

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

Decision No. [2024] NZEnvC 44

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First
Schedule of the Act

BETWEEN ROGER LINDSAY DONALDSON

(ENV-2019-CHC-24)

Appellant

AND QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

Court: Environment Judge J J M Hassan
Environment Commissioner J T Baines

Hearing: In Chambers on the papers

Last case event: 23 November 2023

Date of Decision: 18 March 2024

Date of Issue: 18 March 2024

FINAL DECISION OF THE ENVIRONMENT COURT

Topic 31: Donaldson – LCU 6: Wharehuanui Hills

A: Directions are made for Queenstown Lakes District Council to amend the PDP incorporating the final provisions of Chs 24, 27 and Sch 24.8 as set out in Annexure 1, and to file a reporting memorandum as to that once completed.



- B: On all points of appeal in Topic 31, the appeals are allowed to the extent specified and otherwise dismissed.
- C: Costs are reserved, but applications are not encouraged given our findings. Anyone pursuing costs must file a timetable memorandum for those purposes, following consultation with other parties, within 15 working days of this decision.

REASONS

[1] This is the final decision relating to an appeal by Roger Donaldson in the Queenstown District Plan review. Mr Donaldson owns a 21.6 ha parcel of rural land on an elevated plateau of the Wharehuanui Hills (the ‘Site’). It is generally along the southern flanks of Millbrook Resort.

[2] Under the notified Wakatipu Basin variation to the Proposed Queenstown Lakes District Plan (‘PDP’), the Site was proposed to be included in the Lifestyle Precinct subzone (‘Precinct’) of the Wakatipu Basin Rural Amenity zone (‘WBRAZ’). Under Sch 24.8, the Site is included in Land Use Character Unit 6: Wharehuanui Hills (‘LCU 6’). As notified, this LCU was described to have a ‘High’ ‘capability to absorb additional development’ but the decision version PDP revised the notation of capability to absorb development of the eastern end of LCU 6 (including the Site) to ‘Low’.

[3] The interim decision¹ traversed the relevant background, including how the relief sought by the appeal was modified throughout the course of the proceeding. Mr Donaldson ultimately pursued Precinct sub-zoning subject to a bespoke set of provisions for inclusion in Ch 24, including a structure plan for subdivision and development of the site. Further, he sought that the capability to absorb additional development in LCU 6 be re-ascribed as ‘High’ capacity.

¹ *Donaldson v Queenstown Lakes District Council* [2023] NZEnvC 190.

[4] The interim decision determined that the Site is to be re-zoned to Precinct subzone, subject to specified modifications to Chs 24 and 27, including a modified structure plan. Parties were directed to file a complete and final set of updated provisions for the court's endorsement giving effect to the findings of the interim decision. That memorandum was filed dated 9 November 2023.

Mr Shepherd's concern as to access

[5] Mr David Shepherd, one of the s274 parties (collectively known as the Millbrook residents) filed a memorandum on 16 November 2023 seeking changes to the structure plan in 27.13.20. The changes sought involve the deletion of a proposed feeder lane located adjacent to the Donaldson Property running parallel to Dalesman lane.² Instead, he seeks that the entry point to the Site be the designated eastern entrance to the Donaldson land from Dalesman Lane that is located around the current gate and approximately opposite No. 2 McEntryes Lane.³ Mr Shepherd describes this as "the generally accepted historic access point".⁴ He provided a copy of an easement dated 9 December 2008 between Mr Donaldson and Millbrook Country Club Limited, and a plan dated 14 September 2015 from a resource consent for a dwelling on the Shepherd property.

[6] Mr Todd, counsel for Mr Donaldson, has however clarified that the 'feeder lanes' depicted in the structure plan actually represent the existing Dalesman Lane easement over the Donaldson land.⁵ For context he explains that Dalesman Lane in part crosses the Site and contains an existing easement providing access to that land. A new intersection is intended to be formed from this area where it adjoins the property.⁶ Mr Todd disagrees with Mr Shepherd who considers the easement

² Shepherd memorandum dated 16 November 2023 at [2], [4].

³ Shepherd memorandum dated 16 November 2023 at [3], [5].

⁴ Shepherd memorandum dated 22 November 2023 at [9].

⁵ Donaldson memorandum dated 17 November 2023 at [4]. Donaldson memorandum dated 23 November 2023 at [2].

⁶ Donaldson memorandum dated 17 November 2023 at [4].

instrument shows the access points to the Donaldson land. Mr Todd instead states the easement does not impose any restrictions on access to the Donaldson land, nor does the resource consent impose any restrictions on future access to the Donaldson land.⁷ Mr Todd considers the generally accepted historic access points that Mr Shepherd refers to in relation to access has no legitimacy or legal basis, rather Mr Donaldson has legal easements registered in favour of his property in the areas proposed for access.⁸

[7] Mr Todd respectfully submits the issues raised by Mr Shepherd are irrelevant and/or misleading.⁹ We agree, in essence, there is no legal or legitimate basis for the amendment sought by Mr Shepherd.

Final set of plan maps and provisions

[8] In the absence of any relevant matters or submissions being raised in regard to the final set of provisions filed, we have reviewed the final set of provisions and structure plan. The court is satisfied it reflects the interim decision and accordingly it is appropriate that the requested direction to effect the changes sought to the PDP be made. Directions are made accordingly.

Directions

[9] Under ss 279(1)(b) and 290(2) Resource Management Act 1991, Queenstown Lakes District Council is directed to:

- (a) amend the PDP incorporating the final provisions of Chs 24, 27 and Sch 24.8 as set out in Annexure 1; and
- (b) file a reporting memorandum as to that once completed.

[10] On all points of appeal in Topic 31, the appeal is allowed to the extent

⁷ Donaldson memorandum dated 23 November 2023 at [3]-[4].

⁸ Donaldson memorandum dated 23 November 2023 at [5].

⁹ Donaldson memorandum dated 23 November 2023 at [6].

specified and otherwise dismissed.

[11] As stated in the interim decision, the court's view is that this is not an appropriate case for an order as to costs.¹⁰ Nonetheless, costs are reserved although applications are not encouraged. Anyone pursuing costs must file a timetable memorandum for those purposes, following consultation with other parties, within 15 working days of issuance of our final decision.

For the court



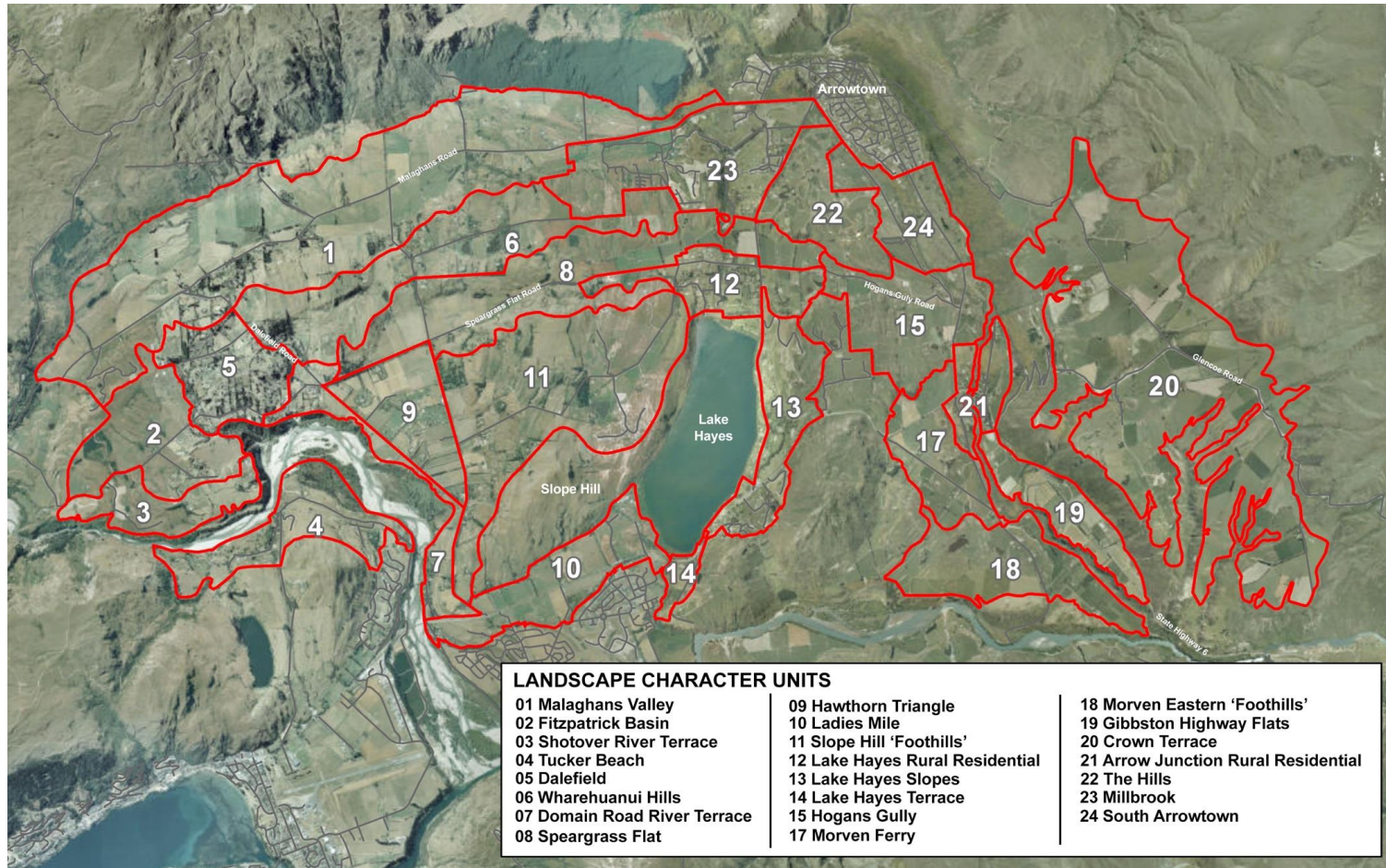
J J M Hassan
Environment Judge



¹⁰ *Donaldson v Queenstown Lakes District Council* [2023] NZEnvC 190 at [145].

ANNEXURE 1

24.8 Schedule 24.8 Landscape Character Units



Acronyms used in Schedule 24.8

ONF	Outstanding Natural Feature	ONL WB	Outstanding Natural Landscape Wakatipu Basin
ONL	Outstanding Natural Landscape	SHA	Special Housing Area
LCU	Landscape Character Unit	Ha	Hectare (10,000m ²)
PDP	Proposed District Plan	DoC	Department of Conservation
SH	State Highway	QLDC	Queenstown Lakes District Council

Schedule 24.8 – Landscape Character Units identifies and describes 24 landscape character units, all of which are within the Wakatipu Basin. The schedule is a tool to assist with the identification of the landscape character and amenity values that are to be maintained or enhanced within each landscape character unit, and across the Wakatipu Basin more generally.

The landscape character unit descriptions contain both factual information and evaluative content. The description of each landscape character unit must be read in full. Each description, as a whole, expresses the landscape character and visual amenity values of that unit.

Although the landscape character unit descriptions apply to specific areas within the Wakatipu Basin that share similar landscape or settlement pattern characteristics, they do not uniformly describe the landscape character of any unit. Across each unit there is likely to be variation in landform, development and vegetation patterns, which will require consideration and assessment through consent applications. The descriptions also acknowledge that there will be change, through future development and use, particularly within the Lifestyle Precinct.

The descriptions are based on the scale of the relevant landscape character unit, and should not be taken as prescribing the values and/or capacity of specific sites. The descriptions are intended to be read collectively to inform landscape decision-making in the Wakatipu Basin, by highlighting the important elements that are to be maintained or enhanced within certain landscape character units.

