

12.14 Quail Rise Zone

12.14.1 Resources and Activities

The Quail Rise zone provides for low density residential ~~and rural-residential~~ living in a sustainable manner ~~that~~which conserves and enhances amenity and rural character. The area has already been developed under the former Shotover Resort zone provisions. This zone was to provide for a nine-hole golf course and a range of passive and active recreation facilities. The resort character of the zone has not eventuated and Quail Rise has developed as a low density residential area adjoining both rural and rural-residential settings.

The subject site is visible from parts of the rural area in the Wakatipu Basin and it is appropriate to enable the ongoing development of the area in a way ~~that~~which protects the rural character and landscape of the wider area. Of particular importance in the expansion of the zone is the need to maintain and enhance the naturalness of the vista that is available from State Highway 6 by ensuring that buildings in the R2 (Design Urban Edge) Activity Area are not visible from State Highway 6.

The Quail Rise special zone is based on the provisions of its parent, the Shotover Resort zone.

12.14.2 Resource Management Issues

i Values

Quail Rise lies within a high quality environment, situated on the broad sunny terraces facing north and east above the Shotover River, with significant scenic values and wide open spaces. The higher and steep slopes of Ferry Hill form the immediate backdrop to the Quail Rise zone, while the natural landscape of Wakatipu Basin surrounds the site. Development must be carried out in a manner that conserves the scenic and natural values of the site and the surrounding environment.

ii Provision of Essential Services

Development ~~will~~may result in a considerable number of ~~people~~persons living within the zone. The provision of adequate sewage disposal, water supply and refuse disposal services is important in terms of ensuring the protection of groundwater quality. The provision of underground telephone and power lines and the control of glare from street lighting is important in protecting the rural quality of the Wakatipu Basin.

iii Traffic Safety and Access

Protection of the district's road network from activities ~~that~~which reduce safety and efficiency is necessary.

iv Visual Amenity

Development in the zone must take into account potential conflict with nearby activities, with the productive use of adjoining rural land and the need to protect visual amenity of the environment because of its location.

The R2 (Design Urban Edge) is a particular part of the zone which is sensitive to views from State Highway 6. The provisions of the Quail Rise Zone have been designed to require that landscaping work has been completed within the G (Design Urban Edge) Activity Area five years prior to the erection of any buildings in the R2 (Design Urban Edge) Activity Area. The purpose of the landscaping in the G (Design Urban Edge) and the R2 (Design Urban Edge) Activity Area is to screen buildings within the R2 (Design Urban Edge) Activity Area from view from State Highway 6.

12.14.3 Objectives and Policies

Objective 1

To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Policies

- 1.1 To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.
- 1.2 To ensure that open space and natural landforms are-is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.
- 1.3 To ensure open space is developed in a comprehensive manner.
- 1.4 To avoid any deviation to the Structure Plan for the zone

~~1.5~~ To prevent additional direct access to SH No. 6.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Policies

- 2.1 To ensure the external appearance of buildings and other structures are appropriate to the area characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.
- 2.2 To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.
- 2.3 To avoid activities and development that have the potential to adversely effect the openness and rural character of the zone, adjoining land, and the wider environment.
- 2.4 To avoid activities that will compromise the hillocks and natural landforms of the zone in order to protect existing character, visual amenity and privacy levels.

2.5 To avoid buildings in areas of high visibility

2.6 To preserve and enhance the naturalness of the view from State Highway 6:

- (a) Requiring landscaping work in G (Design Urban Edge) Activity Area to be completed prior to any development within the R2 (Design Urban Edge);
- (b) Deferring residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of landscaping works in the G (Design Urban Edge) Activity Area to allow growth in vegetation screening.

(c) Requiring a 15m building line restriction along the Jims Way road boundary.

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

Policies

- 3.1 To ensure sewage disposal, water supply and refuse disposal services are provided in order to avoid adverse effects on the water or other environmental qualities, on and off the site.

Implementation Methods

The objectives and associated policies will be implemented through:

(i) District Plan

- (a) Rules relating to subdivision, landscaping, the bulk location of activities, building external appearance, parking and access, nature and scale of activities, and the provision of essential services.

