

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 Lower Density Suburban Residential Zone. In conjunction with the High Density Residential Zone and Lower Density Suburban Residential Zone, 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 (townhouses), semi-detached housing and ~~detached townhouses~~ low rise apartments on small sites of 250m² or greater. 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 Lower Density Suburban Residential Zone, the zone incorporates development controls to ensure ~~that~~ the reasonable maintenance of amenity values ~~is maintained~~. Building heights will be generally three~~we~~ 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 special character, and the design criteria identified by the Arrowtown Design Guidelines 2023~~16~~.

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 ~~values~~ 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 low-rise apartments. ~~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 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023~~1~~.

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.~~

8.2.3.1 Require that development within the zone responds to its context and anticipated character acknowledging that amenity values will change over time as intensification occurs.

8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:

- a. achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass;
- d. use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;
- e. providing a high level of amenity that meets the day-to-day needs of occupants; and
- f. applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource consent process may achieve the same or better outcomes in terms of amenity values.

8.2.3.3 Ensure development along the western side of Designation 270¹ 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

¹ Running south from Aubrey Road, Wanaka

Designation 270 to the permitted building height, recession plane, site coverage and setback limits (including between units) to achieve this.

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, 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 ~~2023~~16 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).

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.

8.2.5.2 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.

8.2.5.3 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).

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 Rounding 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
37 Designations	District Plan web mapping application	

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 ~~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.~~

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- 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 Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 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

- 8.3.2.98A 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 For sites in Arrowtown, the Arrowtown Design Guidelines 2023~~16~~ apply, instead of the Residential Design Guide 2021~~3~~.

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: <ul style="list-style-type: none"> 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

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.6	<p>Residential unit</p> <p>8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1).</p> <p>8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site.</p> <p>Note: Additional rates and development contributions may apply for multiple units located on one site.</p>	P
8.4.7	Homestays	P
8.4.7A	Residential Visitor Accommodation	P
8.4.8	<p>Buildings in the Wānaka Town Centre Transition Overlay</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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	<p>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.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Location of buildings; 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. 	RD

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.9	<p>Commercial Activities in Queenstown, Frankton or Wānaka:100m² or less gross floor area</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> 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; <ul style="list-style-type: none"> 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

<p>8.4.10</p>	<p>Residential unit</p> <p>8.4.10.1 One (1) or more per site within the Arrowtown Historic management Transition Overlay Area</p> <p>8.4.10.2 Two (2) or more per site in Arrowtown.</p> <p>8.4.10.3 For all locations outside of Arrowtown, four (4) or more per site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area; b. building dominance relative to neighbouring properties and public spaces including roads; c. <u>residential amenity values for occupants of buildings on the site;</u> d. <u>how the design advances housing diversity, including through providing a range of unit sizes and typologies;</u> e. <u>how the design</u> promotes sustainability either through construction methods, design or function; f. <u>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;</u> g. in Arrowtown, consistency with Arrowtown’s character, utilising the Arrowtown Design Guidelines 202316 as a guide; h. street activation; i. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; j. design and integration of landscaping; k. <u>capacity of existing or planned infrastructure/servicing;</u> l. <u>low impact stormwater design;</u> m. <u>waste and recycling storage space and collection;</u> n. for land fronting State Highway 6 between Hansen Road and the Shotover River: <ul style="list-style-type: none"> 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. 	<p>RD</p>
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	Activities located in the Medium Density Residential Zone	Activity Status
	<ul style="list-style-type: none"> o. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul style="list-style-type: none"> 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. 	
8.4.11	<p>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> 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

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.22	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 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

8.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 8.4 and 8.5

	Standards for activities in the Medium Density Residential Zone	Non-compliance status
8.5A.1	For all restricted discretionary and discretionary activities under Rules 8.4 and 8.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 3 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	<p>Building Height (for flat and sloping sites)</p> <p>8.5.1.1 Hāwea, Wānaka and Arrowtown: A maximum of 7 metres.</p> <p>8.5.1.2 Arthurs Point: Within the areas specified on the District Plan web mapping application:</p> <p>a. <u>a maximum of 8 metres; or</u></p> <p>b. on the <u>knoll on the</u> southern side of Arthurs Point Road: a maximum of 465masl.</p>	NC