1: Malaghans Valley

Landscape Character Unit	1: Malaghans Valley
Landform patterns	Relatively open and gently-rolling valley framed by mountain range (Coronet Peak) to the north (outside the LCU), and steeply sloping hillslopes and escarpment faces that define the northern edges of the Fitzpatrick Basin, Dalefield and the Wharehuanui Hills, to the south (within the LCU).
Vegetation patterns	Scattered exotic shelterbelts and shade trees in places. Exotic amenity plantings around dwellings and farm buildings. Patches of scrub and remnant riparian vegetation in gullies. Exotic pasture grasses dominant.
Hydrology	Complex network of streams and overland flow paths draining from the mountain range to the north and the hillslopes to the south. Farm ponds in places.
Proximity to ONL/ONF	Adjoins Coronet Peak ONL (WB) to the north and the roche moutonnée ONF (part of Millbrook: LCU 11).
Character Unit boundaries	North: ONL which corresponds to the toe of the mountain range / study area boundary. East: Millbrook Special Zone, Meadow Park West Special Zone. South: Ridgeline crest of hillslopes and escarpments to the south. West: Study area boundary/ONL boundary.
Land use	Predominantly in pastoral land use with pockets of rural residential evident.
Settlement patterns	Rural residential development tends to be scattered along the elevated hillslopes that enjoy a northern aspect and frame the south side of the unit, and around the Malaghans Road – Dalefield Road intersection. Relatively limited number of consented platforms (given size of LCU) throughout the southern hillslopes and also throughout the valley flats on the north side of the road at the eastern end of the unit (20). Typical lots size: <ul style="list-style-type: none"> • Predominantly 100-500ha. • Some smaller lots at either end of the unit, generally between 10-50ha in size. • Pockets of smaller lots (<4ha and 4-10ha) around the Dalefield Road, Coronet View and the Lower Shotover Road intersections.
Proximity to key route	Malaghans Road comprises an important scenic route between Queenstown and Arrowtown.
Heritage features	Three heritage buildings/features identified in PDP.

Landscape Character Unit	1: Malaghans Valley
Recreation features	No walkways, cycleways etc. through the area. Walkways and scenic roads throughout mountainsides immediately to the north (Coronet Peak Road, etc.).
Infrastructure features	No reticulated sewer or water. Limited stormwater reticulation.
Visibility/prominence	The relatively open character of the unit makes it highly visible in views from Malaghans Road, Coronet Peak Road and the walkways to the north.
Views	Key views relate to: <ul style="list-style-type: none"> • the dramatic open vistas from Malaghans Road (scenic route) of the mountain range to the north; • views out over the unit from the scenic roads and walkways to the north; and, • the attractive, more rural and open vistas across the pastoral valley to the escarpments and hillslopes to the south.
Enclosure/openness	Generally, the landscape unit exhibits a relatively high degree of openness with the landform features on either side providing a strong sense of containment to the valley. In places, plantings provide a localised sense of containment.
Complexity	The hillslopes and escarpment faces to the south of Malaghans Road display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor lacks complexity as a consequence of the landform and vegetation patterns.
Coherence	The relatively simple and legible valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning throughout the hillslopes to the south serves to reinforce the landscape's legibility.
Naturalness	The unit exhibits a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped ONL to the north. In the main, dwellings tend to be well integrated by plantings and or relatively modest, serving to reduce their prominence.
Sense of Place	Generally, the area displays a predominantly working rural landscape character with pockets of (mostly) sympathetic rural residential development evident in places. The valley also serves as an important 'breathing space' between Queenstown and Arrowtown and reads as a sensitive landscape 'transition' to the neighbouring ONL.
Potential landscape issues and constraints associated with additional development	The relatively open, exposed and 'undeveloped' nature of the unit, in addition to its importance as a scenic route, providing a buffer between Queenstown and Arrowtown, and as a transition to the ONL, makes it highly sensitive to additional development.

Landscape Character Unit	1: Malaghans Valley
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Potential integration of walkway/cycleway etc. Larger-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness associated with predominantly pastoral landscape. Subservience of buildings within the overall unit. Dramatic views from Malaghans Road to the mountain range. Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces. Impression of the area as a buffer between Queenstown and Arrowtown. Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL.
Capability to absorb additional development	Very low.

2: Fitzpatrick Basin

Landscape Character Unit	2: Fitzpatrick Basin
Landform patterns	Generally south east / east facing basin landform framed by moderately to steeply sloping hills to the north and west, and a more gently undulating hill system throughout the south (adjoining the steep cliff and terraces framing the Shotover River - LCU 3).
Vegetation patterns	Fragmented and small pockets of woodlot plantings, exotic shelterbelts (in places) and exotic amenity plantings throughout rural residential lots. Mature evergreen vegetation along the Shotover River margins to the south and eastern edges. Pasture grasses and weed species dominate larger lots. Scrub / weeds in gullies throughout northern portion of the unit in particular.
Hydrology	Limited network of streams and overland flow paths draining to the Shotover River.
Proximity to ONL/ONF	Adjoins ONL Wakatipu Basin on its western and southern edges.
Character Unit boundaries	North: Ridgeline crest. East: Vegetated stream boundary/cadastral pattern. South: Crest of Shotover River cliff/terrace margins. West: ONL/study area boundary.
Land use	Rural lifestyle/hobby farming type uses with rural residential evident. Larger lots appear to be relatively unproductive (e.g. extensive gorse etc. evident).
Settlement patterns	Numerous existing dwellings are evident throughout the Fitzpatrick Basin. Buildings variably contained by vegetation. Buildings and platforms typically located throughout the basin floor, the undulating hill system in the southern portion, or along the southern edges to enjoy views of the Shotover River and ONL backdrop. Several consented but unbuilt platforms (25) with many clustered. Typical lot size: <ul style="list-style-type: none"> generally 20-50ha lots on the north side of Littles Road; smaller lots on the south side (<4ha and 4-10ha) with some larger lots (10-20ha). The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road).
Heritage features	One heritage building / feature identified in PDP.

Landscape Character Unit	2: Fitzpatrick Basin
Recreation features	No walkways, cycleways etc. through the area.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water main through part of central area.
Visibility/prominence	The relatively contained landform pattern, in conjunction with the mature evergreen plantings along the Shotover River margins, means that the unit is not particularly prominent in views from the wider basin study area. It is however visible from Tucker Beach (LCU 4). The extensive plantings throughout Dalefield mean that whilst the unit is visible in places, it is not prominent. The area is also visible from the mountain tracks to the north, however the diminishing influences of distance / relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to: <ul style="list-style-type: none"> the view from the mountain tracks to the north, in which the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west- east direction across the basin; the view from Tucker Beach (LCU 4), in which the unit reads as a more open area backdropped by the visually complex and relatively intensively inhabited Dalefield slopes. From within the unit, there are attractive long-range views to the surrounding ONL mountain setting. The southern margins enjoy views of the Shotover River (ONL).
Enclosure/openness	A variable sense of openness throughout the basin. The northern portion is generally more open, with the southern area reading as more enclosed as a consequence of vegetation and localised landform patterns.
Complexity	The undulating hill system, together with its associated vegetation patterns throughout the southern portion of the landscape unit, contributes complexity in this part of the basin.
Coherence	Vegetation patterns do not generally reinforce the landform patterns (excepting scrub and weeds in gully areas). The relatively fragmented vegetation, settlement and land use patterns results in a landscape of limited coherence.
Naturalness	Generally a relatively low perception of naturalness as a consequence of the level of rural residential development (both built and consented but unbuilt).
Sense of Place	Generally, the area reads as a predominantly rural residential landscape that, together with the adjacent Dalefield landscape character unit, forms a discrete enclave, apart from the balance of the Wakatipu Basin study area.

Landscape Character Unit	2: Fitzpatrick Basin
Potential landscape issues and constraints associated with additional development	Relatively open and exposed nature of the northern and central portion of the unit, albeit with the exposure effectively confined to the Fitzpatrick Basin and Dalefield catchment (i.e. not the wider Wakatipu Basin landscape). Elevated and southern aspect of the north portion. Integration with consented but unbuilt development - potential for adverse cumulative effects.
Potential landscape opportunities and benefits associated with additional development	Visually contained nature of the location (in terms of the wider Wakatipu Basin landscape). Larger-scaled lots suggest potential for subdivision. Riparian restoration potential. Weed management potential. Potential integration of walkways/cycleways etc. Close proximity to Queenstown.
Environmental characteristics and visual amenity values to be maintained and enhanced	Integration of buildings with landform and/or planting. Avoiding built development on the elevated northern slopes that frame the unit. Avoiding built development on the Shotover River cliff/terrace (and ONL) edges. Maintaining the low 'public profile' of the unit with respect to the wider landscape of the Wakatipu Basin. Maintaining a sense of openness in views from Littles Road and the north western and eastern ends of Fitzpatrick Road (that are currently relatively open in character) to the surrounding ONL mountain context.
Capability to absorb additional development	High.

3: Shotover River Terrace

Landscape Character Unit	3: Shotover River Terrace
Landform patterns	Flat alluvial river terraces edged by steep hill slopes to the north and river cliffs to the south. The western end of the unit is characterised by flat to gently sloping alluvial river terraces interspersed with steep banks and escarpments, and it is framed by the ridgeline system which forms the boundary with the Fitzpatrick Basin (to the North-east) and Shotover River cliffs (to the west and south).
Vegetation patterns	Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU). Scattered shade trees and scrub in places, with mown grass and grazed areas evident. Throughout the western end of the unit, planting is limited to riparian restoration along Littles Stream, scattered shade trees and shelter plantings along the Littles Road frontage and mature shelter plantings along fence lines. Very limited amenity plantings around dwellings.
Hydrology	One stream crosses the unit at the western end, and drains to the Shotover River.
Proximity to ONL/ONF	Adjacent ONL (WB) of the Shotover River and mountain landform (Sugar Loaf) to the south.
Character Unit boundaries	North: Ridgeline crest defining Fitzpatrick Basin LCU. East: Ridgeline crest defining Fitzpatrick Basin LCU. South: Shotover River vegetation-clad cliffs. West: Littles Road and Shotover River ONF.
Land use	Rural residential and rural lifestyle use (hobby farming etc.). DoC land along southern edge of unit.
Settlement patterns	Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONF/L mountain context. Throughout the western end of the unit, dwellings are positioned on the flat river terraces in order to avoid the steeply sloping escarpments towards Littles Stream. A limited number of consented but unbuilt platforms (4). Limited access via a private road from Littles Road. Typical lot sizes: western end of unit – approximately 2ha to 4ha with a reasonably generous scaled rural residential character dominating; mix of lots < 4ha and 4-10ha.
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road).
Heritage features	No features identified in PDP.

Landscape Character Unit	3: Shotover River Terrace
Recreation features	Public walkway and cycleway along the northern banks of the Shotover River (outside LCU 3) and through the central portion of LCU 3, linking with Fitzpatrick Road. DoC land.
Infrastructure features	No reticulated sewer. Limited reticulated water / stormwater in places.
Visibility/prominence	The varying landform and vegetation patterning throughout the unit means that visibility of the western end of the unit is generally limited to: limited glimpses from the Shotover River corridor; the elevated rural landforms to the south; and users of Littles Road in the vicinity of LCU 3. The containment of the hill slopes to the north means that visibility is limited to the Shotover corridor, the elevated landform to the south, and parts of the Tucker Beach LCU. Overall, the unit is not prominent within the wider basin landscape.
Views	The unit affords attractive mid-range views along the Shotover river, and to the Sugar Loaf and Ferry Hill ONL backdrop. Key views relate to: <ul style="list-style-type: none"> • short to mid-range views across the western end of the unit from Littles Road; and • longer range views to the unit from the Shotover River corridor.
Enclosure/openness	A reasonably high sense of openness throughout the western end of the unit as a consequence of the limited vegetation patterns and terraced landforms. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment.
Complexity	Steep slopes between the terrace and Fitzpatrick Basin provide localised complexity in places.
Coherence	Generally, a relatively low level of coherence as a consequence of varying landform and vegetation patterns.
Naturalness	A moderate sense of naturalness as a consequence of the landform separation of this area from the neighbouring Fitzpatrick Basin, its proximity to the Shotover River and its aspect adjacent an undeveloped ONL area on the opposite side of the river. The level of relatively exposed rural living development throughout the western end of the unit serves to reduce the perceived naturalness in this part of the unit.
Sense of Place	Generally the unit reads as a discrete rural residential area that is strongly connected to the Shotover River and the undeveloped ONL area to the south.

