

S35 Monitoring Report Quail Rise Special Zone

2025

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Executive Summary

The findings of this Monitoring Report are intended to inform potential future amendments to the Quail Rise Special Zone (QRSZ) provisions and mapping by monitoring the effectiveness and efficiency of the Zone in the Operative District Plan (ODP). The focus of this report is to determine whether the ODP provisions for the Zone are efficient and effective, whether the objectives and policies are being achieved, and help identify any resource management issues that have emerged. The findings of this report will help to inform the review of the Quail Rise Special Zone, and the wider review of the special zones of the ODP and fulfils the requirements of section 35(2)(b) of the Resource Management Act (1991).

Introduction

The RMA requires that the effectiveness and efficiency of a plan are assessed, with the findings then used to inform the process of reviewing a plan. This is focused on the efficiency and effectiveness of the plans objectives, policies or methods (including rules).

Section 35(2)(b) of the Resource Management Act (**RMA**) states that:

Every local authority shall monitor-

...[(b)] the efficiency and effectiveness of policies, rules, or other methods....

and take appropriate action (having regard to the methods available to it under this Act) where this is shown to be necessary.

This report fulfils the requirements of section 35(2)(b) in relation to the Zone and monitors the effectiveness and efficiency of the Zone's policies and rules. No 'other methods' are employed and is limited to monitoring the effectiveness and efficiency of the objectives, policies, and rules, and is not an urban design review of the development that has occurred.

District Plan Monitoring

Plan Effectiveness monitoring requires the Council to compare what is actually occurring under the District Plan provisions with the intentions of the Plan (as expressed through its objectives). This involves first identifying what the plan is trying to achieve for the Zone, and to then track how well it is achieving these objectives. Once an understanding of how well the objectives are being met, the next consideration is identify to what extent this can be attributed to the District Plan policies and rules and to what extent 'outside' influences may be affecting the ability of the Plan to achieve its objectives.

Plan Efficiency monitoring refers to comparing the costs of administering the Plan's provisions incurred by applicants, the Council and other parties compared to the outcomes or benefits achieved. It is noted here that determining what level of costs are acceptable is generally a subjective judgement and, as such, it is difficult to reach definitive conclusions. It is also considered that if anticipated development can be undertaken with no resource consent fees then that improves the efficiency of the Plan.

What is the Special Zone?

The Quail Rise Special Zone provides for low density residential living in a sustainable manner that conserves and enhances amenity and rural character. The area has already been developed under the former Shotover Resort Zone provisions. However, the resort character of the zone did not eventuate, and Quail Rise developed as a low-density residential area adjoining both rural and rural-residential settings. The extent of the Zone is shown in Figure 1 below.

Figure 1. Extent of the Quail Rise Special Zone (yellow) in the Operative District Plan



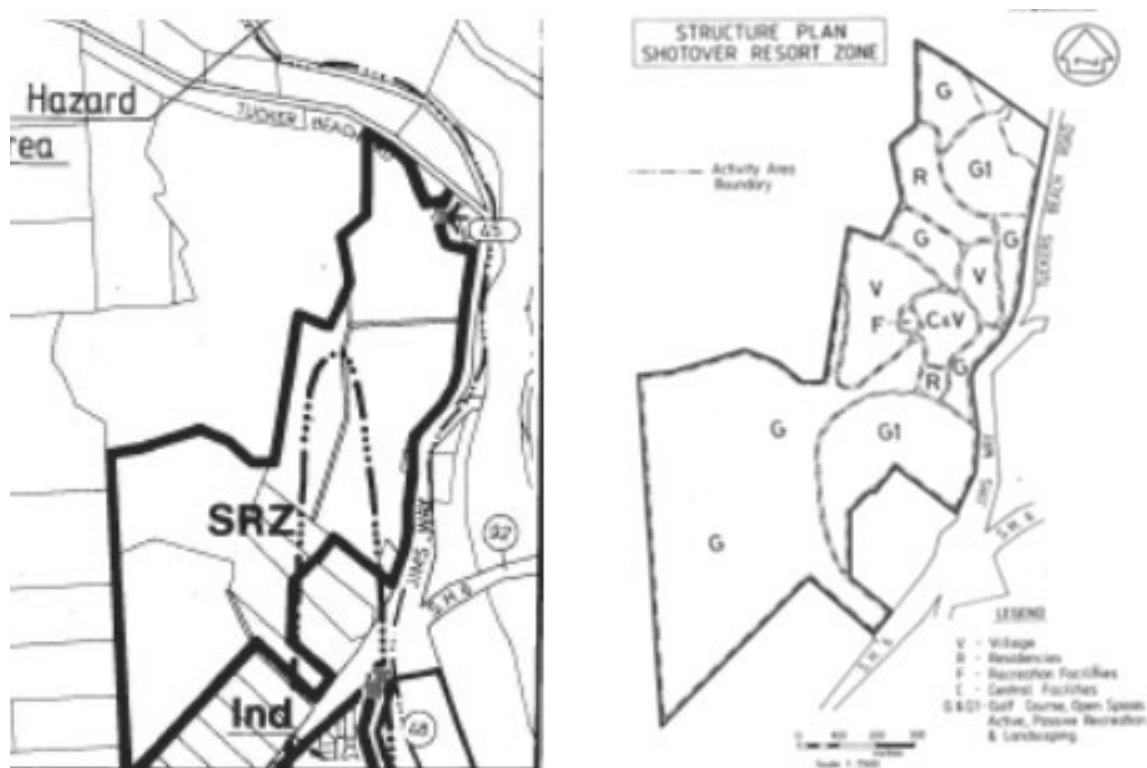
How was the zone created?

