes: i. Noise effects ii. Dust effects iii. Traffic effects, including access and the provision of a Traffic Management Plan	C
7.4.21	Manufacturing and/or product assembling activities	PR
7.4.22	Mining	PR
7.4.23	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
7.4.24	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
7.4.25	Queenstown Country Club (west of Howards Drive, Ladies Mile)	RD
	7.4.24.1 Buildings within 75m of the boundary with State Highway 6 and outside the Building Restriction Area	
	7.4.24.2 Buildings within 20m of the Howards Drive Road Boundary	
	Discretion is restricted to: a. location, external appearance, site layout and design of buildings and how the development addresses its context to contribute positively to the character of the area and the State Highway 6 frontage; b. scale, form, density and separation between buildings to maintain a sense of spaciousness when viewed from State Highway 6 and to maintain views to the wider ONLs from State Highway 6; c. the activation of the State Highway 6 frontage and avoidance of the rear of buildings facing State Highway 6; d. design and integration of landscaping and fencing;	

<table>
<tr><td></td><td>e. infrastructure, access and parking design; including the avoidance of parking areas located between buildings and State Highway 6;

f. stormwater management.
Information requirements:
a. Applications for resource consent shall contain a design statement describing how the proposed building location and appearance achieves the matters of discretion and is commensurate with existing buildings within the Queenstown Country Club.</td><td></td></tr>
<tr><td>7.4.26</td><td>Within the Te Pūtahi Ladies Mile Structure Plan area, staging development to integrate with transport infrastructure.

Development (except for utilities, the specified transport infrastructural works and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas shown on the Structure Plan shall not occur prior to all the corresponding transport infrastructural works for the Sub-Area listed below being completed.

For the purposes of this rule, “completed” means when the works are physically completed and are able to be used for the intended purpose.

For the purposes of this rule, “development” means a building for which a Code Compliance Certificate has been issued by the Council or could otherwise be occupied. Any application under Rules 7.4.3, 7.4.8, and any other application involving a building shall include a condition or conditions specifying the mechanisms to ensure that the building shall not be occupied before the corresponding transport infrastructural works for the Sub-Area are completed. Such mechanisms may include but not be limited to legal instruments on the titles of the units within the building.

The condition(s) shall specify the measures the developer will take to enforce the condition(s), to avoid or reduce any enforcement burden on the Council, and may specify any penalties for non-compliance with the conditions.

<table><tr><th>Sub-Area</th><th>Transport infrastructural works</th></tr><tr><td>G2</td><td>Eastern Roundabout on State Highway 6

Bus stops on State Highway 6 west of the Eastern Roundabout (one on each side of State Highway 6)

At grade signalised pedestrian / cycle crossing of State Highway 6 west of the Eastern Roundabout

Dedicated westbound bus lane on State Highway 6 (Howards Drive to Eastern roundabout (not included in the Queenstown Package))

State Highway 6 eastbound bus lane from State Highway 6A to Hawthorne Drive and State Highway 6 westbound bus lane from Hardware Lane to State Highway 6A (part of the Queenstown Package)</td></tr></table></td><td>NC</td></tr>
<tr><td>7.4.27</td><td>In the Hāwea / Wānaka Sticky Forest Structure Plan (Schedule 27.13.23), any building not located within a building platform approved by resource consent where the site adjoins the Outstanding Natural Landscape boundary or is separated from that boundary by a site that is held either publicly or privately for any access, open space, and/ or servicing purpose .</td><td>RD

Discretion is restricted to:
a. the effects on the landscape values of the Dublin Bay Outstanding</td></tr>
</table>

		Natural Landscape b. methods used to minimise effects on the values of the Dublin Bay Outstanding Natural Landscape.