Landscape Character Unit	3: Shotover River Terrace
Potential landscape issues and constraints associated with additional development	<p>Relatively open and exposed nature of the unit, within an extremely high value landscape context dominated by ONLs, makes it highly sensitive to landscape change. This includes: the lower lying river terraces at the western end of the unit.</p> <p>Southern aspect.</p> <p>A very private landscape with virtually no public access.</p> <p>Generally relatively small-scaled lots.</p> <p>For the western end of the unit, accessways and large-scale buildings have the potential to disrupt the distinctive river terraced landform patterning.</p>
Potential landscape opportunities and benefits associated with additional development	<p>Established and reasonably generously scaled rural living patterning throughout the western end of the unit (approximately 2ha to 4ha).</p> <p>Relatively visually discreet nature of:</p> <ul style="list-style-type: none"> the north eastern portion of the western end (on the upper true left flanks of Littles Stream); <p>Close proximity to Queenstown.</p> <p>Contained nature of location.</p> <p>Riparian restoration potential.</p> <p>Retirement and native restoration planting of steeper slopes (>15°), including the escarpments and ridgesides throughout the western portion of the unit, to reinforce the river terraced landform and assist with the integration of (potentially, existing and) new rural living development in views from Littles Road.</p> <p>Potential for integration of walkways/cycleways etc. associated with riverscape.</p>
Environmental characteristics and visual amenity values to be maintained and enhanced	<p>Sense of (relative) remoteness and connection with the riverscape and surrounding mountains.</p> <p>At the western end of the unit (where land is zoned Precinct): maintenance of the existing reasonably generous scaled rural living patterning, by confining any new built form to the flat river terraces set well back from the river corridor; reinforcement of the distinctive landform patterning via native restoration planting of the steep banks and ridgesides.</p>
Capability to absorb additional development	<p>Low</p> <p>Moderate- High: The area zoned Lifestyle Precinct, excluding the steep banks and ridgesides within the western part of the unit, which are to be kept free from development.</p> <p>Low: within the Rural Amenity zoned western margins of the unit coinciding with the lower lying river terraces flanking the Shotover River.</p>

4: Tucker Beach

Landscape Character Unit	4: Tucker Beach
Landform patterns	Flat alluvial river terraces edged and interspersed by steep hill slopes with steep river cliffs along northern edge.
Vegetation patterns	Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU) and hill slopes. Exotic amenity plantings around dwellings. Scattered shade trees and scrub in places, with mown grass and grazed areas evident.
Hydrology	The streams drain from Ferry Hill/Lake Johnson environs into the unit.
Proximity to ONL/ONF	Adjacent ONL (WB) of the Shotover River and mountain landform (Ferry Hill environs) to the south.
Character Unit boundaries	North: Shotover River vegetation clad cliffs/ONL. East: Quail Rise urban area. South: ONL/study area boundary. West: ONL/study area boundary.
Land use	Rural residential with some working rural uses evident throughout the land at the western end of the unit. A substantial portion of the undeveloped land at the western end of the unit is in DoC ownership.
Settlement patterns	Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONL mountain backdrop. Numerous consented but unbuilt platforms (20). Typical lot size: <ul style="list-style-type: none"> • central and eastern end of the unit < 4ha (with the odd larger lot: 20-50ha); • western end of the unit: over 500ha. The Lifestyle Precinct Zoning anticipates change to the existing settlement pattern in the central portion and eastern end of the Unit (albeit limited by the building restriction area).
Proximity to key route	Accessed via a dead - end road.
Heritage features	No buildings / features identified in PDP.
Recreation features	No walkways / cycleways etc. through the area. Substantial DoC reserve land within the central / western portion of the unit.
Infrastructure features	Reticulated water and (some) stormwater / sewer throughout central and western end of the unit. Western end- no reticulated services.

Landscape Character Unit	4: Tucker Beach
Visibility/prominence	The containment of the hill slopes to the south means that visibility is limited to the Shotover corridor, the river terraces to the south, and the upper reaches of Fitzpatrick Basin / Dalefield. The lower lying central and northern portions of the unit and the interior of the flat terraces in the western portion of the unit are not prominent within the wider basin landscape. The elevated hill slopes along the south edge of the unit are locally prominent.
Views	The unit affords attractive mid-range views along the river, and to the wider ONL mountain and hill context.
Enclosure/openness	A varying sense of openness within the unit as a consequence of vegetation patterns. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment.
Complexity	Steep slopes and plantings provide localised complexity in places.
Coherence	A relatively low level of coherence as a consequence of varying landform and vegetation patterns.
Naturalness	A moderate sense of naturalness throughout the western end of the unit as a consequence of the limited level of built development, its proximity to the Shotover and its position adjacent an undeveloped ONL area. The central and eastern end of the unit is considerably more developed and therefore has a lower perception of naturalness. Reinforced by the close proximity of Quail Rise.
Sense of Place	Generally the unit reads as a part of the Shotover River margins with a continuous sleeve of rural living as one moves westwards away from Quail Rise towards the DoC Reserve.
Potential landscape issues and constraints associated with additional development	Relatively open, exposed and undeveloped nature of the western portion of the unit, within an extremely high value landscape context dominated by ONLs and including a substantial DoC Reserve, makes it highly sensitive to landscape change. Absence of defensible boundaries to existing rural residential and urban zones in the vicinity, make the central and eastern portions of the unit in particular, vulnerable to development creep. The area where the Lifestyle Precinct meets the ONF boundary (at the eastern end of the unit) is also vulnerable to development creep, and so a Building Restriction Area has been included on the web mapping application to protect the more sensitive upper slopes. Visibility of the development throughout the elevated slopes along the southern edge of the unit.

Landscape Character Unit	4: Tucker Beach
<p>Potential landscape opportunities and benefits associated with additional development</p>	<p>Close proximity to Queenstown. Relatively contained nature of location. Riparian restoration potential. Potential for integration of walkways/cycleways etc. associated with riverscape. Integration of defensible edges with additional subdivision. Integrating effect of existing development context throughout eastern end of the unit in particular. Easy topography along central and northern portion of the unit. Close proximity of urban infrastructure. Potential for additional development to secure the protection and on-going management of existing exotic and indigenous vegetation, and assist the visual integration of development throughout the central and eastern end of the unit by grounding, filtering and screening built development.</p>
<p>Environmental characteristics and visual amenity values to be maintained and enhanced</p>	<p>Sense of (relative) remoteness and connection with the riverscape and surrounding mountains at the western end of the unit. Integration of buildings, accessways and earthworks via planting.</p> <p>Maintaining a sense of openness in views from Tucker Beach Road to the Shotover River corridor and surrounding ONL mountain context. Maintaining a sense of openness throughout the elevated land between the Lifestyle Precinct and adjacent ONL (to the south).</p> <p>Maintaining a sense of openness and naturalness throughout the elevated land in the central and eastern end of the unit adjacent to the ONF (to the south).</p> <p>A Building Restriction Area (BRA) has been applied to Lifestyle Precinct zoned land at the eastern end of the unit as shown on the web mapping application. The purpose of this BRA is to prevent development creep up the more elevated, and sensitive, slopes of this part of the Lifestyle Precinct, and to maintain the visual integrity of Ferry Hill ONF.</p> <p>Within the Lifestyle Precinct zoned land in the eastern end of the unit (above the 400m contour, but below the BRA), built development is encouraged to adopt the following design methods or characteristics:</p> <ul style="list-style-type: none"> • Reduced building coverage, bulk and height from that provided by the provisions applying to the Lifestyle Precinct, and adoption of design controls, that take account of the elevation and increased sensitivity of the area. This includes an encouragement of single storey buildings; • Buildings designed to sit 'into' the landform (rather than 'perched on' it), including through sensitive earthworks. • The retention, protection and on-going management of existing exotic and indigenous vegetation features to assist the visual integration of built development in longer range views from the north and north east. • Retaining walls visible post development from public places limited to a maximum of 1.2m high, with planting used to soften retaining structures where greater level changes are required.

Landscape Character Unit	4: Tucker Beach
Capability to absorb additional development	Low (at western end) Moderate-High (throughout central and eastern end of the unit, other than within the building restriction area which is Very-Low)

5: Dalefield

Landscape Character Unit	5: Dalefield
Landform patterns	South-west facing hillside that effectively frames the eastern side of the Fitzpatrick Basin.
Vegetation patterns	Extensive patterning of exotic shelterbelts, hedgerows and exotic amenity plantings around dwellings. Some exotic woodlots. Mix of grazed and mown grass.
Hydrology	Two streams drain across the unit to the Shotover. Third stream drains eastwards to the Wharehuanui Hills LCU.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has longer-range views to the surrounding ONL mountain context.
Character Unit boundaries	North: Ridgeline crest defining Malaghans Valley LCU. East: Dalefield Road, vegetation and cadastral patterns. South: study area boundary/ONL. West: Vegetation and cadastral patterns.
Land use	Rural lifestyle/hobby farming and rural residential land uses dominate.
Settlement patterns	Dwellings scattered throughout the entire unit. Very few consented yet unbuilt platforms (6). Typical lot sizes: predominantly <4ha with some 4-10ha. The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road) and Dalefield Road itself.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways etc. through the area.

Landscape Character Unit	5: Dalefield
Infrastructure features	No reticulated sewer, water or stormwater.
Visibility/prominence	Despite the elevated hillslope location, the extensive vegetation throughout Dalefield means that development within the area is generally well screened/integrated. That said, the area is visible from the mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	The unit affords attractive long-range views to the surrounding ONL mountain setting (above or framed by vegetation). The unit is visible from the neighbouring Fitzpatrick Basin (Landscape Character Unit 2) and from the river terraces and ONL mountain slopes (Sugar Loaf and Ferry Hill) on the south side of the Shotover River (i.e. Tucker Beach: LCU 4 environs).
Enclosure/openness	A high level of enclosure and containment as a consequence of the vegetation patterning.
Complexity	The extensive vegetation patterns contribute a high degree of complexity.
Coherence	The coherence of the extensive vegetation patterns is compromised by the varied planting characters evident throughout individual lots.
Naturalness	Generally a relatively low perception of naturalness as a consequence of the level of rural residential development. Whilst many buildings are well integrated by plantings (and therefore visually discreet), the varied and complex patterning of the plantings reinforces the lot arrangement.
Sense of Place	Generally, the area reads as a well-established and reasonably intensively-inhabited leafy rural residential landscape.
Potential landscape issues and constraints associated with additional development	Very few larger-scaled lots. Existing platform and lot arrangement together with the vegetation patterning is likely to make it very difficult to locate new building platforms.
Potential landscape opportunities and benefits associated with additional development	Close proximity to Queenstown. Relatively visually discreet nature of the location (primarily due to vegetation patterning). Riparian planting potential. Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Unobtrusiveness of buildings and their integration via planting. Retention of existing vegetation patterns. Maintaining a sense of openness from Littles Road and/or Dalefield Road where there are existing views available out over ONLs including the Shotover River and/or to the surrounding mountain context.

Landscape Character Unit	5: Dalefield
Capability to absorb additional development	High (Potentially limited by existing building, vegetation and lot patterns.)

6: Wharehuanui Hills

Landscape Character Unit	6: Wharehuanui Hills
Landform patterns	Elevated moraine landform with plateaus, hummocky hills, and remnant kettle lakes. Many of the latter have been converted into amenity pond features.
Vegetation patterns	Scattered exotic shelterbelts and shade trees throughout pastoral areas. Exotic shelterbelts and park-like amenity plantings throughout rural residential lots with native vegetation to pond and watercourse margins. Patches of scrub in gullies. Mix of grazed and mown grass.
Hydrology	Numerous pond and wetland areas together with short watercourses and overland flow paths.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has open, longer-range views to the surrounding ONL mountain context.
Character Unit boundaries	North: Ridgeline crest defining Malaghans Valley LCU. East: Millbrook Structure Plan area. South: Ridgeline crest defining Speargrass Flat LCU. West: Dalefield Road.
Land use	A mix of rural and rural residential land uses evident.
Settlement patterns	Generally, dwellings are located clear of wet areas, positioned to enjoy long-range mountain views and sited to optimise the screening/privacy benefits of the localised hummock landform patterning and vegetation patterns. Relatively few consented but unbuilt platforms (9). Typical lot sizes: predominantly 20-50ha lots with pockets of 4-10ha and < 4ha. The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.