The Quail Rise Special Zone (QRSZ) is based on the Shotover Resort Zone, a zone from the Transitional District Plan that was carried over into the 1995 Proposed District Plan. The Shotover Resort Zone was to provide for a nine-hole golf course and a range of passive and active recreation activities. In July 1993 Woodlot Farm Limited lodged Plan Change 97 which was a change to the Transitional District Plan to amend the zoning of the land from Rural A to Tourist Development 4 Zone. The development proposed for the land was a nine-hole golf course with 140 residential or visitor accommodation units and 24 residential dwellings.

Several submissions were received on the plan change and it was subject to a number of amendments and was then approved by the Council. One appeal by Woerlee (RMA215/94) was heard by the Planning Tribunal in September 1994. The Tribunal upheld the appeal, and the structure plan was amended accordingly. The intent in preparing the 1995 Proposed District Plan was to carry over the provisions of the structure plan approved by Plan Change 97 into the Shotover Resort Zone.

The Hearings Committee recognised the potential of the Shotover Resort to contribute to the high demand for rural residential living for permanent residents and visitors alike in a manner that conserves and enhances an attractive amenity and rural setting. The extent of the Shotover Resort Zone from the 1995 Proposed District Plan is shown in Figure 2 below.¹

Figure 2. Extent of the Shotover Resort Zone (left) and the Structure Plan (right) from the 1995 Proposed District Plan



Private Plan Change 37

Private Plan Change 37 was lodged by Quail Rise Estate Limited in July 2009. The Plan Change sought to rezone approximately 19.9 hectares of land located south of the Quail Rise Zone.

The land subject to the proposed development was predominately zoned Rural General, but included the Open Space Activity Area G and Residential Activity Area of the Quail Rise Zone. The development intended to provide for 115 additional residential allotments with a minimum size of 1000m², a small corner shopping centre and a

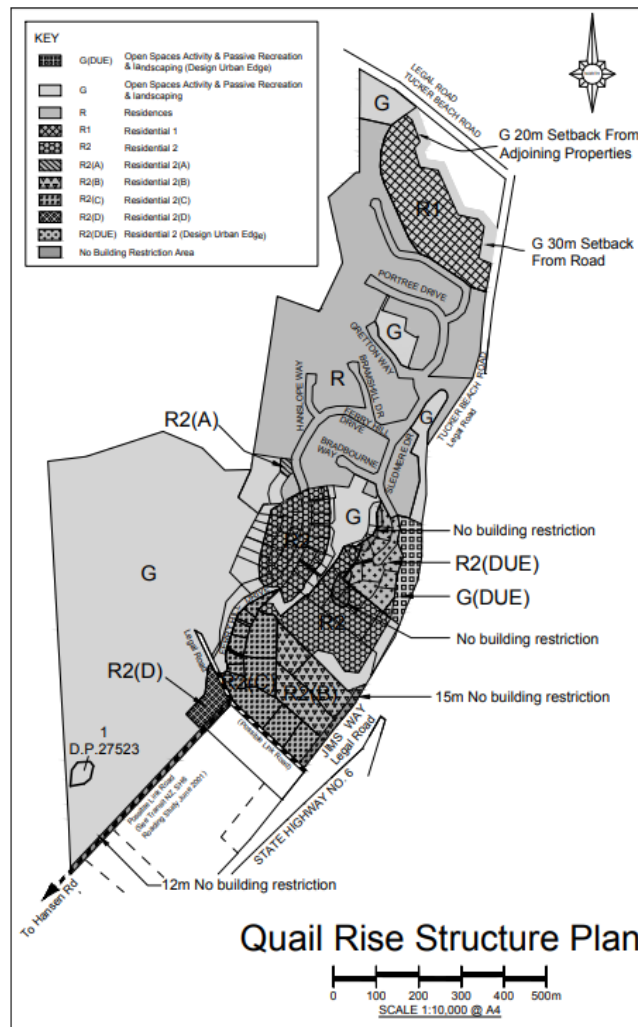
¹ Quail Rise Monitoring Report 2011

connection from Ferry Hill Drive through to the proposed new roundabout on Frankton Road Ladies Mile Highway.

Following an internal Council review of the proposal, the applicant reduced the scope of the plan change to rezone a land area of 11.8 hectares in order to provide for 57 additional residential units within and to the South of the existing Quail Rise Zone. This application was lodged and then notified on the 5th of May 2010.

The hearing for Plan Change 37 commenced on the 29th of September 2010 and the decision was ratified as a Council decision by council on the 17th of December 2010. The decision resulted in an additional 23 residential dwellings, four new Activity Areas and enabled the development of 214 residential units within the QRSZ. It was made fully operative on the 13th of October 2011, and the structure plan in Figure 3 approved through PC 37 is the operative Structure Plan.²

Figure 3. Current Quail Rise Structure Plan



² Hearing Panel Recommendation on Plan Change 37: Quail Rise Estate Limited Private Plan Change (22 November 2010) https://www.qldc.govt.nz/media/eilgp2ka/pc37_final_decision_for_notification.pdf












What is the Zone Aiming to Achieve?

