

Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike through text~~ for deletions.

Amend Chapter 27 by inserting the following restricted discretionary activity rule into the table of Subdivision Activities – District Wide rules following Rule 27.5.1:

27.5.9 All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.

Discretion is restricted to:

- a. Location of building platforms and accessways
- b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;
- c. Location, scale and extent of landform modification, and retaining structures;
- d. Property access and roading;
- e. Esplanade provision;
- f. Natural and other hazards;
- g. Firefighting water supply and access;
- h. Water supply;
- i. Network utility services, energy supply and telecommunications;
- j. Open space and recreation provision;
- k. Ecological and natural landscape features;
- l. Historic Heritage features;
- m. Easements;
- n. Vegetation removal, and proposed planting;
- o. Fencing and gates;
- p. Wastewater and stormwater management;
- q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;
- r. Adverse cumulative impacts on ecosystem services and nature conservation values.

Amend Chapter 27 by inserting the following discretionary activity rule into the table of Subdivision Activities – District Wide rules following Rule 27.5.1:

27.5.18A Within the Wakatipu Basin Lifestyle Precinct, subdivision which does not comply with the minimum net site area specified in Part 27.6 provided that the minimum net site area is not less than 4,000m² and the average area of all lots in the subdivision is not less than 1.0ha per lot..

Amend Chapter 27 by inserting the following non-complying activity rules into the table of Subdivision Activities – District Wide rules following Rule 27.5.1:

27.5.18B Within the Wakatipu Basin Lifestyle Precinct, subdivision with a minimum net site area less than 4,000m² or where the average area of lots in the subdivision is less than 1.0ha per lot.

27.5.26 The further subdivision of an allotment that has previously been used to calculate the average lot size net site area for subdivision in the Wakatipu Basin Lifestyle Precinct,

except where the further subdivision and any prior subdivision together complies with Rule 27.6.1.

Amend Chapter 27 by amending the table under Rule 27.6.1 as follows:

Zone		Minimum Lot Area
Rural	Rural	No minimum
	Gibbston Character	
	<u>Wakatipu Basin Rural Amenity Zone</u>	<u>80ha</u>
	<u>Wakatipu Basin Lifestyle Precinct</u>	<u>6000m²</u> <u>1.0ha minimum average</u>
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purposes of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ² .
	Rural Residential Ferry Hill Subzone	4000m² with no more than 17 lots created for residential activity

Amend Objective 27.7.6 and Policy 27.7.6.1- Location Specific objectives, policies and provisions

~~**27.7.6 Objective – Ferry Hill Rural Residential Sub Zone – Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.**~~

Policies

~~27.7.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~

- ~~• The subdivision design has had regard to minimising the number of accesses to roads;~~

- ~~the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
- ~~The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
- ~~The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Insert the following after clause 27.9.3.2:

<p><u>27.9.3.3</u></p>	<p><u>Assessment Matters in relation to Rule 27.5.9 (Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct Subdivision Activities)</u></p> <p><u>General</u></p> <p>a. <u>The extent to which the proposal is consistent with objectives and policies relevant to the matters of discretion.</u></p> <p>b. <u>The extent to which the subdivision provides for low impact design that avoids or mitigates adverse effects on the environment.</u></p> <p><u>Subdivision Design</u></p> <p>c. <u>The extent to which the location of future buildings, ancillary elements and the landscape treatment complements the existing landscape character, visual amenity values and wider amenity values of the Wakatipu Basin Rural Amenity Zone or Wakatipu Basin Lifestyle Precinct, including consideration of:</u></p> <ul style="list-style-type: none"><u>i. the retention of existing vegetation and landform patterns;</u><u>ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;</u><u>iii. earth mounding, and framework planting to integrate buildings and accessways;</u><u>iv. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8 – Landscape Character Units;</u><u>v. riparian restoration planting;</u><u>vi. the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement;</u><u>vii. how controls addressing such matters as building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed plantings might be incorporated in the development in a manner ensuring ongoing compliance;</u><u>viii. the integration of existing and provision for new public walkways and cycleways/bridlepaths.</u> <p>d. <u>The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development so as to ensure that landscape character and visual amenity values are maintained or enhanced.</u></p> <p>e. <u>The extent to which the development maintains visual amenity from public places and neighbouring properties.</u></p> <p>f. <u>Whether clustering of future buildings or varied allotment sizes as part of subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform, vegetation or settlement patterns.</u></p> <p>g. <u>The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of an appropriate setback from</u></p>
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such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.

- h. The extent to which development adversely affects Escarpment, Ridgeline and River Cliff Features shown on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Wakatipu Basin Lifestyle Precinct.
- i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and consent notices.
- j. Whether the layout of reserves and accessways provides for adequate public access and use.
- k. Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained in perpetuity.