Explanation and Principal Reasons for Adoption

Low density residential ~~and rural-residential~~ development will be enabled, together with a range of active and passive recreational activities and the provision of significant areas of open space.

To ensure development takes place in an integrated manner the Council considers it appropriate to include a Structure Plan. Minor amendments may be considered by the Council through the resource consent procedure.

The desirability of enabling a range of building design types has been recognised. It is important that design is compatible with the objectives of the Zone and avoids, remedies or mitigates adverse effects on adjoining areas.

The establishment of services is necessary and should include roads, car parks, dams and other structures.

A range of activities is permitted including residential living and recreation activities. Given the special nature of the zone, any activities involving buildings and other structures need to be assessed in terms of the location and style of development.

It is recognised that some activities may have the potential to adversely impact on amenities and character and it is considered necessary to assess such proposals as discretionary activities.

12.14.4 Environmental Results Anticipated

- (a) Preservation of open space and rural amenity managing the key physical and scenic values of the area so as to recognise the important natural features and landforms that dominate the site and the predominant land forms surrounding the site particularly the peaks and mountain ranges.
- (b) Recognition and enhancement of important vegetation on the site
- (c) Exclusion or mitigation of activities that which cause adverse environmental effects through the use of performance standards.
- (d) Ensuring traffic safety on local roads and State Highway 6.

- (e) Landscaping within the G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area designed to make buildings within the R2 (Design Urban Edge) Activity Area not visible from State Highway 6.

12.15 Quail Rise Rules

12.15.1 Zone Purpose

The purpose of the Quail Rise Zone is to provide low density residential ~~and rural residential~~ living within a high amenity area, in a location affording good access to sun and views of the surrounding landscape.

12.15.2 District Rules

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

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

12.15.3 Activities

12.15.3.1 Permitted Activities

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

12.15.3.2 Controlled Activities

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

i Recreation Facilities

Recreation facilities for active and passive purposes, including, but not limited to those for the purposes of tennis and croquet, ~~excluding~~ equestrian activities.

ii Residential Activities

Residential activities provided the maximum number of residential units ~~which that~~ may be erected within the zone (excluding Activity Areas R2 A and R2 B and 3 DP 300264) shall not exceed ~~21243~~ (see also rule 12.15.5.2) provided that no more than one residential unit is permitted per allotment.

iii Community Facilities

Community activities limited to crèches and other childcare facilities.

iv Dams and Other Structures

Dams and other structures for the retention of water, associated ponds and streams, water races, drains, channels and pipes provided that all necessary authorisations are obtained from the appropriate authority.

v Landscaping G (Design Urban Edge) Activity Area

Landscaping within the G (Design Urban Edge) Activity Area designed to make buildings within the R2 (Design Urban Edge) not visible from State Highway 6 in respect of:

- (i) **Landscaping work** – Limited to (a) the proposed species to be planted, their location, density and size; (b) earthworks including any mounding; and (c) irrigation; and
- (ii) **Other work** – limited to maintenance plans and protection of existing plants or trees; and
- (iii) **Vesting** – of the G (Design Urban Edge) in the Council as a Utilities (Landscaping) Reserve.

vi Buildings

- (a) Within the R and R1 Activity Areas the external appearance and location of all buildings and the effect of earthworks, on landscape and

visual amenity values of the area including coherence with surrounding buildings.

- (b) Within the **R2 and R2 (B)-(D)** Activity Areas the erection of any buildings in respect of:
- (i) External appearance; and
 - (ii) Access and earthworks; and
 - (iii) Interior and exterior lighting; and
 - (iv) Landscaping, including the protection of any existing or proposed trees.

(c) Within the R2 (D) Activity Areas the erection of any buildings in respect of natural hazard mitigation including the ongoing requirement to maintain the water race in the respective areas above each proposed development.

- (d) Within the R2 (Design Urban Edge) Activity Area the erection of any buildings within an approved residential building platform in respect of:
- (i) External appearance; and
 - (ii) Access and earthworks; and
 - (iii) Interior and exterior lighting; and
 - (iv) Site specific landscaping to compliment the purpose of the G (Design Urban Edge), including the protection of any existing or proposed trees.