Landscape Character Unit	6: Wharehuanui Hills
Proximity to key route	Located away from key vehicular route, i.e. accessed via a dead-end road (Mooney Road) or via long driveways off Speargrass Flat Road, Dalefield Road or Lower Shotover Road.
Heritage features	No heritage buildings / features identified in PDP.
Recreation features	No walkways / cycleways etc. through the area.
Infrastructure features	No reticulated sewer, water or stormwater.
Visibility/prominence	The elevated and hummocky character of the central portion of the unit is not particularly prominent in terms of the wider basin landscape. The hills and escarpments along the north and south edges of the unit are however highly visible from the surrounding lower lying areas (noting that these areas have been included in the adjacent Landscape Character Units i.e. LCU1 and LCU 8). The area is visible from the (ONL) mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	The unit affords attractive long-range views to the surrounding ONL mountain setting. The containment of localised hummocks means that few dwellings within the unit are visible from the surrounding area (excepting the more distant areas at a higher elevation). In views from the mountain tracks to the north, the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west - east direction across the basin.
Enclosure/openness	A variable sense of openness and containment. Smaller lots tend to exhibit a more enclosed and contained character as a consequence of vegetation patterns. The hummocky landform pattern also serves to create a sense of containment.
Complexity	Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns. The configuration of smaller lots and their associated boundary plantings adds to the complexity.
Coherence	Vegetation patterns generally do not reinforce landform features (excepting pond and stream plantings), which results in the perception of a landscape lacking coherence. This is reinforced by the varying character of plantings evident on individual properties and the wide range of architectural styles evident.
Naturalness	Generally, a limited perception of naturalness as a consequence of the level of rural residential development evident, and the relatively contrived (albeit in the main, attractive) character of plantings.
Sense of Place	Generally, the area reads as a rural residential landscape in which buildings are reasonably well integrated by landform and vegetation. Whilst larger more 'rural' lots are evident, overall the amenity plantings throughout tend to contribute a parkland rather than a working rural landscape impression.

Landscape Character Unit	6: Wharehuanui Hills
Potential landscape issues and constraints associated with additional development	Poor drainage/wet areas. Potential visibility of development along the north and south ridgeline edges of the unit. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern.
Potential landscape opportunities and benefits associated with additional development	Relatively visually discreet nature of the majority of the unit (due to landform and, to a lesser degree, vegetation patterns). Integration potential of landform pattern. Large-scaled lots suggest potential for subdivision. Riparian restoration potential. Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Integration of buildings with landform and planting. Set back of buildings from the ridgeline crests to the north and south edges of the unit. Maintaining a sense of openness where there are existing views from Mooney Road to the surrounding ONL mountain context. Maintaining a sense of openness in views from new internal roads to the surrounding ONL mountain context. Avoidance of built development on the elevated slopes that frame the north western portion of the Mooney Road 'basin' (and which serves to separate the LCU 6 from LCU 23 Millbrook).
Capability to absorb additional development	High Moderate except for the eastern end of the Mooney Road Basin LCU where it adjoins LCU 23 Millbrook and the land at the far eastern end of the unit that adjoins the steep slopes framing the north side of the Speargrass Flat valley. Low at the eastern end of the LCU Mooney Road Basin where it adjoins LCU 23 Millbrook and the land at the far eastern end of the unit that adjoins the steep slopes framing the north side of the Speargrass Flat valley.

7: Domain Road Shotover Terrace

Landscape Character Unit	7: Domain Road Shotover Terrace
Landform patterns	Flat alluvial river terrace edged by steep vegetation-clad river cliffs to the west.
Vegetation patterns	Predominantly exotic vegetation and weeds throughout steep river cliffs (outside of LCU). Scattered exotic shade trees, shelterbelts and amenity plantings around buildings. Mix of grazed and mown grass.

Landscape Character Unit	7: Domain Road Shotover Terrace
Hydrology	No streams, ponds or wetlands evident.
Proximity to ONL/ONF	Western boundary adjoins Shotover River ONL (WB).
Character Unit boundaries	North: the toe of the Wharehuanui / Dalefield hill slopes, vegetation / cadastral patterning. East: Domain Road, the Hawthorn Triangle hedging and Lower Shotover Road. South: SH6 cutting. West: Shotover River ONL.
Land use	Rural residential and rural lifestyle/hobby farming uses dominate. Some tourist accommodation.
Settlement patterns	Generally, dwellings are located to enjoy close-range views of the Shotover River corridor and wider mountain views. Several consented but unbuilt platforms along the south and north end of Domain Road (8 in total). Dwellings accessed from Spence Road (towards the south end of the unit) generally well integrated by plantings. Typical lot sizes: predominantly < 4ha or 4-10ha. The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	The southern end of the unit is close to SH6, a key route between Queenstown, Arrowtown, Wanaka, Cardrona, the Gibbston Valley and Cromwell.
Heritage features	Two heritage buildings/features identified in PDP, including the Old Shotover River Bridge at the southern end of the unit.
Recreation features	A council walkway/cycleway runs along the western edge of the south portion of the unit (i.e. along the Shotover). This forms part of the Queenstown Trail 'Countryside Ride' route.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in north and central parts of the unit.
Visibility/prominence	The dense plantings associated with the Hawthorn Triangle to the east means that visibility is limited to the Shotover corridor, the elevated hills to the east (Slope Hill ONF environs), Quail Rise/LCU4 to the west and Lower Shotover Road to the east. The area is generally not visible from SH6 (highway in substantial cutting), although is visible in part from the Shotover Bridge.
Views	The unit affords highly attractive views of the Shotover corridor and ONL mountain backdrop beyond. The unit is of importance in views from the river corridor, the walkway/cycleway route, Quail Rise, the highway Shotover Bridge (in part) and the Old Shotover River Bridge.

Landscape Character Unit	7: Domain Road Shotover Terrace
Enclosure/openness	There is a variable sense of enclosure throughout the unit as a consequence of vegetation patterns. The central portion of the unit is generally more open in character.
Complexity	The terrace landform patterning, together with the limited vegetation patterning throughout the central portion of the unit, results in a relatively low level of complexity. The more varied topography and vegetation in the north and south makes these areas more complex.
Coherence	A relatively low level of coherence as a consequence of the variance between landform and vegetation patterns.
Naturalness	A limited sense of naturalness as a consequence of the level of rural residential development, the proximity of the southern part of the unit to SH6, and the proximity to development within LCU 4 (Tucker Beach) and the Quail Rise Structure Plan Area. This is countered to a degree by the scale and undeveloped character of the Shotover River corridor in very close proximity.
Sense of Place	Generally, the area reads as a part of the river 'fringe', distinct from the densely-planted and inhabited units of Dalefield and the Hawthorn Triangle (to the north and east respectively), and the more open and elevated landscape associated with Slope Hill to the east.
Potential landscape issues and constraints associated with additional development	The relatively open and exposed nature of the central portion of the unit, within a high value landscape context, makes it sensitive to landscape change. Proximity of popular walkway/cycleway route. The relatively close proximity of visible urban development (Quail Rise) to the southern portion of the unit and proximity of the intensively developed Hawthorn Triangle to the east suggests a reduced sensitivity. The complex patterning of vegetation throughout this portion of the unit also serves to reduce its sensitivity. Integration with consented but unbuilt development - potential for adverse cumulative effects.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest potential for subdivision. Close proximity to Queenstown. 'Developed' context. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Connection with riverscape. Set back of buildings from river cliff/ONL edges. Integration of buildings with plantings. Maintaining a sense of openness in views from Domain Road to the Shotover River corridor and surrounding ONL mountain context.
Capability to absorb additional development	Moderate-High

8: Speargrass Flat

Landscape Character Unit	8: Speargrass Flat
Landform patterns	Relatively open pastoral flat framed by the south-facing slopes of the Wharehuanui Hills to the north, and the steep margins of the Slope Hill 'Foothills' to the south.
Vegetation patterns	Scattered exotic shelterbelts and patches of mixed scrubland in gullies. Isolated bush fragment to eastern end. Exotic pasture grasses dominate.
Hydrology	A series of watercourses and overland flow paths drain southwards across Speargrass Flat from the Wharehuanui Hills to Lake Hayes.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has open longer-range views to surrounding ONL mountain context.
Character Unit boundaries	North: ridgeline crest, Millbrook Structure Plan area. East: crest of hill slopes, Lake Hayes Rural Residential landuse pattern/cadastral boundaries, Speargrass Flat Road. South: ridgeline crest, Hawthorn Triangle hedging. West: vegetation patterns/stream.
Land use	Predominantly pastoral land use with sparsely scattered rural residential lots.
Settlement patterns	Dwellings tend to be well separated and framed by plantings, or set into localised landform patterns. Generally dwellings are located on the flat land adjacent the road although a very limited number of consented but unbuilt platforms located on elevated hill slopes to the south (that enjoy northern aspect). Overall very few consented but unbuilt platforms (3). Typical lot sizes: the majority of lots are over 50ha.
Proximity to key route	Located away from a key vehicular route. Part of the area is adjacent to Speargrass Flat Road, Hogans Gully Road and Arrowtown Lake Hayes Road.
Heritage features	Two heritage buildings/features identified in PDP.
Recreation features	Speargrass Flat Road is identified as a Council walkway/cycleway. Forms part of Queenstown Trail 'Countryside Ride'.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in places.
Visibility/prominence	The relatively open character of the unit makes it highly visible from the public road network and the elevated hills to the north and south, although the escarpment confining the character unit to the north blocks some views from the north.

Landscape Character Unit	8: Speargrass Flat
Views	Key views relate to the open and spacious pastoral outlook from Speargrass Flat Road (including the walkway/cycleway route) across to the escarpment faces and hillslopes flanking the valley, backdropped by mountains.
Enclosure/openness	The landform features to the north and south providing a strong sense of containment to the relatively open valley landscape.
Complexity	The hillslopes and escarpment faces to the north and south display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor itself displays a relatively low level of complexity as a consequence of its open and flat nature.
Coherence	The relatively simple and legible bold valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning serves to reinforce the landscape legibility in places.
Naturalness	The area displays a reasonable degree of naturalness as a consequence of the relatively limited level of built development evident.
Sense of Place	Generally, the area displays a predominantly working rural landscape character with scattered and for the most part, relatively subservient rural residential development evident in places. Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling west into Speargrass Flat.
Potential landscape issues and constraints associated with additional development	Absence of a robust edge to the Lake Hayes Rural Residential LCU makes Speargrass Flat vulnerable to 'development creep'. Open character, in combination with walkway / cycleway, makes it sensitive to landscape change.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Easy topography.

Landscape Character Unit	8: Speargrass Flat
Environmental characteristics and visual amenity values to be maintained and enhanced	<p><i>Central and western portion of LCU 8</i></p> <p>Sense of openness and spaciousness as a ‘foil’ for the more intensively developed rural residential areas nearby. Maintenance of unobstructed rural views from Speargrass Flat Road to the largely undeveloped hillslopes and escarpment faces to the north and south.</p> <p><i>Eastern portion of LCU 8</i></p> <p>Integration of buildings with landform and/or planting. Maintenance of a spacious and open outlook in views from the Queenstown Trail and Arrowtown Lakes Hayes Road, including the southbound view as one descends Christine’s Hill. Maintenance of openness in views from Hogans Gully Road to the backdropping hill /escarpment landforms and broader ONL mountain context.</p>
Capability to absorb additional development	Low.