The Quail Rise Special Zone contains three objectives which are set out below. These objectives are supported by a total of 10 policies. The analysis of the effectiveness of these objectives and the associated policies which aim to meet these objectives can be found later in the report.

- **Objective 1:** *To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.*
- **Objective 2:** *To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land and the wider environment.*
- **Objective 3:** *Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.*

The objectives show that the Zone seeks to achieve a low-density residential environment designed to provide for open space and recreation opportunities, and which conserve and enhance the landscape and visual amenity values of the area. The Zone chapter does not list anticipated results for each individual Activity Area, which are listed in Figure 4 below, area but as a whole.

Figure 4. Activity Areas within Quail Rise Special Zone

	G(DUE)	Open Spaces Activity & Passive Recreation & landscaping (Design Urban Edge)
	G	Open Spaces Activity & Passive Recreation & landscaping
	R	Residences
	R1	Residential 1
	R2	Residential 2
	R2(A)	Residential 2(A)
	R2(B)	Residential 2(B)
	R2(C)	Residential 2(C)
	R2(D)	Residential 2(D)
	R2(DUE)	Residential 2 (Design Urban Edge)
		No Building Restriction Area

Since parts of the zone are visible from the Wakatipu Basin Zone (PDP), the zone chapter states that it is seen as appropriate to enable ongoing development in a way that protects the rural character and landscape of the wider area too. Additionally, expansion of the zone needs to maintain and enhance the naturalness of the vista of the zone from State Highway 6 by ensuring that buildings in the R2 (Design Urban Edge) Activity Area are not visible from State Highway 6.

Under **12.14.4** the following **Environmental Results** are anticipated in the QRSZ:

- 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 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 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.*

The “State” of the Special Zone

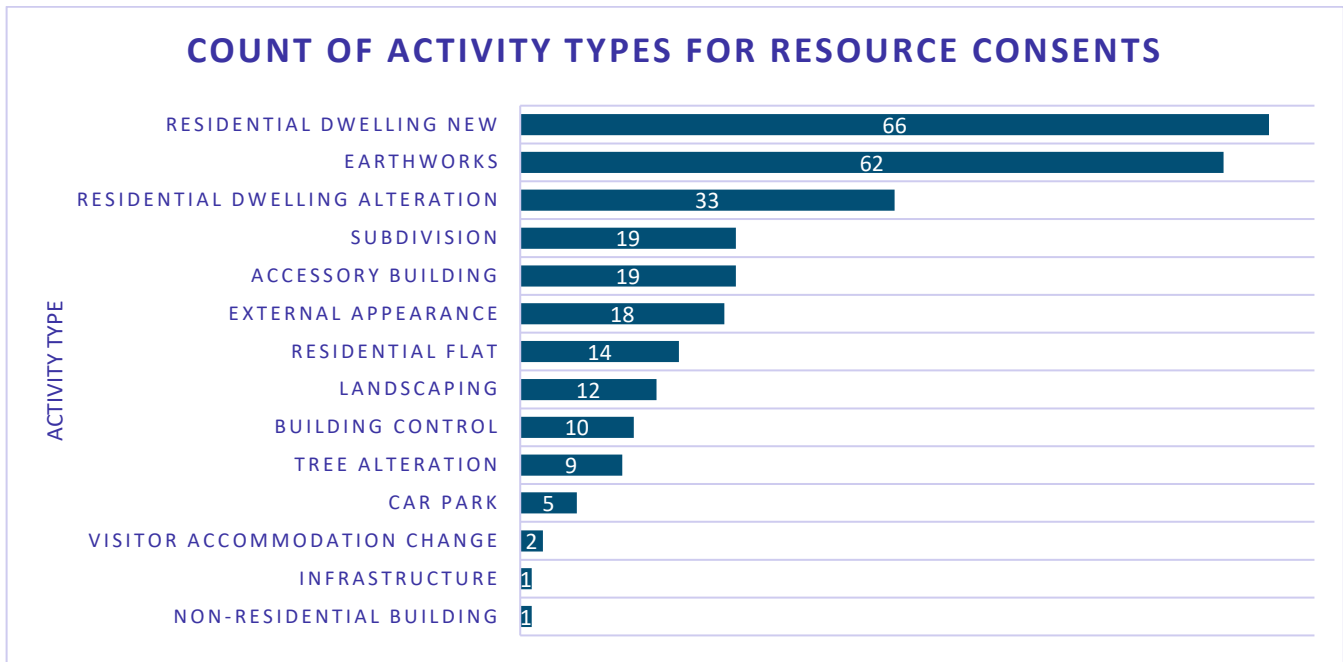
To determine the state of the QRSZ two forms of data are assessed. This allows for the analysis of both datasets to provide a clear picture of the development activity within the Zone. This comprises of:

- Resource Consent Data – This information has been drawn from TechOne and geospatial data between the dates of 2011 to June 2024.
- Building Consent Data – This information has been drawn from TechOne between the dates of 2010 to 2023.