Note: Zone Standard 12.15.5.2 (x)

- vii **Parking, Loading and Access**
Parking, loading and access in respect of earthworks and the impact on the safety and efficiency of the surrounding road network and the number of parking spaces to be provided and in respect of the visual impact of earthworks.

Section 12.13.6 contains the assessment matters ~~that~~**which** apply to the consideration of applications for resource consents for buildings, parking, loading and access in the Quail Rise zone.

12.15.3.3 Discretionary Activities

The following shall be Discretionary activities provided they are not listed as a Prohibited or Non-complying activity and they comply with the relevant Zone standards:

- i **Commercial Recreation Facilities**
Limited to equestrian centre, stables and associated facilities.
- ii **Visitor Accommodation**
Section 12.13.6 contains the assessment matters ~~that~~**which** apply to the consideration of applications for resource consents for visitor accommodation in the Quail Rise zone.
- iii **Commercial Activities**
Except retail sales
- iv **Tree Removal and Topping**
The removal or topping of any tree from Activity Area G, except for the following wilding species:
 - Radiata pine (Pinus Radiata);
 - Contorta or Lodgepole pine (Pinus contorta);
 - Scots pine (Pinus sylvestris)
 - European larch (Larix decidua);
 - Corsican pine (Pinus nigra); and
 - Pseudotsuga menziesii (Douglas fir).
- (a) The removal or topping of any tree from the G (DUE), R2, **R2 (A)-(D)** or R2 (Design Urban Edge) Activity Areas, except such removal as approved by a resource consent (land use or subdivision).
- (b)

- (c) Within the R2 (A) Activity Area the erection of any building in respect of:
- (i) External appearance; and
 - (ii) Access and earthworks; and
 - (iii) Interior and exterior lighting
 - (iv) Landscaping, including the protection of any existing or proposed trees; and
 - (v) Natural hazard mitigation, including the ongoing requirement to maintain the water race in the respective area above the proposed development.

(b) Any buildings within the R2 (Design Urban Edge) Activity Area that are not located within a residential building platform approved by resource consent.

(c) Any building within the R2, **R2 (A)-(D)** or R2 (Design Urban Edge) Activity Areas within an area annotated Building Restriction Area on the Structure Plan.

viii Any activity ~~that~~**which** is not listed as a **Prohibited Activity** and ~~which~~ **that** does not comply with one or more of the relevant Zone Standards shall be a non-complying activity.

12.15.3.4 Non-Complying Activities

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

- i **Factory Farming**
 - ii **Forestry Activities**
 - iii **Mining Activities**
 - iv **Industrial and Service Activities**
 - v **Airports**
Other than the use of land and water for emergency landings, rescues and firefighting.
 - vi **Retail Sales**
Other than goods reared, grown or produced on a site.
 - vii **Buildings**
- (a) Any buildings within Open Space G, as shown on the Quail Rise Structure Plan

12.15.3.5 Prohibited Activities

The following shall be Prohibited Activities:

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

12.15.4 Non-Notification of Applications

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

All applications for **Controlled Activities**.

12.15.5 Standards - Activities

12.15.5.1 Site Standards

- i **Structure Plan**

The siting of buildings and activities must be in conformity with the relevant Structure Plan except for Accessory, Utility and Service Buildings less than 40

m² floor area. The location of activities as provided for by the Structure Plan is restricted to the following:

(a) Residential Activities Area R R1, R2, ~~R2 (A)-(D)~~ and R2 (Design Urban Edge) - the use of these areas is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary activity).

~~(b) Residential Activities Area RR - the use of this area is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary activity) provided that no more than one residential unit may be established per 4000m² of site area.~~

~~(b)~~ Open Space G - the use of this area is restricted to outdoor recreation activities and open space.

(c) Open Space G (Design Urban Edge) – The purpose of this area is to establish landscaping that will make buildings within the R2 (DUE) Activity Area not visible from State Highway 6.

ii **Setback from Roads and Internal Boundaries**

(a) No building or structure shall be located closer than 6m to the zone boundary.

(b) No building or structure shall be located within 10 m of Jim's Way or Tucker Beach Road.