9: Hawthorn Triangle

Landscape Character Unit	9: Hawthorn Triangle
Landform patterns	Flat alluvial river terrace landform. Localised (man-made) mounding within the triangle to assist the integration of dwellings and provide privacy.
Vegetation patterns	Tall hawthorn hedging around almost all three sides of the triangle. Elsewhere exotic shelterbelt plantings. Extensive parkland and amenity plantings within the triangle. Mown grass.
Hydrology	Sporadic amenity ponds and truncated streams.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, has mid and longer-range views above the hedging and tree plantings to the ONL mountain context.
Character Unit boundaries	North: Speargrass Flat Road and shelterbelt/hawthorn hedging. East/South: Domain Road and hawthorn hedging. West/South: Lower Shotover Road and hawthorn hedging.
Land use	Rural residential.
Settlement patterns	Densely configured arrangement of consistently high value rural residential dwellings. Dwellings set into mounding and a planted parkland character. A high number of consented but unbuilt platforms (43). Evidence of a high degree of consistency in terms of building development controls (height, colours, fencing, etc.) Overall a distinctly large-lot suburban character. Typical lot sizes: predominantly under 4ha. Largest lots in the 4-10ha range. The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Located away from a key vehicular route.
Heritage features	One heritage building / feature identified in PDP.
Recreation features	A council walkway / cycleway runs along the south portion of Domain Road edging the triangle, then dog-legs through the unit, emerging to run along the north end of the Lower Shotover Road bordering the triangle. Forms part of Queenstown Trail 'Countryside Ride'.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water in several locations.

Landscape Character Unit	9: Hawthorn Triangle
Visibility/prominence	The dense evergreen hedging around the unit's edges serve to screen views into the area from the surrounding road network and properties. The quite distinctive patterning of the triangle as a consequence of its shape, reinforced by the vegetation patterns and contrasting density of development in comparison to the surrounds, makes it a distinctive element in views from the elevated surrounds.
Views	Key views relate to the strongly framed corridor views along the roads bordering the triangle. In many places, the roadside plantings serve to block views from the road to the surrounding mountain context. Other key views relate to the elevated views from Slope Hill environs to the east and the views from the walkway/cycleway route that passes through the unit.
Enclosure/openness	The unit displays a strong sense of enclosure as a consequence of vegetation patterns.
Complexity	The extensive plantings throughout the unit contribute a relatively high degree of complexity. The frequency of buildings and to a lesser degree, mounding adds to this complexity.
Coherence	The relatively limited palette of species and application of (what would appear to be) relatively consistent building development controls (building height, building colours, fencing, etc.) suggests a reasonable degree of coherence. However, the very flat topography and perimeter screen limits an appreciation of this coherence from the roads and landscape around the unit (excepting elevated vantage points).
Naturalness	The unit exhibits a low degree of naturalness as a consequence of the density of existing rural residential development and the relatively contrived character of much of the plantings.
Sense of Place	Generally, the Triangle displays a large-lot suburban parkland character. The tall, linear and dense perimeter plantings serve to screen road (and potentially, private property) views of the wider mountain setting of the Basin and contrast with the more varied planting patterns evident elsewhere in the Basin. This planting does, however, significantly diminish an awareness of the density of development within the triangle from the immediate surrounds (excepting elevated areas).
Potential landscape issues and constraints associated with additional development	Very few larger-scaled lots. Existing platform and lot arrangement, together with mounding and vegetation patterns (which may be covenanted), may physically constrain additional development. Proximity of popular walkway/cycleway route. Integration with consented but unbuilt development - potential for 'internal' adverse cumulative effects (i.e. effects within the triangle).

Landscape Character Unit	9: Hawthorn Triangle
Potential landscape opportunities and benefits associated with additional development	The enclosed and screened nature of the area suggests the potential to integrate additional development with minimal impact on the wider Basin landscape. Close proximity to Queenstown. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Integration of buildings via appropriately-scaled mounding, planting, and the application of a consistent series of building development controls addressing such matters as building height, coverage, colours/materials, fencing, paving, etc.
Capability to absorb additional development	High (Potentially limited by existing building, mounding, and vegetation patterns.)

10: Ladies Mile

Landscape Character Unit	10: Ladies Mile
Landform patterns	Largely flat alluvial river terrace landform spanning between the Shotover River and Lake Hayes. Adjacent the waterbodies at either end, the terrace is stepped.
Vegetation patterns	A fragmented patterning of exotic shelterbelts and scattered exotic amenity plantings around dwellings. Exotic river terrace, lake and river margin vegetation. Horticultural plantings in places.
Hydrology	No ponds and wetlands evident. A very short length of stream on the north side of Ladies Mile Highway.
Proximity to ONL/ONF	North boundary adjoins the Slope Hill ONF (WB). East boundary adjoins Lake Hayes ONF and west boundary adjoins the Shotover River ONL(WB). Longer range views to surrounding ONL mountain context.
Character Unit boundaries	North: Slope Hill ONF, cadastral boundary. East: Lake Hayes ONF. South: Shotover Country, Queenstown Country Club SHA, Lake Hayes Estate. West: Shotover River, Lower Shotover Road.
Land use	Predominantly rural residential with rural uses evident. A large scale retirement village (Queenstown Country Club SHA) has been recently consented on the south side of Ladies Mile Highway (unbuilt). Urban development to the south of the LCU set on lower lying terraces (Lake Hayes Estate, Shotover Country).

Landscape Character Unit	10: Ladies Mile
Settlement patterns	<p>Dwellings tend to be set well back from the busy highway. Numerous consented but unbuilt platforms evident (36). A quite dense large-lot suburban pattern associated with the rural residential development in places, although the set back from the highway means that there is a limited awareness from the road (McDowell Drive environs). The SHA extends from Lakes Hayes Estate into the river terrace landform associated with Ladies Mile and serves to sever the south side of the LCU into two. The SHA buildings are set back 75m from the highway edge and fronted by orchard, parkland tree plantings and grazing land. Building heights within the SHA that coincide with Ladies Mile LCU range from one storey to three storey. Typical lot sizes: predominance of lots are less than 10ha with 3 lots in the 20-50ha range and 3 over 10ha (albeit straddling the adjacent ONL).</p>
Proximity to key route	SH6 passes through the centre of the LCU and comprises a key vehicular route between Queenstown, Arrowtown, Wanaka, Cardrona, Gibbston Valley and Cromwell.
Heritage features	Approximately seven heritage buildings/features identified in PDP.
Recreation features	A Council walkway / cycleway route along the eastern end of the unit linking Lake Hayes Estate with the Lake Hayes circuit. Forms part of the Queenstown Trail 'Commuter Ride'. (NB cycleway runs from the Shotover Bridge along the river edge south of Lake Hayes Estate etc. to link with the Commuter Ride).
Infrastructure features	No reticulated services within the area however adjacent fully serviced urban development (Shotover Country, Lakes Hayes Estate) and reasonable to expect that the Queenstown Country Club SHA within the unit will be fully serviced.
Visibility/prominence	The unit is, for the most part, highly visible from SH6 and the Field Access Road up the Remarkables to the south. The lower-lying character and large-scale cut slopes adjacent the highway at the western end of the LCU means that this western portion (south of SH6) is relatively visually discreet.
Views	<p>Key views relate to the open and relatively uncluttered views from SH6 southwards across the open and predominantly pastoral LCU to the dramatic mountain sequence framing the south side of the basin and Lake Wakatipu, and northwards to Slope Hill. The dramatic character of the views together with their marked contrast with the outlook afforded from SH6 further to the west (i.e. Frankton Flats) make them highly memorable. It is acknowledged that the approved Queenstown Country Club SHA will significantly alter this impression.</p> <p>The LCU also affords highly attractive vistas out across Lake Hayes.</p> <p>In more elevated views, the area also forms a distinctive green swathe, contrasting with the urban development of Shotover Country, Lake Hayes Estate immediately to the south and the approved SHA (unbuilt) on the terrace.</p>

Landscape Character Unit	10: Ladies Mile
Enclosure/openness	The unit itself displays a relatively open character framed by Slope Hill to the north and the Remarkables Range to the south. To the south, plantings throughout the terrace faces edging the lower-lying urban areas of Lake Hayes Estate and Shotover Country provide low-level and reasonably distant containment. This will be disrupted by the plantings and buildings associated with the approved Queenstown Country Club SHA which will effectively sever the south side of the LCU into two separate areas.
Complexity	The limited extent of planting and relatively uniform topography contributes a low level of complexity throughout the LCU (excepting the SHA area).
Coherence	The flat topography and fragmented vegetation patterns suggests a low level of coherence. This is countered to a degree by the relatively consistently open and pastoral character of the majority of the unit (excepting the SHA).
Naturalness	The unit displays a low level of naturalness as a consequence of its proximity to the busy state highway (SH6), the distinctly urban character of the SHA consented in the area, and an awareness (albeit limited) at the eastern end of the LCU of the Lake Hayes Estate urban development.
Sense of Place	Generally, Ladies Mile reads as a critical part of the 'green' entrance to Queenstown. The care that has been taken to ensure that both rural residential and urban development in the vicinity is not visible from the road reinforces the role of this unit as a spacious green entrance. This has however been significantly compromised by the Queenstown Country Club SHA retirement village development which confers a distinctly urban character in a prominent, central and sizeable part of the LCU. The LCU also functions as an important 'breathing space' between the urban development of Frankton Flats to the west (and Queenstown proper beyond) and the ribbon development and rural residential 'node' associated with Lake Hayes to the east. Again it is acknowledged that the character of development associated with the Queenstown Country Club SHA significantly compromises this impression.
Potential landscape issues and constraints associated with additional development	Role of the unit as a 'green' entrance to Queenstown. The function of the LCU as an important scenic route and its proximity to ONFs. Role of the area as a 'breathing space' between the urban area to the west and the relatively consistent and intensive patterning of rural residential development associated with Lake Hayes to the east.
Potential landscape opportunities and benefits associated with additional development	The discreet nature of the western end of the unit makes it more suited to absorbing change. Larger-scaled lots suggest the potential for subdivision whilst retaining generous setback from SH6. Close proximity to Queenstown. Close proximity to urban infrastructure. Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development. Potential for integration of walkways/cycleways. Riparian restoration potential (limited).

Landscape Character Unit	10: Ladies Mile
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of a spacious, green entrance to Queenstown. Views from SH6 to the surrounding mountain / hill / lake context.
Capability to absorb additional development	High

11: Slope Hill 'Foothills'

Landscape Character Unit	11: Slope Hill 'Foothills'
Landform patterns	Elevated and complex patterning of hills ranging from moderate to steeply sloping in places. Elevated hummock pattern throughout central portion with remnant kettle lakes. The southern part of the unit's western edge comprises Slope Hill's lower slopes. These moderate to steep east facing slopes have their relatively consistent gradient broken up by small, localised benches and terraces.
Vegetation patterns	Tall hawthorn hedging and mature poplar trees along the eastern side of Lower Shotover Road. Much of the road-side hawthorn hedging is protected under the District Plan, consent notices or conditions of consent. Exotic shelterbelts, woodlots, remnant gully vegetation, and exotic amenity plantings on older rural residential properties and around their dwellings. Predominantly grazed grass on larger lots. Smaller lots tend to be mown.
Hydrology	Numerous streams, ponds and localised wet areas.
Proximity to ONL/ONF	Adjoins Slope Hill/Lake Hayes ONF.
Character Unit boundaries	North: Ridgeline crest. East: Ridgeline crest/ONF. South: Toe of Slope Hill ONF. West: Lower Shotover Road.
Land use	Mix of rural and rural residential.

Landscape Character Unit	11: Slope Hill 'Foothills'
Settlement patterns	Dwellings are generally located to enjoy long-range basin and mountain views. Older rural residential development tends to be well integrated by mature planting and/or localised landform patterns. Newer rural residential is considerably more exposed, with buildings sited to exploit landform screening (where possible). Clustered development evident in places. Numerous consented but unbuilt platforms (43). Typical lot sizes: evenly distributed mix. One property 100-500ha range, another 50-100ha. Balance typically shared lots or 4-10ha range.
Proximity to key route	Located away from key vehicular route.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	A Council walkway/cycleway runs along Slope Hill Road which forms part of the Queenstown Trail.
Infrastructure features	Reticulated water, sewer and stormwater in places.
Existing zoning	PDP: Western slopes overlooking Hawthorn Triangle: Rural Lifestyle (no defensible edges). Balance of the unit: Rural.
Visibility/prominence	Visibility varies across the landscape unit. The steep hillslopes and escarpment faces edging Speargrass Flat to the north and Lake Hayes to the east, together with Slope Hill itself, serve to limit visibility of the balance of the unit from the wider basin landscape. Localised landform (for example benches and terraces) and/or vegetation patterns provide visual containment in places. The low lying, flat to gently sloping alluvial landform along the western side of the unit is reasonably discreet as consequence of its relative elevation and extensive roadside vegetation.
Views	Key views relate to the open vistas available from parts of Hawthorn Triangle environs to the western portion of the unit. The unit affords attractive long-range views out over the basin to the surrounding ONL mountain setting as well as open views of the nearby Slope Hill ONF from some public locations.
Enclosure/openness	A variable sense of openness and enclosure is evident across the unit as a consequence of the complex landform and vegetation patterns. Many of the older and more established rural residential dwellings are located on localised terraces, benches or hollows and/or are reasonably enclosed by mature exotic vegetation which means that they sit comfortably within the landscape. Throughout the central and eastern areas, landform provides containment at a macro scale.
Complexity	Generally, a relatively complex unit due to the landform patterning. Vegetation patterns add to the complexity in places.