Resource Consents

A total of 169 resource consents and 1 Notice of Requirement (NOR) have been processed, granted and recorded within the zone from the start of 2011 to June 2024. Figure 5 below represents the activity type of these consents. Some consents only record one activity, while others record up to three. In total 271 Activities were recorded across the 169 consents.

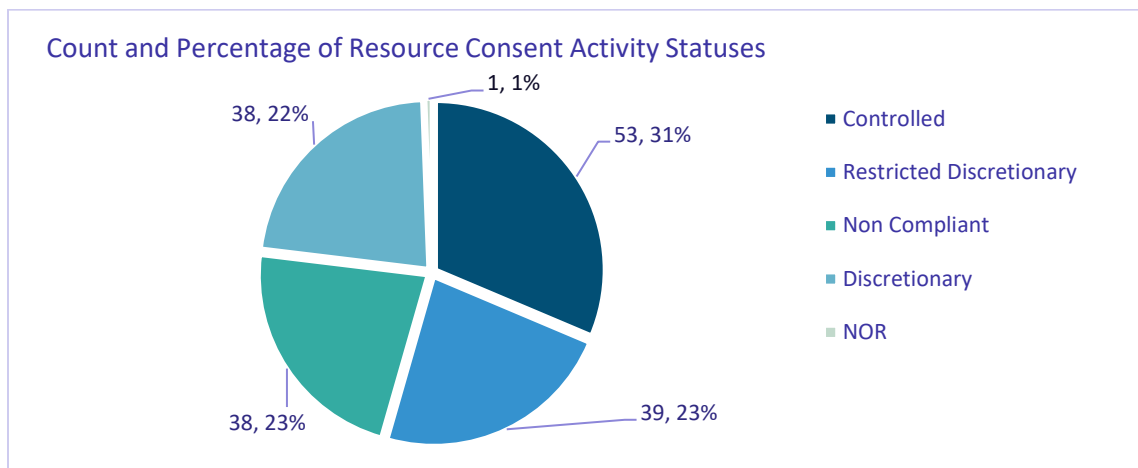
Figure 5.



As expected, the greatest activity type was for a new residential dwelling at 66. Following these the majority of the activity types are associated with the construction of residential dwellings such as earthworks (62 in total), construction of accessory buildings, residential flats, general alterations and parking (which includes the construction of parking bays, carports and garages). Tree alterations were mainly recorded as an activity through the requirement to gain consent for the removal of trees in certain activity areas – details of this can be found in the breach data. The main anomaly against residential activities – infrastructure & non-residential building relate to the Water Reservoir consented under the Notice of Requirement RM220740.³

Figure 6 below shows the count and percentage of the activity status of the 169 resource consents.

Figure 6.



³ [RM220740 s100 Decision](#)

This data shows that the highest percentage of resource consents were controlled at 31% and therefore anticipated within the zone. Following that there is a very even split between Non-complying, Discretionary and Restricted Discretionary consents.

An analysis of the breaches undertaken within the Zone have been drawn only from the 38 Non-Complying and 38 Discretionary Resource Consents (76 combined) due to the large number of consents recorded in the zone. In total there were 249 recorded breaches from these 76 Resource Consents.

Twelve of these breaches were for District Wide breaches from the Subdivision and Transport Chapters within the ODP. Thirty-seven Discretionary breaches were for a Variation or Cancellation of a Consent Notice or Resource Consent Condition. The remaining 200 breaches from the Zone-Specific Rules and these are listed in Table 1 below.

Table 1.

Non-Complying Rule Breaches	Count
NC - Building protrudes through surface drawn parallel to and 5m vertically above ground level in AAR2 - 12.15.5.2[ii](b)	12
NC – Max Building Height	9
NC – Building outside of building platform in AAR2	7
NC – Max site coverage	4
NC - No mechanical ventilation in building	2
NC - Max number of units within AAR2(C) - 12.15.3.4[viii]	2
NC - Max number of units within AAR2(D) - 12.15.3.4[viii]	2
NC - Max number of units within AAR2 - 12.15.3.4[viii]	1
NC - Max number of units within Lot 2 DP 300296 - 12.15.3.4[viii]	1
NC - Max number of units within AAR2(B) - 12.15.3.4[viii]	1
NC - Max number of units within Stage 1 - 12.15.3.4[viii]	1
NC - Max number of units within AAR1 - 12.15.3.4[viii]	1
NC - Building in Building Restriction Area AAR2(C)	1
NC - Building in OSG	1
NC - No residential BP in allotment in AAR2 (D) - Rule 15.2.3.4(i) Zone Standard 15.2.6.3[v]	1
Grand Total	46
Discretionary Rule Breaches	Count
D - Tree removal in AAG	6
D - Tree removal in AAR2	2
D – Visitor Accommodation	2
Grand Total	10
Restricted Discretionary Rule Breaches	Count
RD - Earthworks	32
RD - Minimum Roof Pitch	12
RD – Internal Setback	12

RD – Road Setback	3
RD - Building not in approved platform in AAR2	3
RD - Residential activity in OSG	1
RD - Building in AAR2 (A)	1
Grand Total	64
Controlled Rule Breaches	Count
C - Building in AAR2	41
C - Parking, loading and access during earthworks	24
C - Max number of units within entire zone 12.15.3.2[ii]	8
C - Natural hazard mitigation requirements for water race	5
C - Building in AAR1	2
Grand Total	80

This data shows that the greatest number of breaches were controlled (80) and Restricted Discretionary (64), therefore showing that the majority of these breaches were anticipated in the zone (144 combined), since the Discretionary and Non-complying breaches totalled only 56.