Access and Connectivity

- l. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic.
- m. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle accessways on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.
- n. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect, to reserves (existing or proposed), roads and existing rural walkways.
- o. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- p. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.

Infrastructure and Services

- q. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
- r. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
- s. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- t. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- u. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.

- v. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading.
- w. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints.
- x. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems.
- y. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
- z. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.

Natural Environment and Cultural values

- aa. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control.
- bb. Assessing the extent to which the subdivision and subsequent land use on the proposed site(s) adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.
- cc. Assessing the extent to which the subdivision design and layout preserves and enhances areas of archaeological, cultural or spiritual significance.
- dd. Assessing the extent to which the integrity of any identified heritage feature(s) is maintained and enhanced.
- ee. Considering the benefits of the removal of identified wilding exotic trees.

Earthworks and Hazards

- ff. Considering how earthworks can be undertaken in a manner which mitigates and remedies adverse effects from soil erosion and the generation of sediments into receiving environments.
- gg. Considering whether earthworks are likely to have adverse effects on landscape character or visual amenity values which cannot be avoided, remedied or mitigated.
- hh. Considering the extent to which subdivision will increase the risks associated with any natural hazard and/or how the subdivision avoids, remedies or mitigates any hazard prone area.
- ii. Considering the extent to which contaminated or potentially contaminated soil is able to be treated or disposed of.
- jj. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.

	<p>kk. <u>Considering whether consent notices or other protective instruments are needed to ensure that any hazard or contamination remediation measures and methodologies are implemented at the time of development.</u></p>
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27.8 Rules - Location Specific Standards

Delete.

~~27.8.6 — Ferry Hill Rural Residential sub-zone~~

~~27.8.6.1 — Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.~~

~~27.8.6.2 — Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.~~

~~27.8.6.3 — Any application for subdivision consent shall:~~

~~a — Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;~~

~~b — Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;~~

~~c — Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:~~

~~• That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and~~

~~• That residential development is subject to screening along Tucker Beach Road,~~

~~27.8.6.4 — Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.~~

~~27.8.6.5 — Plantings elsewhere may include maple as well as indigenous species.~~

~~27.8.6.6 — The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.~~

~~27.8.6.7 — Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice~~

~~that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.~~

~~27.8.6.8 Any subdivision of Lots 1 and 2 DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.~~

27.13 Structure Plans and Spatial Layout Plans

Amend 27.13.3 Waterfall Park Structure Plan



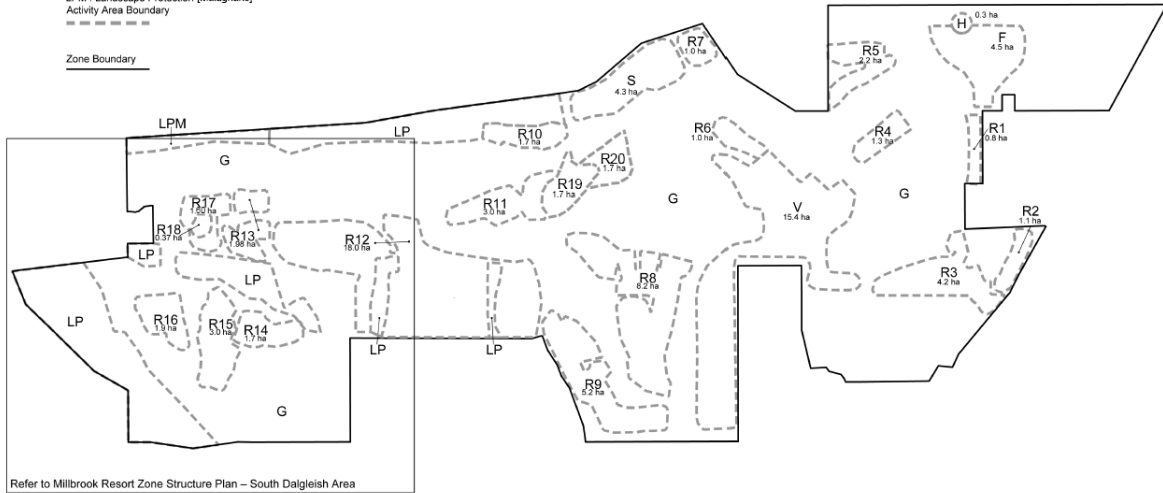
Amend 27.13.4 Millbrook Structure Plan



Structure Plan Legend

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection
- LPM : Landscape Protection (Malaghans)
- Activity Area Boundary

Zone Boundary



MILLBROOK RESORT ZONE - STRUCTURE PLAN
 REFERENCE 2423-3K40 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - December 2018

27.13.1 Ferry Hill Rural Residential Subzone