(c) The minimum setback from internal boundaries and road boundaries other than described in (a) and (b) above shall be 4m.

iii **Earthworks**

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

1. Earthworks

(a) The total volume of earthworks does not exceed 100m³ per site (within a 12 month period). For clarification of "volume", see interpretative diagram 5.

(b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 200m² in area within that site (within a 12 month period).

(c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m² (notwithstanding provision 17.2.2).

(d) No earthworks shall:

- (i) expose any groundwater aquifer;
- (ii) cause artificial drainage of any groundwater aquifer;
- (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

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

(b) The maximum height of any cut shall not exceed 2.4 metres.

(c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

(a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.

(b) Any person carrying out earthworks shall:

Any building within the R2(D) Activity Area that is not located within a building platform approved as part of or submitted concurrently with a subdivision consent.

(i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

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

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

4. Protection of Archaeological sites and sites of cultural heritage

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

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

iv External Appearance of Buildings

The principal roof of all buildings must be designed with a minimum pitch from the horizontal of 25°. The angle of the pitch shall be towards the centre of the building from the longest external side of the building.

v Buildings within the R2(D) Activity Area

12.15.5.2 Zone Standards

i Residential Units

The maximum number of residential units permitted within the zone (~~excluding Activity Area R1~~ Lots 1 and 3 DP 300264) is **213**. The units are to be allocated on the basis of one unit per allotment as set out below:

Stage 1	35 residential units
Stage 1a	10 residential units
Stage 1b	7 residential units
Stage 2	39 residential units
Stage 2a	21 residential units
Stage 2b	3 residential units
Lot 6, DP 300296	44 residential units
Lot 2, DP300296	8 residential units
Lot 4, DP 22166	10 residential units
<u>Activity Area R2(B)</u>	<u>5 residential units</u>
<u>Activity Area R2(A)</u>	<u>1 residential unit</u>
<u>Activity Area R2(C)</u>	<u>26 residential units</u>
<u>Activity Area R2 (D)</u>	<u>4 residential units</u>

Total

213 residential units

There is no maximum number of residential units within Activity Area R1 (Lots 1 and 3 DP 300264)

Stage 1 includes Lots 1 and 2, DP 300230, Lots 20, 22-45, 47-49 and 12-16.

- Stage 1a includes Lots 1, 2 and 6-11, DP 27481, 17 and 21.
- Stage 1b includes Lots 51-57.
- Stage 2 includes Lots 5, 46, 83-99 and 58-77.
- Stage 2a includes Lots 78-82, 101-116.
- Stage 2b includes Lots 117, 118 and 100.
- ii Building Height**
- (a) The maximum height of buildings and other structures in the R and R1 Activity Areas shall be 7m.
- (b) Within the R2, R2(A)-(D) and R2 (Design Urban Edge) Activity Areas no part of any building and other structure shall protrude through a surface drawn parallel to and 5m vertically above ground level.
- iii Glare**
- (a) All fixed lighting shall be directed away from adjacent roads and properties.
- (b) Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.
- (c) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.
- (d) No exterior lighting within the R2 and R2 (A)-(D) Activity Areas shall be visible from State Highway 6.
- iv Servicing**
- (a) All services are to be reticulated underground.
- (b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.
- (b) All development shall be served by a communal sewage and water scheme.
- v Site Coverage**
- (a) The maximum site coverage for any allotment within the R Residential Activity Area of the Quail Rise Zone shall be 30%.
- (b) The maximum site coverage for any allotment within the R1 Residential Activity Area of the Quail Rise Zone equal to or less than 800m² will be 200m².
- (c) The maximum site coverage for any allotment within the R1 Residential Activity Area of the Quail Rise Zone greater than 800m² will be 25%.
- (d) The maximum site coverage for any allotment within the R2 and R2(A)-(C) Residential Activity Areas (excluding R2 (Design Urban Edge) Activity Area) of the Quail Rise Zone will be 30%.
- ~~(e) The maximum site coverage for any allotment within the Rural Residential Activity Area of the Quail Rise zone shall be 15%.~~
- Note:** Site Coverage within the R2 (Design Urban Edge) and R2(D) Activity Areas is controlled by the requirement for all buildings to be within a residential building platform and for any identified residential building platforms to not exceed 30% of the net site area.
- vi Nature and Scale of Activities**
- (a) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.