The highest rule breach at 41 was for a Building in AAR2 – which was anticipated for the zone being a controlled activity. Second to that being a Restricted Discretionary breach for earthworks, at 32, and following that parking loading and access during earthworks (24) both being an anticipated activity required for the construction of residential dwellings. Further detailed analysis of the effectiveness of the rules can be found later in this report.

Average cost of processing resource consents

This data is sourced from 62 Resource Consents dated between August 2017 till June 2023 which has been produced due to reporting requirements for the Ministry for the Environment. It should be noted that it does not match the exact number of resource consent data that has been provided in the previous sections of this report, but instead provides a more recent snapshot of approximate average costing and processing time of resource consents on land within the zone.

Five consent decisions were processed and granted post 20 working days, (55 working days being the highest) which is beyond the statutory timeframe. The median processing time for these consents in Quail Rise was 16 working days. The lowest resource consenting fee was \$838 and the highest was \$6,601. The average consenting fee was \$2,615 which is lower than the average consenting costs in New Zealand from 2014-2023, being \$3,062.⁴

Based on the data available, the information suggests that the Zone provisions are efficient in terms of processing time with most resource consents being processed within the statutory timeframe. Further, the

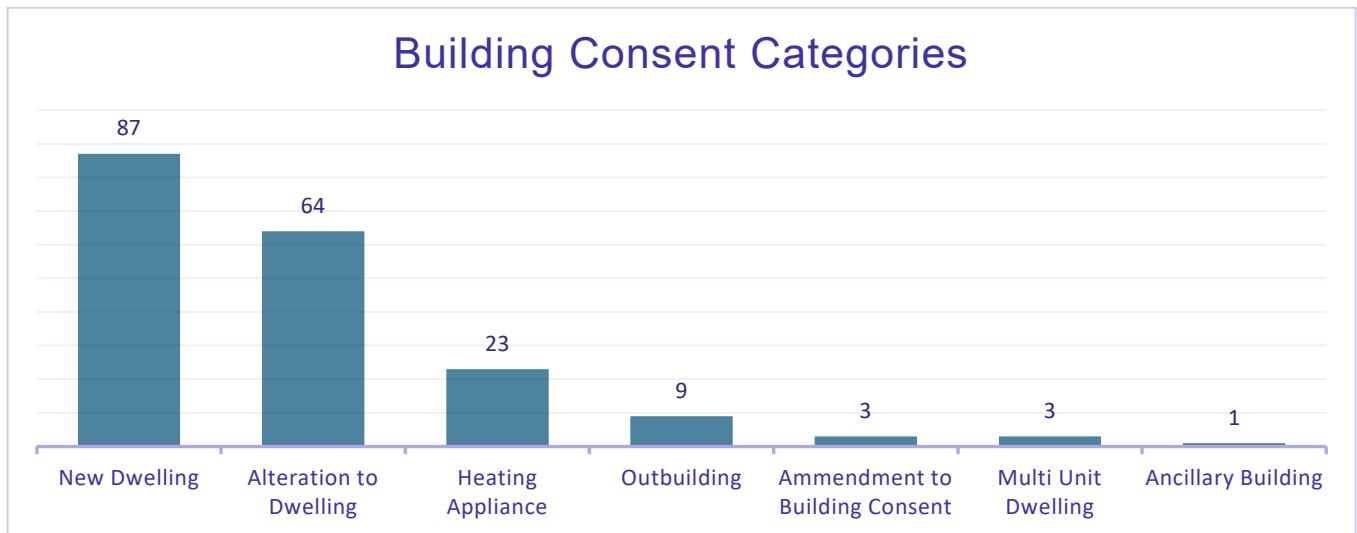
⁴ Data sourced from the Ministry for Environment [Browse GIS data | MfE Data Service](#)

average consenting costs are similar to other Zones within the area such as Shotover Country (recorded at approximately \$2,555).

Building Consents

Like resource consent data, the building consent activities occurring in the Quail Rise Special Zone have been compiled from TechOne. It does not include any building consents which have lapsed, or declined or withdrawn. In total, 190 building consents were issued between 2010 and 2023 in the Quail Rise Special Zone, see Figure 7 for the primary category of these consents.

Figure 7.



Of these building consents, most have been for new dwellings (87) or alterations to dwellings (64) with only three building consents for multi-unit dwellings. The remaining building consent categories are for associated outbuildings, ancillary buildings or heating appliances associated with residential buildings. The data shows that no building consents for commercial activities have been processed, which means currently the Zone is exclusively residential development and associated infrastructure.

Comparative Analysis of Resource and Building Consents

The Resource and Building Consent data show that the primary activity within the zone is for Residential Dwellings. The additional activities that triggered resource consents such as landscaping, tree removal and earthworks are associated with the construction and formation of these dwellings. This shows the zone's purpose of seeking a low-density residential environment designed to provide for open space and recreation opportunities has likely been met.