7.5 Rules - Standards

		Standards for activities in the Suburban Residential Zone	Non-compliance status
7.5.1	Building Height		D
	7.5.1.1	A maximum height of 8 metres except where specified in Rule 7.5.1.2	
	7.5.1.2a	Kawarau Heights: Maximum of 4.5m and 6m as identified on the Structure Plan in 27.13.15.	
	7.5.1.2b	Arrowtown: Up to 6.5m permitted, and the restricted discretionary building height shall be building heights exceeding 6.5m to a maximum of 8m.	RD Discretion is restricted to: a. consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; b. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties
	7.5.1.2c	Arrowtown: Maximum building height shall not exceed 8m.	NC
7.5.2	Airport Noise — Queenstown Airport (excluding any non-critical		NC

	listening environments)		
	7.5.2.1	Buildings within the Outer Control Boundary and Air Noise Boundary Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.	
	7.5.2.2	Compliance within the Air Noise Boundary (ANB) Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 and installation of mechanical ventilation to achieve the requirements in Rule 36.6.2, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.	
	7.5.2.3	Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB) Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.	
7.5.3	Building Coverage A maximum of 40%.		D
7.5.4	Landscaped permeable surface coverage At least 30% of the site area shall comprise landscaped (permeable) surface.		NC
7.5.5	Recession plane:		RD Discretion is restricted to: a. sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; b. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; c. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; d. where Electricity Sub-transmission Infrastructure or
	7.5.5.1	Northern boundary: 2.5m and 55 degrees.	
	7.5.5.2	Western and eastern boundaries: 2.5m and 45 degrees.	
	7.5.5.3	Southern boundary: 2.5m and 35 degrees.	
	Exemptions: a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height; b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone or fronting a road, or a park or reserve.		

<table>
<tr><td></td><td></td><td>Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</td></tr>
<tr><td>7.5.6</td><td>Minimum Boundary Setbacks<table><tr><td>7.5.6.1</td><td>Road boundary: 4.5m</td></tr><tr><td>7.5.6.2</td><td>All other boundaries: 2m</td></tr></table>Exceptions to boundary setbacks:

a. accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;

b. any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m^2 provided the building within the boundary setback area has no windows or openings;

c. eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries;

d. eaves may be located up to 1m into any boundary setback distance along northern boundaries.</td><td>D</td></tr>
<tr><td>7.5.7</td><td>Building Separation within Sites

For detached residential units on the same site, a minimum separation distance of 4m between the residential units within the development site applies except where the proposal is being made under Rule 7.4.4, in which case the minimum separation distance between residential units shall be 2m.

Note: This rule does not apply to attached dwellings.</td><td>RD

Discretion is restricted to:

a. whether site constraints justify an alternative separation distance;

b. whether an overall better amenity values outcome is being achieved, including for off-site neighbours;

c. design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units;

d. in Arrowtown, consistency with Arrowtown’s ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016.</td></tr>
</table>

7.5.8	Building Length The length of any building facade above the ground floor level shall not exceed 16m.	RD Discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016.
7.5.9	Waste and Recycling Storage Space	RD Discretion is restricted to: a. Effects on amenity values; and b. Size, location and access of waste and recycling storage space.
	7.5.9.1 Residential activities shall provide, sufficient space for waste and recycling bins per residential unit.	
	7.5.9.2 Waste and Recycling bins shall be: a. located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and b. not directly visible from adjacent sites, roads and public spaces; or c. screened with materials that are in keeping with the design of the building.	
7.5.10	Lighting and Glare	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
	7.5.10.1 All exterior lighting shall be directed downward and away from adjacent sites and roads.	
	7.5.10.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	
7.5.11	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	RD Discretion is restricted to: a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the

		interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
7.5.12	Road Noise - State Highway Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within: a. 80 metres of the boundary of a State Highway that has a speed limit of 70km/h or greater; or b. 40 metres of the boundary of a State Highway that has a speed limit less than 70km/h. shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for all habitable spaces including bedrooms.	NC
7.5.13	Building Restriction Area Where a building restriction area is shown on the District Plan web mapping application, no building shall be located within the restricted area.	NC

7.5.14	Home Occupation		D
	7.5.14.1	No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.	
	7.5.14.2	The maximum number of two-way vehicle trips shall be: a. heavy vehicles: none permitted; b. other vehicles: 10 per day.	
	7.5.14.3	Maximum net floor area of 60m^2.	
	7.5.14.4	Activities and storage of materials shall be indoors.	