vii Noise

Non-residential activities shall be conducted so the following noise levels are not exceeded at the boundary of the zone:

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

Noise levels shall be measured and assessed in accordance with NZS 6081:1991 and NZS 6802:1992. Construction noise shall comply with and be measured and assessed in accordance with the relevant NZ Standard.

viii Access

~~There shall be no vehicular access to the Quail Rise Zone from State Highway 6. All access shall be from Tucker Beach Road or Jim's Way, provided that no traffic associated with construction or development on the land shall be permitted to use the existing access immediately to the west of that land (Lot 5, DP 22466).~~

ix Arrow Irrigation Race

In the Quail Rise zone the Water User shall not obstruct access by the Arrow Irrigation Company to any irrigation works on or off the Water User's land and shall not plant trees or construct works which would obstruct such access or interfere with the irrigation works and shall ensure that such access to the Water User's land is always kept available to the Company.

Further to this rule, the Water User shall ensure that, without the consent of the company (not to be unreasonably withheld):

- (a) On slopes of 0° - 12° no buildings, excavations or tree planting shall be effected within 6 m of an irrigation race.
- (b) On slopes of 12° - 20° no buildings, excavations or tree planting shall be effected within 7 m of an irrigation race.

- (c) On slopes of greater than 20° no buildings, excavations or tree planting shall be effected within 10 m of an irrigation race.

- (d) No fences shall be erected within 6 m of the waters edge of an irrigation race except for those which cross any access track.

Gates shall be provided and paid for by the water user and located in a position approved by the company.

x Buildings – R2 (Design Urban Edge) Activity Area

- (a) No building shall be erected within the R2 (Design Urban Edge) within a period of five years from the date the Council certifies that the landscaping work approved by resource consent pursuant to Rule 12.15.3.2(v)(i) is complete.

- (b) Upon application by the consent holder that the landscaping work is complete as the Council shall inspect the landscaping and certify that it is complete as soon as practicable.

- (c) For the purpose of (a) and (b) above 'is complete' shall mean when all the 'landscaping work' has been undertaken in accordance with the resource consent.

xi Acoustic Insulation and Ventilation

- (a) Within Activity Areas R2(B)-(D) all buildings or part of a building, or any new alteration or addition to a building or part of a building, to be used for residential activities, visitor accommodation or community activities shall be acoustically insulated so as to achieve an indoor design sound level of 40 dBA L_{dn}, except for non-critical listening environments where no special sound insulation is required.

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

EITHER:

(i) By providing a certificate from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design noise level.

OR:

(ii) The building shall be constructed and finished in accordance with the provisions of Table 1 appended to this rule.

Table 1 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)

Building Element	Required Construction
External Walls	<p><u>Exterior: 20 mm timber or 6mm fibre cement</u> <u>Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar)</u> <u>Two layers of 12.5mm gypsum plasterboard*</u> <u>(Or an equivalent combination of exterior and interior wall mass)</u></p>
Windows	<p><u>Up to 40% of wall area: Minimum thickness 6mm glazing**</u> <u>Up to 60% of wall area: Minimum thickness 8mm glazing**</u> <u>Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing**</u></p>
Pitched Roof	<p><u>Aluminium framing with compression seals (or equivalent)</u> <u>Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement</u> <u>Frame: Timber truss with 100mm acoustic blanket (R 2.2 Batts or similar)</u> <u>Ceiling: 12.5mm gypsum plaster board*</u></p>
Skillion Roof	<p><u>Cladding: 0.5mm profiled steel or 6mm fibre cement</u> <u>Sarking: 20mm particle board or plywood</u> <u>Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar)</u> <u>Ceiling: 2 layers of 9.5mm gypsum plasterboard*</u></p>
External Door	<p><u>Solid core door (min. 24kg/m²) with weather seals</u></p>

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

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

xii Ventilation Requirements

Within Activity Areas R2(B), R2(C) and R2(D) mechanical ventilation that complies with the following table shall be installed in all buildings to be used for residential or visitor accommodation activities.