Landscape Character Unit	11: Slope Hill 'Foothills'
Coherence	The coordination of landform and vegetation patterns in places (associated with gully plantings), contributes a degree of landscape coherence. Elsewhere the discordant vegetation and landform patterning means that there is a limited perception of landscape coherence.
Naturalness	A variable sense of naturalness, largely dependent on the legibility of the underlying landform and how well buildings are integrated into the landscape. The large number of consented but unbuilt platforms suggest that a perception of naturalness could reduce appreciably in time.
Sense of Place	Generally, the unit reads as a mixed rural and rural residential landscape. The elevated portions of the area read as a rural residential landscape 'at, or very near, its limit' in terms of its capability to absorb further development. The lower-lying stream valley area to the east remains largely undeveloped, and functions as somewhat of a 'foil' for the more intensive rural residential landscape associated with the surrounding elevated slopes.
Potential landscape issues and constraints associated with additional development	DoC ownership of part of low lying stream valley to the east. Drainage in places (e.g. low-lying stream valley to east). Potential visibility of development throughout western hillslopes in particular. Importance of the western slopes as a contrasting and highly attractive backdrop to the intensive patterning throughout the Hawthorne Triangle, particularly in views from within the triangle. Importance of existing open views to Slope Hill. Proximity to the Queenstown Trail. Environment Court history suggest that the capacity has been fully exploited in most parts of the LCU.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Retirement of grazing on steep slopes and native restoration Large-scaled lots suggest potential for subdivision. Improved landscape legibility and coherence via gully and steep slope native restoration planting. Localised hollows, benches and terraces along with mature exotic vegetation provide opportunities to absorb further development in places. Potential for the integration of walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform pattern and mature vegetation features. Careful integration of buildings with landform and planting. Throughout the more elevated western flanks, future built development should be sited to exploit the containment provided by existing localised benches, terraces or hollows and the screening influence of mature vegetation features. Throughout the low lying flat to gently sloping land along the western edge of the unit, future build development should be positioned to optimise the screening and filtering effect of mature roadside vegetation features. Set back of buildings from ridgeline crests to north and east of unit. Retention of existing open views to Slope Hill ONF.

Commented [SG1]: Changed 'and' to 'or' per the consent order

Landscape Character Unit	11: Slope Hill 'Foothills'
Capability to absorb additional development	Low

12: Lake Hayes Rural Residential

Landscape Character Unit	12: Lake Hayes Rural Residential
Landform patterns	Flat lake terrace / valley floor landform.
Vegetation patterns	Extensive exotic amenity plantings around established rural residential dwellings and along watercourses.
Hydrology	Several streams drain across the land unit to Lake Hayes.
Proximity to ONL/ONF	Adjoins Lake Hayes ONF along south edge.
Character Unit boundaries	North: Speargrass Flat Road, cadastral boundary, Hogans Gully. East: ridgeline crest. South: Toe of Speargrass Flat hillslopes, Lake Hayes ONF, descending ridgeline crest, Bendemeer Special Zone. West: cadastral boundary.
Land use	Almost entirely rural residential land use. Slivers of QLDC land including a lake front reserve. Agistment uses evident on the south-east corner of Arrowtown Lake Hayes Road/Hogans Gully intersection.
Settlement patterns	Dwellings intensively clustered around the northern end of Lake Hayes and reasonably evenly distributed to the west, along the narrow flat margin on the south side of Speargrass Flat Road. Evenly dispersed arrangement of consented but unbuilt platforms throughout the flat land on the south-east corner of Arrowtown Lake Hayes Road/Hogans Gully intersection. Numerous consented but unbuilt platforms, particularly in the south-east corner of Arrowtown Lake Hayes Road / Hogans Gully intersection (27). More recent development would appear to have had consistent design controls applied and required mounding/planting which assist integration. Typical lot sizes: < 4ha. The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Located on a popular route between Queenstown and Arrowtown (Arrowtown Lake Hayes Road).

Landscape Character Unit	12: Lake Hayes Rural Residential
Heritage features	Approximately two heritage buildings / features identified in PDP.
Recreation features	Council walkway / cycleway route passes through the area linking the Queenstown Trail 'Lake Hayes Circuit' to the 'Countryside Ride'. Art gallery, lakefront reserve.
Infrastructure features	The majority of the unit has reticulated sewer and water. Limited reticulated stormwater.
Visibility/prominence	The relatively low-lying and well-vegetated character of much of the unit makes it relatively visually discreet. The exceptions to this are the open and unbuilt (as yet) pocket at the eastern end and parts of the linear area adjacent Speargrass Flat Road at the western end of the unit.
Views	Key views relate to the outlook from the surrounding road network and walkway/cycleway route. Views from within the unit to Lake Hayes and the surrounding ONL mountain context.
Enclosure/openness	Generally, a high degree of enclosure as a consequence of the vegetation patterns. A considerably greater sense of openness at the western and eastern edges of the unit resulting in a direct relationship with the neighbouring Speargrass Flats LCU.
Complexity	The extensive plantings throughout the unit contribute a relatively high degree of complexity, excepting the western and eastern ends, which are more open in character.
Coherence	At a more detailed level, the varied patterning and character of plantings on individual lots results in a relatively low level of landscape coherence. However, at the macro level, the contrasting character of the relatively densely-planted (and inhabited) character of the unit in comparison to the surrounds lends a strong sense of coherence.
Naturalness	Generally, a low perception of naturalness as a consequence of the level of rural residential development.
Sense of Place	Generally, the unit reads as a distinct 'node' of rural residential development at the northern end of Lake Hayes (despite not having a discernible 'heart') that is buffered from the lake by plantings/open space. The ribbon-type patterning at the western end, extent of (as yet, unbuilt) development at the eastern end, and absence of legible defensible edges, including for the development to the north of Speargrass Flat Road, confer the impression of an 'actively' spreading node.
Potential landscape issues and constraints associated with additional development	Absence of legible edges to the west and north edges of the unit. Very few larger-scaled lots to accommodate additional development. Existing platform and lot arrangement together with vegetation patterns may constrain additional development. Proximity of popular walkway / cycleway route.

Landscape Character Unit	12: Lake Hayes Rural Residential
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Integration of defensible edges with additional subdivision. The enclosed and screened nature of the area, together with its established rural residential node character, suggests the potential to integrate additional development with minimal impact on the wider basin landscape. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Integration of buildings via planting and the application of building design controls. Retention of existing vegetation patterns. Maintaining a sense of openness where there are existing views from Speargrass Flat Road to the surrounding escarpment and ONL mountain context.
Capability to absorb additional development	High (Potentially limited by existing building, vegetation and lot patterns)

13: Lake Hayes Slopes

Landscape Character Unit	13: Lake Hayes Slopes
Landform patterns	Variably steep to moderately sloping hillslopes.
Vegetation patterns	Fragmented patterning of exotic shelterbelts and amenity plantings. Viticulture in places.
Hydrology	No streams, ponds, wetlands evident.
Proximity to ONL/ONF	Southern edge adjoins Morven Hill ONL(WB). Overlooks Lake Hayes / Slope Hill ONF.
Character Unit boundaries	North: Descending ridgeline crest. East: Bendemeer Special Zone. South: Morven Hill ONL (WB). West: Lake Hayes or Arrowtown Lake Hayes Road / Low Density Residential zone straddling Lake Hayes.
Land use	Predominantly rural residential. QLDC land. Viticulture, hobby farming and public uses evident.

Landscape Character Unit	13: Lake Hayes Slopes
Settlement patterns	Dwellings scattered throughout slopes to enjoy panoramic lake and mountain views. Roading snakes up steep hillsides. Numerous consented but unbuilt platforms (24). Older dwellings reasonably well integrated by vegetation and generally of a relatively modest scale. Newer dwellings larger-scaled and generally very exposed with landscaping not providing material mitigation as at 2018. Typical lot sizes: almost all of the lots under 10ha.
Proximity to key route	The majority of the unit is located on a popular route between Queenstown and Arrowtown (Arrowtown Lake Hayes Road). The southern portion of the unit is located on SH6, a key vehicular route between Queenstown, Wanaka, Cardrona, Gibbston Valley and Cromwell.
Heritage features	Approximately four heritage buildings/features identified in PDP.
Recreation features	No specific walkway or cycleway through the area, although Lake Hayes circuit (part of Queenstown Trail), nearby. Winery, cafes, scenic reserve, rowing club
Infrastructure features	Majority of the area has reticulated water, sewer and stormwater.
Visibility/prominence	The elevated and exposed nature of much of the unit makes it prominent in views from Lake Hayes, parts of SH6, the walkway/cycleway around Lake Hayes and the Arrowtown Lake Hayes Road.
Views	Key views relate to the views from the road network and Lake Hayes (including walkway/cycleway) to the area, and from the unit to the lake and mountain (ONF and ONL) setting.
Enclosure/openness	Generally, a relatively low degree of enclosure as a consequence of the elevated hillslope location and absence of vegetation.
Complexity	The hillslope landform patterns contribute complexity in places; however, this is somewhat outweighed by the paucity of vegetation.
Coherence	Generally, a low degree of landscape coherence as a consequence of the open and exposed character, together with the frequency of highly visible large-scale buildings and winding roads up steep hill slopes.
Naturalness	Generally, a low degree of naturalness as a consequence of the frequency and exposure of buildings.
Sense of Place	Generally, the area displays a relatively unsympathetic rural residential character that reads as development sprawl up the hillsides. The exception to this is the older and lower lying, generally more modest development adjacent Arrowtown-Lake Hayes Road.

Landscape Character Unit	13: Lake Hayes Slopes
Potential landscape issues and constraints associated with additional development	Elevated and in many places exposed location that is highly visible from the surrounding area, including from key scenic routes. Steep topography. Absence of vegetation in some areas. Highly modified rural living area with a risk of exacerbating perception of development sprawl.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest potential for subdivision. Improve landscape legibility via gully/steep slope planting.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Careful integration of buildings with landform and planting.
Capability to absorb additional development	Low

14: Lake Hayes Terrace

Landscape Character Unit	14: Lake Hayes Terrace
Landform patterns	Elevated alluvial terrace landform.
Vegetation patterns	Exotic and remnant riparian vegetation along Hayes Creek margins. Exotic amenity plantings around dwellings. Fragmented shelterbelt plantings and hedgerows.
Hydrology	Bordered by the Hayes Creek to the west. No streams or wetlands evident. Amenity pond.
Proximity to ONL/ONF	Adjoins Morven Hill ONL (WB) along east and south boundary and Lake Hayes ONF along north boundary.
Character Unit boundaries	North: Lake Hayes ONF. East: Morven Hill ONL (WB). South: Morven Hill ONL (WB). West: Hayes Creek.