Overview of Regulatory Complaints within the Zone

The complaints data we have available for this zone is from August 2022 to date. In total between November 2022 and May 2024 17 Regulatory Complaints were received. Ten of the complaints received related to earthworks being undertaken near Ferry Hill. Other complaints in the Zone related to noise generated by a temporary event at one location. Another example being two complaints lodged regarding the long-term parking of commercial vehicles and campervans. In general, this indicates that the rules have been effective, due to the low number of complaints lodged.

How much development does the Zone enable?

As discussed previously in this report Plan Change 37 enabled 214 residential units in total within the QRSZ. In the previous S35 Monitoring Report for Quail Rise (2011)⁵ it was estimated that 70-80% of the sections had been developed. From 2011 onwards 75 building consents were issued for either a New Dwelling or Multi Unit Dwelling. Additionally, there were seven controlled breaches recorded within the Resource Consent data for the maximum number of units within entire zone (Rule 12.15.3.2[ii]) showing that the current development threshold has been met.

Infrastructure considerations

Information regarding the current state of infrastructure capacity has been provided by the Council's Property and Infrastructure Team concerning stormwater, water supply & wastewater. Water is provided to the Quail Rise area from the Quail Rise Reservoir, the recent upgrade to the reservoir is planned to provide for growth within the wider area that it also services, it will provide sufficient storage for further intensification of this area. Wastewater from Quail Rise drains via gravity to the Shotover Wastewater Treatment Plant located immediately south of Quail Rise.

How Effective are the Objectives, Policies and Rules?

Effectiveness of the Objectives and Policies

Objective 1

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

Table 2 provides an assessment of the effectiveness of the policies which aim to meet this objective. The overall assessment has found that majority of Objective 1 Policies have been met enabling a low density residential area whilst retaining the open spaces outlined within the Structure Plan. The main issue found concerned not meeting

⁵ Monitoring Report for the Quail Rise Special Zone (2011) Policy Planning QLDC

the anticipated densities in accordance with the zone’s Structure Plan, however, these numbers are not very significant.

Table 2.

Objective 1 Policies	Effectiveness Assessment
<p>1.1 <i>To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.</i></p>	<p>It appears that the Structure Plan and associated Activity Areas has resulted in a successful development which has an enabled low density residential area. The resource consent and building consent data shows that there have been no non-residential activities consented within the zone which are incompatible.</p>
<p>1.2 <i>To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.</i></p> <p>1.3 <i>To ensure that open space is developed in a comprehensive manner.</i></p>	<p>In general, the open space areas were well maintained with appropriate landscaping with the exception of the Open Space area adjacent to R2(D) & Ferry Hill Drive, see image two from Figure 8. This open space area is on the edge of residential development rather than being located within in, so this did not have much impact on the amenity of the zone despite the lack of landscaping and maintenance.</p> <p>There has been one Non-Complying and one Restricted Discretionary Breach for a residential building within OSG under the resource consent RM120709. ⁶ To mitigate the visual effects of this dwelling within the OSG, a 1.25m bund and planting was required.</p> <p>There were some structures located within one of the open spaces, including a tennis court and playground which is now zoned as Informal Recreation Zone in the PDP (see image three from Figure 8). However, it can be argued that these structures contribute to the general amenity of these open spaces rather than from detracting from them.</p> <p>It appears that in general the open space has been developed in a comprehensive manner, except for Open Space G adjacent to R2(D) and the OSG next to R1, as they have been all rezoned Informal Recreation under the PDP and are being managed by the QLDC Parks and Reserves Team in a comprehensive manner following this rezoning. See Figure 9.</p>
<p>1.4 <i>To avoid any deviation to the Structure Plan for the zone.</i></p>	<p>The Resource Consent data shows that there were 7 buildings outside of the approved platforms in AAR2. It also shows that there is a building in the Building Restriction area and within OSG for a residential activity.</p>

⁶ [RM120709 s100 Decision](#)

The data also shows that there are higher than anticipated densities within AAR1, AAR2(B), AAR2(C), AAR2(D). Refer to Table 1 for specific numbers and details.

The policy aims to avoid “any deviation” to the Structure Plan so technically it has not been effective, but these deviations can be considered minor.

Figure 8. Open Space Areas with QRSZ



Figure 9. Open Space Areas Zoned Open Space Recreation/Designations under PDP (brown)



Objective 2

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

Table 3 provides an assessment of the effectiveness of the policies which aim to meet this objective. The overall assessment has found that the majority of Objective 2 Policies have been met due to appropriate landscaping requirements and design control standards within the provisions resulting in the protection and enhancement of the visual amenity values of the QRSZ and surrounding area.

Table 3.