Table 2: Ventilation Requirements

Room Type	Outdoor Air Ventilation Rate (Air Changes per Hour)
Principle living areas	<p><u>Low Setting *</u> <u>High Setting *</u></p> <p><u>1-2 ac/hr</u> <u>Min. 15 ac/hr</u></p>
Other habitable areas	<p><u>1.2 ac/hr</u> <u>Min. 5 ac/hr</u></p>

* Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.

Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 degC heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages. If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.

12.15.6 Resource Consent Assessment Matters

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

i General

- (a) For all resource consent applications, including subdivision, the Council shall consider the relationship of open space within the Quail Rise zone to the surrounding rural area, and the density of development in terms of:
- the impact on the visual quality and amenity values both within the zone and the surrounding landscape;
 - the visual impact on any significant landscapes;
 - the sensitivity of the landscape;
 - proposed rehabilitation measures; and
 - integrated management of open space within a proposed development, whether in individual or common ownership.

- (b) Whether, and to what extent, the proposed development is visible from scenic rural roads and other public places.

- ~~(c) Whether the activity will exacerbate any natural hazard, including erosion, sedimentation, excessive water run-off, subsidence and landslides.~~

- ~~(d) Any potential adverse effects on other land that may be caused by the anticipated land use activity as a result of the effects of any natural hazard~~

- ~~(e) Any need for conditions to avoid or mitigate a potential natural hazard.~~

- (d) The extent to which the scale of the activity and the use of the buildings will be compatible with the scale and nature of other activities and buildings and open space in the area.

ii Parking, Loading and Access.

- (a) The level of parking provision is appropriate, having regard to standards for similar activities as set out in Rule 14, Transport.

- (b) The design, location and access is safe.

iii Buildings

- (a) A ~~traditional-peak~~-roof form of slate, shingles or coloursteel.

- (b) Predominant colours of grey and earth tones.

- (c) External above ground cladding is predominantly dry stack stone, plaster, natural timber, and/or weatherboards.

- (d) Buildings and structures are screened by landscaping and, if necessary land forms, in order to reduce their visual prominence as seen from surrounding public roads beyond the Quail Rise Special Zone.

iv Visitor Accommodation

- (a) Location of buildings on their site.

- (b) Design and external appearance of buildings (see also section 12.13.6

- (c) Parking (see also section 12.13.6 (ii)).

- (d) Provision for buses.

v Earthworks

1. Environmental Protection Measures

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

2. Effects on landscape and visual amenity values

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

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

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value:

- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.
- (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

vi Commercial Activities

- (a) Whether the activity will create any adverse effect through additional traffic and parking generation.
 - (b) Whether the location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians, and vehicles on adjoining roads.
 - (c) Whether the activity will result in loss of privacy to surrounding landowners.
 - (d) Whether the activity is of a nature and scale compatible with residential activities, and therefore does not result in the loss of residential amenity and character.
 - (e) The extent to which the commercial activity provides a local function by providing for the needs of nearby residents.
- vii Tree Removal and Topping**
- (a) The extent to which removal or topping of the tree is necessary due to the health of the tree or any potential hazard that exists.
 - (b) Whether the tree or trees currently mitigate the adverse visual effects of any development, or may be required to do the same in the future.
 - (c) The extent to which the removal or topping of a tree or trees exposes development when viewed from public roads and other public places outside of the Zone.
 - (d) Whether the tree or trees seriously restrict appropriate development.
 - (e) Any substitute or compensating tree planting or landscaping proposed.
- viii Landscaping G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area's**
- (a) The height to which the proposed vegetation will grow, and whether its characteristics are appropriate within the surrounding environment.
 - (b) The potential for the proposed vegetation to adversely affect indigenous and/or endemic vegetation.
 - (c) Whether the proposed vegetation and any proposed structures, including fences, will result in an unnatural appearance of the landscape when viewed from the State Highway.
 - (d) Whether the proposed vegetation and any proposed structures, including fences, will blend with and enhance the natural vegetative pattern of the environment; and
 - (e) Whether the proposed landscaping is effective in making any residential building platforms not visible from State Highway 6.
- ix Building Height**
- (a) The extent to which any building or structure will be visible from public roads or other public places; and
 - (b) Whether the proposed building or structure is likely to affect the appreciation of landscape values of the wider landscape.