Landscape Character Unit	14: Lake Hayes Terrace
Land use	Rural residential uses with some lifestyle / hobby farming evident.
Settlement patterns	Dwellings typically located to the eastern edges of the terrace. Few consented but unbuilt platforms within the unit (2). Typical lot sizes: Predominantly 10-20ha. Smaller lots along eastern edge straddling ONL (under 10ha). The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Located adjacent SH6, although its elevated terrace setting means that the unit is reasonably discreet from the highway.
Heritage features	No heritage buildings / features identified in PDP.
Recreation features	No walkways/cycleways through the area.
Infrastructure features	Reticulated water supply. Reticulated sewer nearby along SH6. No reticulated stormwater.
Visibility/prominence	Despite its elevation, the area is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, and the low-lying position of SH6 relative to the terrace. The area is visible from Lake Hayes Estate and in more distant views from Ladies Mile Highway further to the west.
Views	Key 'external' views relate to the distant view from Ladies Mile Highway across to the terrace backdropped by Morven Hill and views from Lake Hayes (including the walkway/cycleway route) to the area. From within the unit, key views relate to the highly attractive northern views towards Lake Hayes and Slope Hill and the quite different outlook westwards to Lake Hayes Estate urban area.
Enclosure/openness	The unit has a reasonably high degree of openness as a consequence of the landform and vegetation patterns. That said, the Morven Hill landform and Remarkables Range to the east and south respectively, provide a strong sense of containment.
Complexity	Generally, the unit displays a low level of complexity as a consequence of landform and vegetative patterns.
Coherence	Similarly, the absence of distinctive and coordinated landform, vegetation or building patterning confers a relatively low level of landscape coherence.
Naturalness	Generally, a relatively low sense of naturalness as a consequence of the close proximity and exposure of the area to the lower lying Lake Hayes Estate urban area on the west side of Hayes Creek (despite close proximity of ONL/ONF).
Sense of Place	Generally, the area reads as a relatively undeveloped small-scale plateau sandwiched between the urban area of Lake Hayes Estate and the Morven Hill ONL (WB).

Landscape Character Unit	14: Lake Hayes Terrace
Potential landscape issues and constraints associated with additional development	Importance of the unit as a buffer between the urban area to the west and the ONL to the east and south.
Potential landscape opportunities and benefits associated with additional development	Larger-scaled lots suggest the potential for subdivision. Easy topography. 'Developed' context to the west. Proximity of urban infrastructure.
Environmental characteristics and visual amenity values to be maintained and enhanced	Impression of the area as a relatively visually discreet buffer between the urban area of Lake Hayes Estate and the undeveloped Morven Hill ONL to the east. Integration of buildings with plantings. Maintaining a sense of openness where there are existing views from Alec Robins Road to the surrounding mountain context.
Capability to absorb additional development	Moderate-High

15: Hogans Gully

Landscape Character Unit	15: Hogans Gully
Landform patterns	Gully framed by moraine-type landform, with the latter characterised by hummocky hills interspersed with plateaus.
Vegetation patterns	Isolated stands of bush, and patches of scrub in gullies and throughout some steeper areas. Exotic amenity plantings around buildings.
Hydrology	Complex network of streams and overland flow paths draining eastwards across the unit to the Arrow River.
Proximity to ONL/ONF	Does not adjoin ONL or ONF; however, open longer-range views to surrounding ONL context.
Character Unit boundaries	North: Ridgeline crest, SHA, golf course. East: toe of hummocky landform, Arrow River, cadastral boundary. South: Stream and Bendemeer Special Zone (LCU 16). West: Bendemeer Special Zone (LCU 16).
Land use	Mix of rural residential and rural. Relatively unkempt character of some of the larger rural lots suggests marginally productive.

Landscape Character Unit	15: Hogans Gully
Settlement patterns	Sparse scattering of dwellings, generally set back from the road and/or well contained by landform / vegetative patterns. No consented but unbuilt platforms evident. Typical lot sizes: predominantly larger lots >20ha. Some smaller lots (<4ha and 4-10ha) at north western end of unit.
Proximity to key route	McDonnell Road passes through the eastern end of the unit which is a popular route between Arrowtown and SH6 / Arrow Junction.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No Council walkways/cycleways within the unit.
Infrastructure features	No reticulated sewer or stormwater. Reticulated water on north side of Hogans Gully Road.
Visibility/prominence	Visibility of the unit from Hogans Gully Road is limited to the plateaus and slopes immediately adjacent. The elevated hummocky nature of the balance of the unit means that visibility is limited to the higher ground to the north (The Hills LCU 22), the elevated land to the west (Bendemeer LCU 16), the Crown Terrace (LCU 20) and ONL(WB) mountain range to the east. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Morven Hill. The outlook from Hogans Gully Road comprises a relatively attractive, 'low key' rural view in which buildings are subservient. From within the unit, key views relate to the attractive long-range views to the surrounding ONL mountain setting.
Enclosure/openness	The gully itself displays a relatively open character; however, throughout the elevated areas on either side, the hummocky landform pattern serves to create a sense of enclosure.
Complexity	Generally, there is a variable degree of complexity that derives from the gully and moraine landform pattern.
Coherence	Vegetation patterns reinforce landform patterns in places, conferring a limited sense of coherence.
Naturalness	Generally, a moderate to high perception of naturalness as a consequence of the limited visibility and sparse arrangement of buildings and the relatively 'unkempt' character of the area.
Sense of Place	Generally, the area reads as a mixed rural and rural residential area that is somewhat tucked away and forgotten. As a consequence, the unit functions as 'breathing space' between the more intensive rural residential 'nodes' at the north end of Lake Hayes (to the west) and the Arrow River crossing (to the east).

Landscape Character Unit	15: Hogans Gully
Potential landscape issues and constraints associated with additional development	Potential visibility from nearby rural residential development on elevated land (Bendemeer), ONLs (including tracks) and zig zag lookout. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. Potential visibility of development along ridgeline edges and from Hogans Gully Road. Lack of defensible edges in places. Potential for development to read as sprawl between the Lake Hayes Rural Residential and Arrow Junction 'nodes'. Also the potential for development here to read as sprawl between Arrow Junction and Arrowtown South.
Potential landscape opportunities and benefits associated with additional development	Integration potential of landform pattern. Riparian restoration potential. Larger-scaled lots suggest potential for subdivision. Relatively visually discreet nature of the majority of the unit (due to landform and to a lesser degree, vegetation patterns). Potential to integrate walkways/cycleways.
Environmental characteristics and visual amenity values to be maintained and enhanced	Buildings integrated by landform and vegetation. Retention of hummock landform pattern. Reinforcement of landform patterning via gully / stream plantings.
Capability to absorb additional development	Moderate

17: Morven Ferry

Landscape Character Unit	17: Morven Ferry
Landform patterns	Generally flat alluvial terrace landform.
Vegetation patterns	Exotic shelterbelts, scattered shade trees, the odd exotic woodlot planting, exotic amenity plantings around dwellings. Exotic pasture grasses dominate.
Hydrology	No streams, wetlands or ponds evident.
Proximity to ONL/ONF	Adjoins the Arrow River ONF along part of eastern edge and the Morven Hill ONL (WB) along western edge.
Character Unit boundaries	North: Cadastral boundaries. East: McDonnell Road, Arrow Junction rural residential land use edge (cadastral boundaries), Arrow River ONF. South: Toe of moraine landform east of Morven Hill. West: Morven Hill ONL boundary, Bendemeer Special Zone, toe of Hogans Gully hillslopes.
Land use	Predominantly rural residential and hobby farming type uses. Some areas of more open pastoral land particularly adjacent McDonnell Road.

Landscape Character Unit	17: Morven Ferry
Settlement patterns	Dispersed patterning with some consented but unbuilt platforms (7). Typical lot sizes: large lots on west side of McDonnell Road (>20ha). Elsewhere mix of under 4ha and 4-10ha with the odd lot between 20-50ha in size.
Proximity to key route	SH6 passes through the unit. McDonnell Road also traverses the unit – a popular route between SH6 and Arrowtown.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow Bridges Ride'.
Infrastructure features	No reticulated sewer or stormwater. Very limited water reticulation.
Visibility/prominence	The northern portion of the unit enjoys a reasonably high public profile as a consequence of its location adjacent SH6 and McDonnell Road in conjunction with the relatively open nature of this part of the unit. In contrast, the southern portion of the unit is considerably more visually discreet as a result of its quiet rural road context and vegetation patterns. The popular walkway/cycleway route that passes through this area increases its 'profile'. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the memorable vista from SH6 and the walkway/cycleway to the Crown Terrace escarpment and ONL ranges to the south, and the highly attractive open views across the area from SH6 and the walkway/cycleway to Morven Hill and the flanking moraine 'foothill' landscape to the north. With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a part of the swathe of relatively low lying, flat rural/rural residential land flanking Morven Hill.
Enclosure/openness	The unit displays a variable sense of openness and enclosure largely as a consequence of vegetation patterns.
Complexity	Similarly, the unit exhibits a variable degree of complexity, largely as a consequence of vegetation patterns.
Coherence	The fragmented patterning of vegetation features detracts from the underlying coherence associated with the relatively uniform flat topography. The range of building styles evident does not reinforce the landscape coherence.
Naturalness	Generally, a moderate to low level of naturalness as a consequence of the patterning and visibility of rural residential development.
Sense of Place	Generally, the area reads a mixed rural and rural residential landscape on the edge of the established Arrow Junction rural residential 'node'.

Landscape Character Unit	17: Morven Ferry
Potential landscape issues and constraints associated with additional development	The location of the northern portion of the area adjacent to scenic routes, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the east associated with Arrow Junction makes the unit vulnerable to development creep. Potential for development in northern portion to read as sprawling into Hogans Gully and northwards to Arrowtown. Walkway/cycleway proximity.
Potential landscape opportunities and benefits associated with additional development	Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Potential for development to form a legible node, as a consequence of 'junction' function, landform pattern (contrasting 'flats') and noting that this patterning is already emerging immediately to the east. Easy topography.
Environmental characteristics and visual amenity values to be maintained and enhanced	Open views from SH 6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south. Open views from SH 6 and McDonnell Road to Morven Hill and the flanking moraine 'foothill' landscape to the north. Integration of buildings with planting.
Capability to absorb additional development	Moderate-Low

18: Morven Eastern 'Foothills'

Landscape Character Unit	18: Morven Eastern 'Foothills'
Landform patterns	Elevated moraine landform with plateaus, hummocky hills, swamps and remnant kettle lakes.
Vegetation patterns	Exotic shelterbelts and hedgerows in places. The odd scattered woodlot and patches of scrub in gullies. Pond edge plantings. Exotic pasture grasses dominate.
Hydrology	Stream, amenity and farm ponds, and wetland features evident.
Proximity to ONL/ONF	Adjoins ONL (WB) on west and south sides and Arrow River ONF on eastern side.

Landscape Character Unit	18: Morven Eastern 'Foothills'
Character Unit boundaries	North: Toe of the moraine landform. East: Arrow River ONF. South: ONL(WB)/study area boundary. West: ONL(WB)/study area boundary.
Land use	Predominantly rural lifestyle / hobby farming and more generously proportioned working rural lots with a limited amount of rural residential development evident.
Settlement patterns	Dwellings reasonably evenly dispersed along road or stream edges, and well integrated by plantings. A few consented but unbuilt platforms evident (5). Typical lot sizes: majority of unit > 10ha with approximately half of the unit 50ha or greater.
Proximity to key route	Not located near a key route. Morven Ferry Road is a dead-end road.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway passes through the area (forms part of Queenstown Trail 'Twin Rivers Ride' and 'Arrow River Bridges Ride').
Infrastructure features	No reticulated sewer, stormwater or water.
Visibility/prominence	The somewhat sleepy backwater location (on a dead-end road), together with its (relatively) lower-lying topography means that the unit is not particularly prominent in terms of the wider basin landscape. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the dramatic mountain, Morven Hill and Crown Terrace escarpment views available from the walkway / cycleway network, local roads, and dwellings.
Enclosure/openness	A variable sense of openness and enclosure as a consequence of the landform patterning (west of Morven Ferry Road) and vegetation patterning (east of Morven Ferry Road).
Complexity	A correspondingly variable degree of complexity as a result of the landform and vegetation patterns.
Coherence	A low level of landscape coherence. Vegetation patterns generally do not reinforce landform features.
Naturalness	Generally, a moderate perception of naturalness as a consequence of the limited visibility of buildings, the open hummocky pastoral character (particularly to the western side of Morven Ferry Road), and the close proximity and open views to the mountain setting and Crown Terrace escarpment.