Objective 2 Policies	Effectiveness Assessment
<p>2.1 <i>To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.</i></p>	<p>There were 12 RD breaches under the Site Standard 12.15.5.1. iv. for minimum roof pitches from the horizontal of 25°. This appears to have been managed successfully through the Resource Consent Assessment Matters 12.15.6.iii which allows Council to have regard to following on buildings:</p> <ul style="list-style-type: none"> <i>a. A roof form of slate, shingles or coloursteel.</i> <i>b. Predominant colours of grey and earth tones.</i> <i>c. External above ground cladding is predominantly dry stack stone, plaster, natural timber, and/or weatherboards.</i> <i>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.</i>
<p>2.2 <i>To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise Special Zone, through appropriate rules.</i></p> <p>2.3 <i>To avoid activities and development that have the potential to adversely affect the openness and rural character of the zone, adjoining land, and the wider environment.</i></p>	<p>The resource and building consent data shows that there were no non-residential activities consented within the zone. The only exception being the Designation 595 for the Water Reservoir, which is required for enabling the residential infrastructure and is significantly setback from nearby residential dwellings. Additionally, it has been screened by vegetation, see Figure 10 below. Please note that Designation 475 is pre-existing to the QRSZ becoming operative.</p>
<p>2.4 <i>To avoid buildings in areas of high visibility</i></p>	<p>As per Figure 11 below, two buildings are visible from State Highway 6 (SH6). Additionally, the resource consent data in Table 1 shows that there were 12 NC height breaches under rule 12.15.5.2[ii](b) for buildings in AAR2, which may be a factor as to why these dwellings can be seen.</p>

<p>2.5 To preserve and enhance the naturalness of the view from State Highway 6:</p> <ul style="list-style-type: none"> 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. 	<p>The resource consent data also shows that there were no breaches to the zone standard 12.15.5.2. ix. a requiring that “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.”</p> <p>There was only one NC rule breach for a building in the Building Restriction Area within AAR2(C).</p> <p>Considering the number of dwellings located within the zone, these policies are considered generally effective as only two buildings are visible from SH6, and this is only when viewed from a close distance.</p>
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Figure 10. Quail Rise Infrastructure Designations 595 and 475

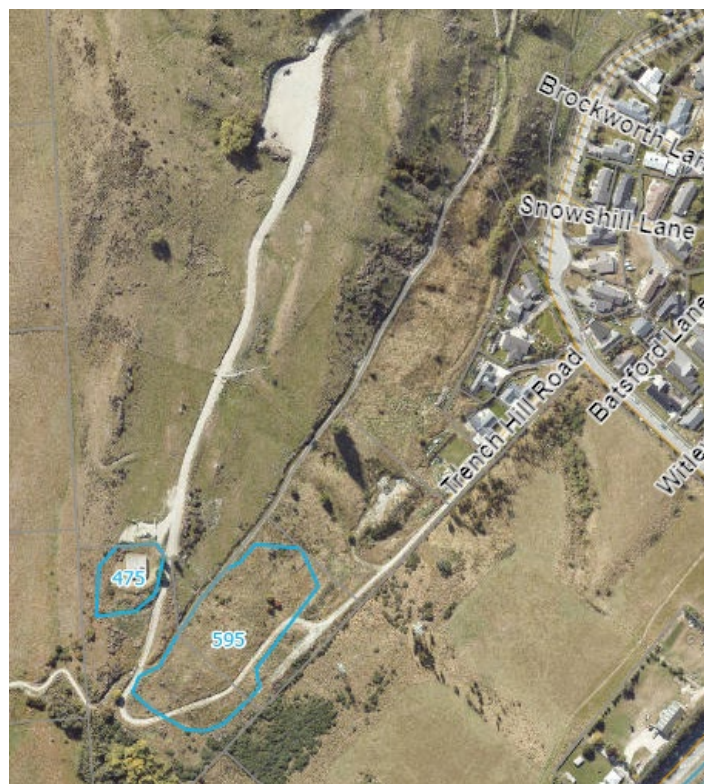


Figure 11. View of QRSZ from SH6



Objective 3

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

There is only one supporting policy for this objective. Table 4 below outlines that this policy has been effective resulting in the servicing within the zone not having any adverse effects on landscapes, lakes, rivers and ecological values.

Table 4.

Policy	Effectiveness Assessment
<i>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.</i>	The Property and Infrastructure Team has confirmed that the appropriate infrastructure is in place to support this development.

Effectiveness of the Rules

This has been determined by analysis of the recorded rule breaches occurring within the Zone, as presented in Table 1 earlier in this report.

The greatest number of non-complying rule breaches were for height. For example, there were 12 recorded breaches against Zone standard **12.15.5.2[ii](b)**, which requires that no part of any building and other structures shall protrude through a surface drawn parallel to and 5 metres vertically above ground level in AAR2. As previously discussed, it appears that this rule has been generally effective with only two dwellings being visible from SH6. Following that there were nine breaches under the general zone standard **12.15.5.2 [ii](a)** which permits a maximum height of 7m within the remaining activity areas. This suggests a desire for greater heights within the zone, but likely both rules were necessary to support Objective 2 and its associated Policies 2.1-2.5 thus conserving the physical, landscape and visual amenity values of the Quail Rise Zone and its surrounding area.

Following height breaches, the second highest non-complying rule breach was for buildings outside of platforms within AAR2 under rule **12.15.3.4 [vii](b)**, seven in total. Additionally, there was one breach for a building the Building Restriction Area AAR2(C) and one in OSG. Again, it appears the purpose of these rules are to implement Objective 2 and associated policies. These rules have been generally effective at mitigating the visual effects of these non-compliances against the structure plan through the **Resource Consent Assessment Matters 12.15.6[ix](a)-(b)** in relation to building height and **Matters 12.15.6 [viii] (a)-(b)** in relation to Landscaping in OSG and the Design Urban Edge, and how it can be used to blend any structures into the natural landscape and make any residential building platforms not visible from SH6.