7.5.15	Residential Visitor Accommodation where:		RD Discretion is restricted to: a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise,
	7.5.15.1	The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration.	
	7.5.15.2	A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.	
	7.5.15.3	The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:	

		• 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit	rubbish, recycling and outdoor activities; d. Privacy and overlooking; e. Outdoor lighting; f. Guest management and complaints procedures; g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.
	7.5.15.4	No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.	
	7.5.15.5	Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use.	
	7.5.15.6	Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.	
	7.5.15.7	The activity is registered with Council prior to commencement.	
	7.5.15.8	Council is provided with the following information at the time of registration: a. the contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints.	
	7.5.15.9	The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.	
	7.5.15.10	Up to date records of the activity are kept including: a. a record of the date and duration of guest stays and the number of guests staying per night; and b. a detailed record of any complaints received and remediation actions taken.	
	7.5.15.11	The records requited by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.	
	Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.15.1 to 7.5.15.11.		
7.5.16	Homestay		RD Discretion is restricted to: a. The location, nature and scale of the activities;
	7.5.16.1	The total number of paying guests on a site does not exceed five per night.	
	7.5.16.2	No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.	

	7.5.16.3	Council is notified in writing prior to the commencement of a Homestay activity.	b. Privacy and overlooking; c. The management of noise, rubbish, recycling and outdoor activities; d. The keeping of records of Homestay use, and availability of records for Council inspection; e. Monitoring requirements, including imposition of an annual monitoring charge; and f. Vehicle access and parking.
	7.5.16.4	Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.	
	Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.16.1 to 7.5.16.4.		
7.5.17	Flood Risk — Hāwea only Buildings with a gross floor area greater than 20m^2 shall have a ground floor level not less than RL 349.2 masl (449.2 Otago Datum) at Hāwea .		NC
7.5.18	Residential Units — Templeton Street (Lot 1 DP 27171, SO 2440) No residential unit shall be constructed on the land subject to the earthworks shown on the plan contained in Appendix 7.7 prior to: a. the completion of those earthworks in accordance with the fill area and minimum finished ground levels as shown in Appendix 7.7; and b. the top soiling and establishment of permanent vegetation cover on the outer batter (facing the Cardrona River); and c. the establishment of a legal mechanism to protect in perpetuity the finished fill levels and outer batter (including vegetative cover) from interference, removal or damage.		NC
7.5.19	Frost Fan Noise - Riverbank Road		NC
	7.5.19.1	Any new residential or relocated building located within 250m of the frost fan as identified on the Riverbank Road Structure Plan in Section 27.13.18 shall be designed, constructed and maintained to ensure that, within the external building envelope surrounding any bedroom (when windows are closed), the internal level does not exceed 30dBLAeq(15min), however this rule shall not apply if the frost fan is decommissioned.	
	7.5.19.2	Compliance within 250m of the Frost Fan	
	Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.8.1, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the 30dBLAeq(15min) with the windows closed		

	For the purposes of this rule, "external building envelope" means an envelope defined by the outermost physical parts of the building, normally the cladding and roof; *For the purposes of this rule "decommissioned" means that the frost fan is dismantled and/or removed from the site and/or permanently taken out of operation.*	
7.5.20	Maximum number of residential units Queenstown Country Club within 75m of the boundary of State Highway 6 — A maximum of 42 units.	NC
7.5.21	Maximum Floor Area Queenstown Country Club within 75m setback from the boundary with State Highway 6 — individual buildings shall have a maximum floor area of 310m^2.	D
7.5.22	Building Materials and Colours For sites within the Hāwea / Wānaka Sticky Forest Structure Plan area (Schedule 27.13.23): a. the colour of all exterior surfaces shall be coloured in the range of earthy tones — black browns, reds, greens or greys; b. pre-painted steel, and all roofs shall have a reflectance value not greater than 20%; c. surface finishes shall have a reflectance value of not greater than 30%.	RD Discretion is restricted to: a. landscape and visual effects, including the extent to which the physical scale of the building(s) make the proposed materials and colours more or less visually prominent.