2. Rule 15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

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

i Lot Sizes

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below, except as provided for in (c), (d) and (e) below.

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Zone	Minimum Lot Area
Quail Rise	Activity Area G, R, R1, R2, and R2 (Design Urban Edge) and R2(A)-(D) – no minimum

Rule 15.2.6.3(ii) (v) Building Platforms – Quail Rise Zone R2 (design Urban Edge) Activity Area:

- v **Building Platforms - Quail Rise Zone R2 (Design Urban Edge) and R2(D) Activity Areas**

Every allotment created for residential purposes shall have one Residential Building Platform approved at the time of subdivision. That Residential Building Platform shall be no greater than 30% of the net site area.

15.2.10 Natural and Other Hazards:

15.2.10 Natural and Other Hazards

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15.2.10.2 Site Subdivision Standard – Natural and Other Hazards

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land (including the identification of any building platforms) which complies with all of the Zone Subdivision Standards, but does not comply with any one or more of the following Site Subdivision Standards shall be a Discretionary Subdivision Activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

- (i) Natural Hazards within the Makarora Rural Lifestyle Zone

No building platform shall be identified within any area identified on the QLDC's Hazards Register as being an area subject to any natural hazards including erosion, flooding and inundation, landslip, rock fall, alluvion, avulsion or subsidence. Council's control shall be limited to the assessment matters details in 15.2.10.3 below.

- (ii) Natural Hazards in the R2(D) Activity Area of the Quail Rise Zone

No building platform shall be identified within any R2(D) Activity Area of the Quail Rise Zone being an area subject to natural hazards including uncertified fill, erosion and possible debris flow from Ferry Hill to the north west. Council's control shall be limited to the relevant assessment matters detailed in 15.2.10.3 below.

15.2.10.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to natural and other hazards, the Council shall have regard to, but not be limited by, the following:

- (i) The likelihood of the lots and infrastructure in the subdivision, and any anticipated use or development of the lots, being subject to the effects of any natural or other hazard, the degree to which the hazard could result in damage, destruction and/or loss of life, and the need to avoid or mitigate any potential damage or danger from the hazard.
- (ii) Any potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities as a result of the effects of natural or other hazards.
- (iii) Any need for conditions to avoid or mitigate potential damage or danger from the hazard, such as the provision of works, location and type of services, minimum floor heights and locations for buildings, and location and quantity of fill or earthworks.
- (iv) Whether a lot should be restricted from development on parts of the site, as a result of the effects of natural or other hazards.
- (v) Whether a minimum floor height should be specified for buildings in situations where inundation is likely and damage to structures could occur, but the land may not be suitable for filling.
- (vi) In relation to flooding and inundation from any source, the Council shall have regard to the following:

- (a) The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (b) Any proposed boundary drainage to protect surrounding properties;
 - (c) Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
 - (d) The adequacy of existing outfalls and any need for upgrading;
 - (e) Any need for retention basins to regulate the rate and volume of surface run-off.
- (vii) In relation to erosion, falling debris, slope instability or slippage:
- (a) The need for certification by a Registered Engineer that each lot is suitable for the erection of buildings designed in accordance with NZS 3604;
 - (b) Any need for registration of consent notices on the Certificate of Title;
 - (c) Any need for conditions relating to physical works to limit the instability potential.
- (viii) In relation to landfill and subsidence, the need for the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title of the lots in the subdivision.
- (ix) In relation to contaminated sites, the need for conditions to avoid, mitigate or remedy the effects of the land contamination, including removal to approved disposal points.
- (x) In relation to any land filling or excavation, the following factors:
- (a) The effects on the infrastructure of surrounding properties;
 - (b) The effects on the natural pattern of surface drainage;
 - (c) The effects on stormwater drainage systems;
 - (d) The type of and placement of fill material;
 - (e) Mitigation, or avoidance, of adverse effects caused by dust or siltation affecting neighbouring properties;
 - (f) Remedies necessary during emergencies.