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p><u>8.5.1.2 Queenstown Hill: Within the area specified on the District Plan web mapping application a maximum of 8 metres.</u></p> <p>8.5.1.3 All other locations: A maximum of <u>11</u>8 metres <u>plus an additional 1m for pitched roof forms only.</u></p>	
8.5.2	<p>Sound insulation and mechanical ventilation</p> <p>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.</p> <p>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.</p>	NC
8.5.3	<p>Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including:</p> <ul style="list-style-type: none"> 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; 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. 	NC
8.5.4	<p>Building Coverage</p> <p>8.5.4.1 A maximum of 45%.</p> <p>8.5.4.2 For the zone at Frankton North located adjacent to Quail Rise, a maximum of 50%.</p>	<p>RD</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> a. external appearance, location and visual dominance of the building(s) as viewed from the

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>street(s) and adjacent properties;</p> <p>b. <u>external amenity effects on amenity</u> values for future occupants of buildings on the site;</p> <p>c. effects on <u>privacy views</u>, sunlight and shading on adjacent properties;</p> <p>d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;</p> <p>e. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2023<u>16</u>;</p> <p>f. <u>stormwater related effects including flooding and water nuisance.</u></p>
<p>8.5.5</p>	<p>Density</p> <p>The maximum site density shall be one residential unit per 250m² net site area.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. internal and external amenity values for future occupants of buildings on the site;</p> <p>c. privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit or units;</p> <p>d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;</p>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>e. noise;</p> <p>f. servicing including waste storage and collection;</p> <p>g. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016.</p>
<p>8.5.5</p>	<p><u>Outdoor Living Space (per unit)</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> a) <u>Where located at ground level has no dimension less than 3m; and</u> b) <u>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.</u> <p><u>8.5.5.2 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.</u></p> <p><u>8.5.5.3 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.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Effects on amenity values for future occupants of buildings on the site;</u> b. <u>The extent to which the breach is necessary to enable the provision of housing diversity and options for smaller households on the site.</u> c. <u>The accessibility of public open space and recreation reserves in close proximity to the site.</u>
<p>8.5.6</p>	<p><u>Outlook Space (per unit)</u></p> <p><u>The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follows:</u></p> <ul style="list-style-type: none"> a. <u>A principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u> b. <u>All other habitable rooms must have an outlook space with a minimum</u> 	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Effects on amenity values for future occupants of buildings on the site;</u> b. <u>The extent to which the breach is necessary to enable the provision of housing diversity and</u>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<u>dimension of 1m in depth and 1m in width.</u>	<u>options for smaller units on the site.</u>
8.5.75	<p>Recession plane</p> <p>a. On flat sites applicable to all buildings;</p> <p>b. On sloping sites only applicable to accessory buildings.</p> <p>8.5.76.1 Northern-Southern Boundary: 42.5m and 3555 degrees.</p> <p>8.5.756.2 Western and Eastern All other Boundaries: 42.5m and 6045 degrees.</p> <p>8.5.6.3 Southern Boundaries: 2.5m and 35 degrees.</p> <p>8.5.76.3 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</p> <p>8.5.76.4 Recession planes do not apply to site boundaries adjoining a <u>Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone,</u> fronting the road, or a park or reserve.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>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);</p> <p>c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>d. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2023<u>16</u>.</p> <p>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.</p>
8.5.87	<p>Landscaped permeable surface</p> <p>At least 25% of site area shall comprise landscaped permeable surface.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. stormwater related effects including flooding and water nuisance;</p> <p>b. visual amenity and the mitigation of the visual effects of buildings and any vehicle parking</p>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<p>areas, particularly in relation to any streets or public spaces;</p> <p>c. in Arrowtown, consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 202316.</p>
<p>8.5.98</p>	<p>Minimum Boundary Setback</p> <p>a. road boundary setback: 3m minimum, except for:</p> <ul style="list-style-type: none"> i. State Highway boundaries, where the setback shall be 4.5m minimum; ii. garages, where the setback shall be 4.5m minimum; <p>b. all other boundaries: 1.5m.</p> <p>Exceptions to setback requirements other than any road boundary setback.</p> <p>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.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> 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 character, as described within the Arrowtown Design Guidelines 202316. 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.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.109	<p>Building Length</p> <p>The length of any building facade above the ground floor level shall not exceed 24m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> 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
8.5.1140	<p>Waste and Recycling Storage Space</p> <p>8.5.1140.1 Residential activities of <u>three units or less</u> shall provide, a minimum of 2m² space for waste and recycling storage per residential unit or flat.</p> <p>8.5.1140.2 Waste and recycling bins shall be:</p> <ul style="list-style-type: none"> 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 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Effects on amenity values; b. Size, location and access of waste and recycling storage space; and c. Consistency with the Residential Zone Design Guide 20234.
8.5.1211	<p>Lighting and Glare</p> <p>8.5.1211.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>8.5.1211.2 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.</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ul style="list-style-type: none"> 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.
8.5.112	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. indigenous biodiversity values; b. visual amenity values;