7.6 Rules - Non-Notification of Applications

7.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified:

7.6.1.1 Residential units pursuant to Rule 7.4.4 except where:

a. vehicle crossing or right of way access on or off a State Highway is sought;

b. in relation to the electricity distribution network and where Rule 7.4.4 is relevant. the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

7.7 Appendix

7.7 Templeton Street Fill Area Plan


Albert Town-Lake Hawea Road
Carlow Street
Kinnibeg Street
Templeton Street
Cardrona River
Notes:
- Bulk earthwork volumes shown are indicative to assist initial development scoping and subject to further engineering design.
- Design contours shown are 1.00m/0.25m.
- Design fill batter 1v : 3h used.
Parcel Boundaries
Lot 1 DP 27171 Boundaries
(max Fill +2.05m)
+2.0m to +2.5m (Fill)
+1.5m to +2.0m (Fill)
+1.0m to +1.5m (Fill)
+0.5m to +1.0m (Fill)
+0.0m to +0.5m (Fill)
MEASURED LAND SURVEYS
Fill Area Plan
(Templeton Street - Albert Town)
Southern Ventures Property Limited
1 : 1750 @ A3
ST 24/05/18
ST 04/03/20
Lindis Peak 2000/DVD 1958
1 of 1
18012_S2
B

APPENDIX 2

The agreed amendments to the PDP provisions and the structure plan (additions are shown underlined and deletions are shown as ~~strikethrough~~)

Key for changes:

Text shown in ~~red strikethrough~~ indicates deletions.

Text shown in blue underline indicates insertions.

This section has rules that are subject to appeal.

Provisions in this Chapter are subject to appeals on the Urban Intensification Variation.

8 Medium Density Residential

8.1 Zone Purpose

The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Suburban Residential Zone. In conjunction with the other residential zones, this zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Arthurs Point, Frankton, Arrowtown, Wānaka and Hāwea that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses with permitted activities limited to a net area per residential unit of 250 square metres. The zone will undergo changes to existing densities and built form characteristics over time to provide for the social, economic, cultural and environmental wellbeing of the District's community. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is anticipated in the Suburban Residential Zone, the zone incorporates development controls to ensure the reasonable maintenance of amenity values. Building heights will be generally two storeys.

Development will be required to achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, where a resource consent is required, consideration will need to be given to the town's ~~existing~~ special character, and the design criteria identified by the Arrowtown Design Guidelines 2016.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone for residents.

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Wānaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wānaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-

round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

8.2 Objectives and Policies

8.2.1 Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport.

Policies

8.2.1.1 Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes.

8.2.1.2 Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres.

8.2.1.3 Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development.

8.2.1.4 Enable medium density development through a variety of different housing forms including terrace, semi- detached, duplex, townhouse, or small lot detached housing.

8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.

Policies

8.2.2.1 Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s).

8.2.2.2 Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.

8.2.2.3 Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary.

8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.

8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments,

providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

8.2.2.6 Left intentionally blank.

8.2.3 Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the changing future character intended within the zone.

Policies

8.2.3.1 Apply permitted activity and resource consent requirements based on recession plane, building height, setbacks and site coverage controls as the primary means of ensuring reasonable maintenance of neighbours' privacy and amenity values.

8.2.3.2 Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.

8.2.3.3 Ensure development along the western side of Designation 270[1] has the least possible impact on views from the formed walkway to the west toward Lake Wānaka and beyond, and generally limit development on land immediately adjoining the western side of Designation 270 to the permitted building height, recession plane, site coverage and setback limits (including between units) to achieve this.

[1] Running south from Aubrey Road, Wānaka

8.2.4 Objective - In Arrowtown medium density development occurs in a manner compatible with the town's character.

Policies

8.2.4.1 Ensure development that requires resource consent, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines 2016, with particular regard given to:

a. building design and form;

b. scale, layout and relationship of buildings to the street frontage(s);

c. materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s); and

d. achieving a mix of dwelling sizes and densities, particularly small houses.

8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

8.2.5 Objective - Development efficiently utilises existing infrastructure and

minimises impacts on infrastructure and roading networks.

Policies

8.2.5.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking.

8.2.5.2 Encourage a reduction in car parking provision where a site is located within 800m of a bus stop or the edge of the Town Centre Zone to help facilitate mode shift.

8.2.5.3 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

8.2.5.4 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

8.2.6 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Policies

8.2.6.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

8.2.6.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.