The other significant non-complying rule breaches were in relation to the maximum number of units not in accordance with the structure plan. There were 9 in total, but this was evenly split across the different areas

AAR1, AAR2, AAR2(B), AAR2(C), AAR2(D), Stage 1 and Lot 2 DP 300296 with only a maximum of two within each. These low numbers suggest this increase in density would have not had significant impacts on each area and shows these rules were effective in preventing further intensification in the zone. One thing notable is the double up of the controlled rule breach **12.15.3.2[ii]** for a maximum number of units within the entire zone, which is an unnecessary rule since it is already captured as a non-complying rule breach under **12.15.3.4[viii]**.

The discretionary rule breaches were mainly in relation to tree removal in AAG or AAR2, 8 in total, under rule **12.15.3.3 [iv]**. The Resource Consent Assessment Matters **12.15.6[vii](a)-(b)** effectively support this rule and even include a provision for a replacement tree or landscaping to compensate for the one being removed.

For Restricted Discretionary the highest number of breaches was for earthworks (32 in total) under the site standard **12.15.5.1 [iii]** which is anticipated activity required for the construction of residential dwellings, especially considering the steep topography of parts of the zone, which required a greater volume and cut to enable a level foundation. This consent requirement ensured that there were conditions for the environmental management of earthworks which had to subsequently be monitored by the Monitoring and Enforcement Team. To further prevent adverse environmental effects in the zone there were also controlled activities in relation to parking, loading and access during earthworks and natural hazard mitigation requirements for the water race located within the zone.

Internal setback was the second highest rule breach, 12 in total, breaching the prescribed 4m setback under site standard **12.15.5.1[ii](c)**, this breach was potentially influenced by the increase in non-complying density breaches. It is noted that this is quite a restrictive setback compared to the setback rules for internal boundaries for Low Density Areas within Chapter 7 of the ODP, see rules **7.5.5.2[iv] (a)-(c)** which allow one or two internal setbacks to be 2m. Roof pitch also totalled 12 and is discussed previously in the report as a good method for supporting Policy 2.1, see Table 3.

Overall, the rules appear to have been effective and have resulted in the zone having a high-amenity and high-design standard contributing to the achievement of the zone's objectives and policies. However, the requirement for a controlled consent for every building constructed within either AAR2 or AAR1 would have created additional consenting costs for the property owner.

Findings

It is considered that the zone’s provisions have been generally effective in meeting all three objectives and their associated policies. Further, the Environmental Results Anticipated in the Zone Chapter indicates that the majority of these have been met or generally met. Please see Table 5 below for this analysis.

Table 5.

12.14.4 Environmental Results Anticipated	Analysis
<p>a. <i>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 that dominate the site and the predominant land forms surrounding the site particularly the peaks and mountain ranges.</i></p>	<p>Met. The open space activity areas have largely been retained and remained free of built development. Generally, development has not been contrary to preservation of the open space values, rural amenity, and scenic values of the Zone.</p>
<p>b. <i>Recognition and enhancement of important vegetation on the site.</i></p>	<p>There are rules which restrict the removal of trees within Activity Areas. However, the current provisions are unclear on its determination on what is “important vegetation” and how it is to be enhanced. Unclear if met. It can be determined that the discretionary rules for the removal of vegetation from OSG and AAR2 were effective to prevent a loss of screening from vegetation being lost.</p>
<p>c. <i>Exclusion or mitigation of activities that cause adverse environmental effects through the use of performance standards.</i></p>	<p>Met. No activities have been recorded in the zone other than residential. Earthworks provisions include standards and requirements for environmental protection.</p>
<p>d. <i>Ensuring traffic safety on local roads and State Highway 6.</i></p>	<p>Safety upgrades were required due to heavier traffic on SH6 is making it increasingly difficult to make right turns out of the Tucker Beach Road intersection, which provides access to the QRSZ, onto the highway to travel to Queenstown, especially for buses and large trucks. ⁷ These works were completed in 2019,</p>

⁷ [SH6/Tucker Beach Road intersection improvements | NZ Transport Agency Waka Kotahi](#)

providing a safety underpass below SH6 at the Shotover River Bridge that connect to a slip road for Tucker Beach Road motorists to travel west on SH6 toward Frankton or Queenstown. This suggests that the QRSZ **did not meet** this environmental result since these works were required, but a successful solution was found resulting in this environmental result **now being met**.

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.*

Generally met. Two buildings within R2 (Design Urban Edge) are visible. However, the majority of buildings within the zone have been successfully screened with landscaping.

In general, the Structure Plan of the zone has been adhered to, except for the increased unit densities, which arguably are very minor due to being spread evenly across the different stages/areas of the zone. There have been no activities recorded in the zone other than residential or associated infrastructure to support this development. This has resulted in a successful low density residential area, which has retained all the planned open spaces outlined on the structure plan, which also allow for recreational opportunities.

Whilst it is not clear if the physical and amenity values of the Zone have been “enhanced”, the discretionary rules in place for vegetation removal in certain areas have contributed to the preservation of the landscape and the wider area by screening residential development and the water reservoir designation when viewed from State Highway 6.