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		<ul style="list-style-type: none"> 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.
8.5.1413	<p>Garages</p> <p>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.</p>	D
8.5.1514	<p>Home Occupation</p> <p>8.5.135.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>8.5.135.2 The maximum number of two-way vehicle trips shall be:</p> <ul style="list-style-type: none"> a. heavy vehicles: none permitted; b. other vehicles: 10 per day. <p>8.5.135.3 Maximum net floor area of 60m².</p> <p>8.5.135.4 Activities and storage of materials shall be indoors.</p>	D
8.5.1615	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan web mapping application.</p>	NC
8.5.17	<p><u>A building or structure located within the Wānaka Substation Building Restriction Area as shown on the District Plan web mapping application and Three Parks Structure Plan (27.13.12).</u></p>	<u>NC</u>

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	<p><u>The Building Restriction Area and this standard do not apply if Designation 337 is removed from the District Plan.</u></p>	
<p>8.5.1816</p>	<p>Residential Visitor Accommodation where:</p> <p>8.5.1816.1 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.</p> <p>8.5.186.2 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.</p> <p>8.5.186.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:</p> <ul style="list-style-type: none"> • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit. <p>8.5.186.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>8.5.186.5 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.</p> <p>8.5.186.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.</p> <p>8.5.186.7 The activity is registered with Council prior to commencement.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> 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.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>8.5.186.8 Council is provided with the following information at the time of registration:</p> <ul style="list-style-type: none"> 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. <p>8.5.186.9 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.</p> <p>8.5.186.10 Up to date records of the activity are kept including:</p> <ul style="list-style-type: none"> 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. <p>8.5.186.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and</p>	

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>made available for inspection by Council with 24 hours' notice.</p> <p>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<u>18</u>.1 to 8.5.18<u>17</u>.11.</p>	
8.5.19 17	<p>Homestay</p> <p>8.5.19<u>7</u>.1 The total number of paying guests on a site does not exceed five per night.</p> <p>8.5.19<u>7</u>.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>8.5.19<u>7</u>.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>8.5.19<u>7</u>.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.</p> <p>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 8.5.19<u>8</u>.1 to 8.5.19<u>8</u>.4.</p>	<p>RD</p> <p>Discretion is restricted to</p> <ol style="list-style-type: none"> The location, nature and scale of the activities; Privacy and overlooking; The management of noise, rubbish, recycling and outdoor activities; The keeping of records of Homestay use, and availability of records for Council inspection; Monitoring requirements, including imposition of an annual monitoring charge; and Vehicle access and parking.
8.5.20 18	<p>No fencing shall be constructed in a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape at Bridesdale.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Visual amenity values; 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 which comply with Rule 8.4.10 and 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.