8.2.6.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

8.2.7 Objective - Commercial development is small scale and generates minimal adverse effects on residential amenity values.

Policies

8.2.7.1 Provide for commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby Town Centre.

8.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

8.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.

8.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

8.2.8 Objective - A high quality residential environment at Frankton North that is integrated with the surrounding roading network, pedestrian and cycle access, and appropriate servicing.

Policies

8.2.8.1 Ensure subdivision and development is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.

8.2.8.2 Encourage a low impact stormwater design that utilises on-site treatment and storage / dispersal approaches.

8.2.8.3 Avoid the impacts of stormwater discharges on the State Highway network.

8.2.8.4 Provide for safe transport connections that:

a. avoid any new access to the State Highway;

b. integrate with the pedestrian and cycle path as shown on the Frankton North Structure Plan (Schedule 27.13.9). and the road network and public transport routes on the southern side of State Highway 6; and

c. ensure that, where direct access to the primary road shown on the Frankton North Structure Plan (Schedule 27 .13.9) is not available, the standard and layout of Internal Road connections are of a form that accounts for long-term traffic demand without the need for subsequent retrofitting or upgrade.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy.

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roading Powers Act 1989.

8.2.9 Objective — Non-residential developments which support the role of the Town Centre and are compatible with the transition to residential activities are located within the Wānaka Town Centre Transition Overlay.

Policies

8.2.9.1 Enable non-residential activities to establish in a discrete area of residential-zoned land adjoining the Wānaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.

8.2.9.2 Require non-residential and mixed use activities to provide a quality built form which activates the street, minimises the visual dominance of parking and adds visual interest to the urban environment.

8.2.9.3 Ensure the amenity values of adjoining residential properties outside of the Wānaka Town

Centre Transition Overlay are maintained through design and the application of setbacks.

8.2.10 Objective — Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

Policies

8.2.10.1 Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.

8.2.10.2 Require all new and altered buildings containing an Activity Sensitive to Aircraft Noise (ASAN) located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve an internal design sound level of 40 dB Ldn.

8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wānaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.

8.2.11.5 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

8.3 Other Provisions and Rules

8.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character

25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise

8.3.2 Interpreting and Applying the Rules

8.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

8.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.

8.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

8.3.2.4 Additional activities are provided for in the Wānaka Town Centre Transition Overlay and apply in addition to the other activities provided for throughout the zone. In the event of any inconsistency arising, the more specific Wānaka Town Centre Transitional Overlay rules shall prevail.

8.3.2.5 Left intentionally blank.

8.3.2.6 Each residential unit may include a single residential flat and any other accessory buildings.

8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

8.3.2.8 The status of any Commercial Forestry will be determined by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.

8.3.2.9 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

8.3.2.9A Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

8.3.2.10 ~~Left intentionally blank.~~ For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply.

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity Status

8.4.1	Commercial activities in the Wānaka Town Centre Transition Overlay	P
8.4.2	Community activities in the Wānaka Town Centre Transition Overlay	P
8.4.3	Home occupations	P
8.4.4	Informal airports for emergency landings, rescues and fire fighting	P
8.4.5	In the Wānaka Town Centre Transition Overlay, Licenced Premises for the consumption of alcohol on the premises between the hours of 8am and 11pm, and also to: i. any person who is residing (permanently or temporarily) on the premises; ii. any person who is present on the premises for the purpose of dining up until 12am.	P
8.4.6	Residential unit	P
	8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1) provided the net area per residential unit is no less than 250 square metres.	
	8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site provided the net area per residential unit is no less than 250 square metres.	
	Note: Additional rates and development contributions may apply for multiple units located on one site.	
8.4.7	Homestays	P
8.4.7A	Residential Visitor Accommodation	P
8.4.8	Buildings in the Wānaka Town Centre Transition Overlay Discretion is restricted to: a. external design and appearance including the achievement of a development that is compatible with the town centre transitional context, integrating any relevant views or view shafts; b. the external appearance of buildings, including that the use of stone, schist, plaster or natural timber be encouraged; c. privacy for occupants of the subject site and neighbouring sites; d. street activation; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD
8.4.8A	All buildings (including associated earthworks) within the area specified on the District Plan web mapping application in Arthurs Point on the northern side of Arthurs Point Road. Discretion is restricted to: a. Location of buildings;	RD

	b. Infrastructure and access design; c. Foundation design based on site-specific Geotechnical investigations; d. Earthworks and retaining design; e. Stormwater control and management; and f. Natural hazard mitigation.	
8.4.9	Commercial Activities in Queenstown, Frankton or Wānaka:100m^2 or less gross floor area Discretion is restricted to all of the following: a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area; i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD

8.4.10	Residential unit		RD
	8.4.10.1	One (1) or more per site within the Arrowtown Historic management Transition Overlay Area	
	8.4.10.2	Two (2) or more per site in Arrowtown.	
	8.4.10.3	For all locations outside of Arrowtown, four (4) or more per site.	
	8.4.10.4	Developments including at least one residential unit that do not comply with the minimum net area requirement in rule 8.4.6, and that comply with the following: i. the rules in section 8.5 of this Chapter; ii. each residential unit must provide legal access from a public road to the net area of that residential unit, in compliance with any relevant access standards within Chapter 29(this access may be shared with that of other residential units); and iii. each residential unit must have at least one off-street small-vehicle loading space compliant with relevant Chapter 29 standards for a private car parking space (including access and manoeuvring) legally attached to the residential unit and within or within 30m of the residential unit's net area. Note (1) — The purpose of the small-vehicle loading space is to provide for the	

reasonably foreseeable day-to-day loading and servicing needs of residential unit over their lifetime including for construction / maintenance where a work vehicle with tools or equipment must be close-by; deliveries or drop-offs, emergency services; or home-occupation customers.

Note (2) — Clause 3.38 of the NPSUD (May 2022) does not allow District Plans to contain any requirements relating to the provision of minimum car parking for development. The small-vehicle loading bay is expressly not a car park and is for the reasonably foreseeable loading and service needs of residential units.

However, in line with Clause 3.38 of the NPSUD, where the small-vehicle loading space is not needed for loading or service use, it is permitted for it to be used as an interim parking space.

Note (3) — For the avoidance of doubt, the small vehicle loading space may be positioned in front of other car parks that may be provided in a development — such as an area of driveway or manoeuvring area in front of a residential garage.

Note (4) — For the avoidance of doubt, there is nothing about the requirement for a small-vehicle loading space that affects or removes the ability for additional car parking to be separately provided on a site.

Discretion is restricted to:

a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context contributing positively to the planned urban form and character of the area;

b. privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;

c. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016;

d. well-overlooked public spaces including roads;

e. parking and access layout: safety, efficiency;

f. capacity of existing or planned infrastructure for potable water, stormwater and wastewater services;

g. the location and visibility of garages and parking from public spaces including roads;

h. for land fronting State Highway 6 between Hansen Road and the Shotover River:

    i. safe and effective functioning of the State Highway network;

    ii. integration with other access points through the zone to link up to Hansen Road, the Hawthorne Drive/State Highway 6 roundabout and/or Ferry Hill Drive; and

    iii. integration with pedestrian and cycling networks, including to those across the State Highway.

i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
    i. the nature and degree of risk the hazard(s) pose to people and

		property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. j. where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure; k. for all of the above, discretion is not restricted to the resultant density of development proposed, which is of itself not limited.	

8.4.11	Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay Discretion is restricted to: a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and methods of mitigation; e. Hours of operation, including in respect of ancillary activities; f. The external appearance of buildings; and g. Infrastructure, servicing and capacity.	RD
8.4.12	Commercial recreation	D
8.4.13	Community activities	D
8.4.14	Retirement villages	D
8.4.15	Activities which are not listed in this table	NC
8.4.16	Commercial Activities greater than 100m^2 gross floor area	NC
8.4.17	Visitor Accommodation not otherwise identified	NC
8.4.18	Airports not otherwise defined	PR
8.4.19	Bulk material storage	PR
8.4.20	Factory farming	PR
8.4.21	Fish or meat processing	PR
8.4.22	Forestry activities, except for Commercial Forestry where the Resource Management (National Environmental Standard for Commercial Forestry) Regulation 2023 prevails.	PR
8.4.23	Manufacturing and/or product assembling activities	PR
8.4.24	Mining	PR
8.4.25	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR

8.4.26	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone		Non-compliance status
8.5.1	Building Height (for flat and sloping sites)		NC
	8.5.1.1a	Arrowtown: A maximum of 7 metres is permitted.	
	8.5.1.1b	Arrowtown: between 7m up to 8m is restricted discretionary. Discretion is restricted to: a. consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; b. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties. Arrowtown: height above 8m is a non complying activity.	D
	8.5.1.1c		
	8.5.1.2	All other locations: Within the areas specified on the District Plan web mapping application: a. On the knoll on the southern side of Arthurs Point Road: a maximum of 465masl. b. All other locations: a maximum of 8 metres;	
8.5.2	Sound insulation and mechanical ventilation Any residential buildings, or buildings containing an activity sensitive to road noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40Db LAeq24h. Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level.		NC
8.5.3	Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including: a. Providing for a primary road that links State Highway 6 to Quail Rise; b. Providing for internal connections from the primary road that ensure vehicle access to all sites;		NC

		c. Precluding any new vehicular access to the State Highway network; and d. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land.	
8.5.4	Building Coverage		RD Discretion is restricted to the following: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. achievement of a spacious on-site amenity including setbacks from boundaries and between buildings within a site; c. effects on privacy, sunlight and shading on adjacent properties and/or occupiers of adjacent land; d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; e. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; f. stormwater related effects including flooding and water nuisance.
	8.5.4.1	A maximum of 45%.	
	8.5.4.2	For the zone at Frankton North located adjacent to Quail Rise, a maximum of 50%.	
8.5.5	Outdoor Living Space (per unit) — Applies only where rule 8.4.6 is not complied with		RD Discretion is restricted to the following: a. Meeting the needs of the number of occupants the residential unit is designed to accommodate. b. The extent to which the
	8.5.5.1	Each residential or visitor accommodation unit at ground floor level, must have outdoor living space that is a minimum of 20m² and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level has no dimension less than 3m; and b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² in area and has a	

		minimum dimension of 1.8 m.	infringement is necessary to enable the provision of housing diversity and options for smaller households on the site. c. The accessibility of public open space and recreation reserves in close proximity to the site.
	8.5.5.2 8.5.5.3	Each residential or visitor accommodation unit located wholly above ground floor level, must have an outdoor living space that is a minimum of 8m² in area with a minimum dimension of 1.8m. Where multiple units are located on a site, the outdoor living spaces may be grouped cumulatively in a communally accessible location or be private spaces located directly adjacent to each unit.	
8.5.6	Outlook Space (per unit) — Applies only where rule 8.4.6 is not complied with The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follows: a. A main living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width and; Note: If there is more than one window or glass door in a room, outlook space is measured from the largest one.		RD Discretion is restricted to: a. Privacy, and access to sun and daylight; b. The extent to which the infringement is necessary to enable the provision of housing diversity and options for smaller units on the site.
8.5.7	Recession plane a. On flat sites applicable to all buildings; b. On sloping sites only applicable to accessory buildings.		RD Discretion is restricted to: a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; d. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016;
	8.5.7.1	Northern Boundary: 2.5m and 55 degrees.	
	8.5.7.2	Western and Eastern Boundaries: 2.5m and 45 degrees.	
	8.5.7.3	Southern Boundaries: 2.5m and 35 degrees.	
	8.5.7.4	Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.	
	8.5.7.5	Recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone, fronting the road, or a park or reserve,	

			e. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.
8.5.8	Landscaped permeable surface At least 25% of site area shall comprise landscaped permeable surface.		RD Discretion is restricted to: a. stormwater related effects including flooding and water nuisance; b. visual amenity and the mitigation of the visual effects of buildings and any vehicle parking areas, particularly in relation to any streets or public spaces; c. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016.
8.5.9	Minimum Boundary Setback a. road boundary setback: 3m minimum, except for: i. State Highway boundaries, where the setback shall be 4.5m minimum; ii. garages, where the setback shall be 4.5m minimum; b. all other boundaries: 1.5m. Exceptions to setback requirements other than any road boundary setback. Accessory buildings for residential activities may be located within the setback distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane.		RD Discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. streetscape character and amenity; c. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; d. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant

		public views identified within the District Plan); e. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; f. in Arrowtown, consistency with Arrowtown's ~~existing~~ character, as described within the Arrowtown Design Guidelines 2016; g. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.
8.5.10	Building Length The length of any building facade above the ground floor level shall not exceed 24m.	RD Discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
8.5.11	Waste and Recycling Storage Space	RD Discretion is restricted to: a. Effects on amenity values; b. Size, location and access of waste and recycling storage space; and c. Whether there is sufficient space for safe kerbside collection to occur; and d. Whether a suitable communal or other
	8.5.11.1 Each residential unit shall provide, a minimum of $2m^2$ space for waste and recycling storage per residential unit or flat.	
	8.5.11.2 Waste and recycling bins shall be: a. Located where it is easy to manoeuvre for kerbside collections and avoiding impeding vehicle movements within and through the site; and b. Not directly visible from adjacent sites, roads and public spaces; or c. Screened with materials that are in keeping with the design of the building; and d. Subject to a communal or private collection	

		arrangement where the number of bins required by a development cannot be accommodated within the available kerbside space in front of the development site, including not impeding the footpath.	alternative waste and recycling storage and collection solution is available.
8.5.12	Lighting and Glare		RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
	8.5.12.1	All exterior lighting shall be directed downward and away from the adjacent sites and roads.	
	8.5.12.2	No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	
8.5.13	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.		RD Discretion is restricted to: a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
8.5.14	Garages Garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street.		D
8.5.15	Home Occupation		D
	8.5.15.1	No more than 1 full time equivalent person from outside the household shall be employed in the home	

		occupation activity.	
	8.5.15.2	The maximum number of two-way vehicle trips shall be: a. heavy vehicles: none permitted; b. other vehicles: 10 per day.	
	8.5.15.3	Maximum net floor area of 60m^2.	
	8.5.15.4	Activities and storage of materials shall be indoors.	
8.5.16	Building Restriction Area No building shall be located within a building restriction area as identified on the District Plan web mapping application.		NC
8.5.17	Residential Visitor Accommodation where:		RD Discretion is restricted to: a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise, rubbish, recycling and outdoor activities; d. Privacy and overlooking; e. Outdoor lighting; f. Guest management and complaints procedures; g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.
	8.5.17.1	The total nights of occupation by paying guests on a site do no exceed a cumulative total of 90 nights per annum from the date of initial registration.	
	8.5.17.2	A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.	
	8.5.17.3	The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed: • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit.	
	8.5.17.4	No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.	
	8.5.17.5	Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use.	
	8.5.17.6	Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.	
	8.5.17.7	The activity is registered with Council prior to commencement.	
	8.5.17.8	Council is provided with the following information at the time of registration: a. The contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. Confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided with written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or	

		organisation responsible for managing the property and responding to any complaints.	
	8.5.17.9	The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.	
	8.5.17.10	Up to date records of the activity are kept including: a. A record of the date and duration of guest stays and the number of guests staying per night; and b. A detailed record of any complaints received and remediation actions taken.	
	8.5.17.11	The records required by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.	
	Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.11.		
8.5.18	Homestay		RD Discretion is restricted to a. The location, nature and scale of the activities; b. Privacy and overlooking; c. The management of noise, rubbish, recycling and outdoor activities; d. The keeping of records of Homestay use, and availability of records for Council inspection; e. Monitoring requirements, including imposition of an annual monitoring charge; and f. Vehicle access and parking.
	8.5.18.1	The total number of paying guests on a site does not exceed five per night.	
	8.5.18.2	No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.	
	8.5.18.3	Council is notified in writing prior to the commencement of a Homestay activity.	
	8.5.18.4	Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.	
	Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1 to 8.5.18.4.		
8.5.19	No fencing shall be constructed in a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape at Bridesdale.		RD Discretion is restricted to: a. Visual amenity values; b. Landscape character.

8.6 Rules - Non-Notification of Applications

8.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought.

8.6.1.1 Residential units pursuant to Rule 8.4.10 and comply with all of the standards in Rule 8.5.

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay.