Landscape Character Unit	18: Morven Eastern 'Foothills'
Sense of Place	Generally, the area reads as a mixed rural and rural lifestyle / hobby farming area that functions as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east.
Potential landscape issues and constraints associated with additional development	The visibility of the unit from public roads and vantage points and from parts of the Queenstown Trail located on Crown land, very close proximity to ONLs and ONFs, together with the role of the area as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east, makes it sensitive to additional development.
Potential landscape opportunities and benefits associated with additional development	Hummocky landform on western side of Morven Ferry Road, and vegetation patterns on eastern side of Morven Ferry Road, provide some potential to absorb additional development. Larger-scaled lots suggest the potential for subdivision. Riparian, pond, and wetland restoration potential. Dead-end road – limited 'profile'.
Environmental characteristics and visual amenity values to be maintained and enhanced	Landform patterning. Integration of buildings with landform and/or planting.
Capability to absorb additional development	Low

19: Gibbston Highway Flats

Landscape Character Unit	19: Gibbston Highway Flats
Landform patterns	Flat river terrace unit sandwiched between the vegetation-clad steep slopes of the Arrow River and the steep scrub and weed-dominated Crown Terrace escarpment.
Vegetation patterns	Numerous exotic shelterbelts and hedgerows, exotic amenity plantings around buildings. Exotic pasture grasses dominate.
Hydrology	A series of streams drain from the Crown Terrace across the flats to the Arrow River. A pond evident.
Proximity to ONL/ONF	Adjoins Crown Range ONL (WB) to the east and Arrow River ONF to the west.

Landscape Character Unit	19: Gibbston Highway Flats
Character Unit boundaries	North: Cadastral boundary. East: Toe of Crown Terrace Escarpment (ONL WB)/study area boundary. South: Top of Arrow River streambanks (ONF). West: Top of Arrow River streambanks (ONF).
Land use	Predominantly working rural landscape with some rural residential development, particularly along the Arrow River edge.
Settlement patterns	Reasonably spacious pattern with very few consented but unbuilt platforms (2). Typical lot sizes: majority of unit > 10ha with approximately half falling in the 20-50ha range.
Proximity to key route	Located on key scenic route between Queenstown and Gibbston Valley, Cromwell (SH6).
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways in the area.
Infrastructure features	No reticulated sewer or stormwater. Limited reticulated water.
Visibility/prominence	The area is highly visible from SH6.
Views	Key views relate to the highly attractive vistas from SH6 westwards across the flats to the Arrow River margins, backdropped by Morven Hill (ONL WB) and the ONL mountain range to the south (Remarkables), and eastwards to the large-scale and scrub-clad Crown Terrace escarpment.
Enclosure/openness	The unit displays a variable sense of enclosure and openness as a consequence of vegetation patterning.
Complexity	Correspondingly variable degree of complexity as a consequence of vegetation patterning.
Coherence	Generally a limited landscape coherence as a consequence of the fragmented vegetation patterns and flat topography.
Naturalness	Generally, a moderate perception of naturalness as a consequence of the working rural landscape impression. The very close proximity of the 'wild' scrub-dominated Crown Terrace escarpment serves to counter the diminishing influence of visible dwellings etc. in terms of naturalness values.
Sense of Place	Generally, the unit reads as a working rural landscape on the very edge or at the entrance (depending on orientation) of the Wakatipu Basin.

Landscape Character Unit	19: Gibbston Highway Flats
Potential landscape issues and constraints associated with additional development	The location of the unit adjacent to a scenic route, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the north associated with Arrow Junction makes the unit vulnerable to development creep. Role of the unit as a 'gateway' to the Wakatipu Basin. Potential for development to read as linear sprawl from the established and legible rural residential 'node' associated with Arrow Junction.
Potential landscape opportunities and benefits associated with additional development	Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Riparian restoration potential.
Environmental characteristics and visual amenity values to be maintained and enhanced	Maintenance of a relatively spacious and, in places, open, working rural landscape character. Open views from SH6 to the Crown Terrace escarpment, the Arrow River margins, Morven Hill and the Remarkables to the south. Impression of the area as a 'green' gateway to the Basin.
Capability to absorb additional development	Very Low.

20: Crown Terrace

Landscape Character Unit	20: Crown Terrace
Landform patterns	Elevated glacial terrace characterised by plateaus interspersed with rolling hummocky hills and includes the lower slopes of the Crown Range.
Vegetation patterns	Scattered exotic shelterbelts/hedgerows, shade trees, pockets of bush and patches of scrub in gullies. Exotic amenity plantings around dwellings in places. Exotic pasture grasses dominate.
Hydrology	Complex network of streams draining westwards across the terrace from the Crown Range to the Arrow River.
Proximity to ONL/ONF	Surrounded by ONL (WB).

Landscape Character Unit	20: Crown Terrace
Character Unit boundaries	North: ONL (WB) toe of mountain range/study area boundary. East: ONL (WB) toe of mountain range/study area boundary. South: ONL (WB) top of escarpment/study area boundary. West: ONL (WB) top of escarpment/study area boundary.
Land use	Predominantly in rural production with loose groupings of rural residential development throughout the unit.
Settlement patterns	Relatively spacious rural residential development loosely grouped throughout the terrace and oriented to take advantage of the panoramic views out over the Wakatipu Basin. Relatively few existing dwellings. Numerous consented but unbuilt platforms evident (33). Rural buildings evident. Typical lots sizes > 20ha.
Proximity to key route	The Crown Range Road passes through the terrace and comprises an important scenic route linking Queenstown to Cardrona and Wanaka. Formalised scenic lookouts at various points.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways in the area.
Infrastructure features	No reticulated sewer or stormwater. Limited reticulated water.
Visibility/prominence	The elevated and relatively flat topography of the unit means that only its western edges are visible from the basin. The reasonably open character and flat to gently rolling landform pattern makes much of the unit highly visible from the Crown Range Road.
Views	Key views relate to the views across the terrace from the Crown Range Road to the Crown Range and wider Wakatipu Basin landscape, and views from the scenic lookouts out over the Wakatipu Basin.
Enclosure/openness	Generally, the unit exhibits a relatively high degree of openness. The Crown Range provides a strong sense of enclosure to the east. The lower-lying large scale basin landscape to the west amplifies the perception of openness.
Complexity	Localised landform (hummocky hills) and vegetation patterns confer a reasonable degree of complexity in places.
Coherence	The legible and largely uncluttered landform patterning, in combination with the predominantly open pastoral character, contributes an impression of coherence. However, minimal interplay between landform and vegetation patterning.

Landscape Character Unit	20: Crown Terrace
Naturalness	A reasonably high degree of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped Crown Range landscape to the east. In the main, (existing) buildings tend to be well integrated by plantings serving to reduce their prominence.
Sense of Place	Generally, the unit displays a working rural landscape character with a reasonably spacious patterning of rural residential development in places. The terrace serves as an important transition between the 'inhabited' Wakatipu Basin landscape and the relatively unmodified 'wilderness' landscape of the Crown Range to the east.
Potential landscape issues and constraints associated with additional development	The relatively open and exposed nature of the unit, in addition to its importance as a scenic route and as a transition between the Wakatipu Basin and the Crown Range, makes it highly sensitive to landscape change.
Potential landscape opportunities and benefits associated with additional development	Riparian restoration potential. Potential integration of walkways/cycleways etc. Larger-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Sense of openness and spaciousness associated with a predominantly pastoral landscape. Dramatic views from the Crown Range Road to the Wakatipu Basin and surrounding mountain setting. Impression of the area as a transition between the inhabited basin landscape and the more 'wild' Crown Range mountain-scape to the east.
Capability to absorb additional development	Very low.

21: Arrow Junction Rural Residential

Landscape Character Unit	21: Arrow Junction Rural Residential
Landform patterns	Alluvial river terrace landform flanking the west and east sides of the Arrow River.
Vegetation patterns	Exotic amenity planting around dwellings.
Hydrology	A tributary of the Arrow River passes through the northern portion of the unit on the west side of the river, and a stream drains from the Crown Terrace to a pond in the portion of the unit located on the east side of the river.

Landscape Character Unit	21: Arrow Junction Rural Residential
Proximity to ONL/ONF	The Arrow River ONF passes through the unit. The eastern portion adjoins the Crown Terrace escarpment ONL (WB).
Character Unit boundaries	North: Cadastral boundary. East: Arrow River and toe of Crown Terrace escarpment. South: landuse / cadastral boundaries. West: cadastral boundaries, SH6, McDonnell Road.
Land use	Rural residential with some rural lifestyle / hobby farming uses evident. Council reserve and DoC land on the eastern side of the river.
Settlement patterns	Generally, a node of relatively intensive rural residential development around the SH6 Arrow River crossing. A limited number of consented but unbuilt platforms on the south west side of the unit (5). Some larger-scaled lots to the north end. Typical lot sizes: predominantly <4ha The Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of Residential Activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.
Proximity to key route	Located on a popular route between Arrowtown and SH6 i.e. McDonnell Road. SH6 passes through the southern portion of the unit.
Heritage features	Three heritage buildings/features identified in PDP.
Recreation features	A council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow River Bridges Ride'.
Infrastructure features	No reticulated sewer or stormwater. Very limited water reticulation.
Visibility/prominence	The unit's location on a key vehicular route and a popular pedestrian, and cycle route suggests a prominent location. However, the extensive vegetation throughout much of the area, in combination with its low-lying and flat topography, limits visibility. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influence of relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	21: Arrow Junction Rural Residential
Views	<p>Within the unit, roadside views tend to be framed and filtered by vegetation. The walkway / cycleway and SH6 river crossing affords highly attractive views of the Arrow River. Towards the edges of the unit, the open character affords longer range views to the surrounding mountain context.</p> <p>With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a distinct 'node' of rural residential development.</p>
Enclosure/openness	Generally, a relatively high degree of enclosure as a consequence of vegetation patterns.
Complexity	A correspondingly high degree of complexity as a consequence of vegetation patterning.
Coherence	Despite the extensive plantings, the varied character of the vegetation in combination with the predominant patterning of smaller lots results in a landscape of limited coherence.
Naturalness	<p>A relatively low degree of naturalness within the unit itself as a consequence of the level of rural residential development.</p> <p>This is partially offset by the very close proximity of the unit to the 'wild' Crown Terrace escarpment and the vegetated margins of the Arrow River.</p>
Sense of Place	Generally, the area reads as an established node of rural residential development focused on the Arrow River crossing.
Potential landscape issues and constraints associated with additional development	<p>Absence of legible edges to the unit to the southwest, southeast and north west.</p> <p>Existing platform and lot arrangement throughout the 'node' around the river crossing, together with vegetation patterns, may constrain additional development.</p> <p>Walkway/cycleway proximity.</p> <p>Scenic route proximity.</p>
Potential landscape opportunities and benefits associated with additional development	<p>Riparian, pond edge restoration potential.</p> <p>Some larger lots to the northern end of the unit suggest the potential for subdivision.</p> <p>Integration of defensible edges with additional subdivision.</p> <p>The relatively visually discreet nature of the area, together with its established rural residential node character, suggest the potential to integrate additional development with minimal impact on the wider basin landscape.</p> <p>Vegetation provides containment in places.</p> <p>Proximity to good roading infrastructure.</p>

Landscape Character Unit	21: Arrow Junction Rural Residential
Environmental characteristics and visual amenity values to be maintained and enhanced	Maintaining a sense of openness in views from SH6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south; and Morven Hill and the flanking moraine 'foothill' landscape to the west and south. Maintaining a sense of openness where there are existing views from SH6 and the walkway/cycleway route to the Arrow River. Integration of buildings via planting. Retention of existing vegetation patterns.
Capability to absorb additional development	High

22: The Hills

Landscape Character Unit	22: The Hills
Landform patterns	Elevated moraine landform with hummocky hills, plateaus, and remnant kettle lakes, with the latter converted to amenity ponds.
Vegetation patterns	Exotic amenity plantings throughout the golf course and around rural residential dwellings. Native plantings around pond, stream, and wetland features. Isolated pockets of bush and woodlot plantings. Extensive roadside plantings to Arrows Lake Hayes Road.
Hydrology	Several streams, ponds, and wetland areas.
Proximity to ONL/ONF	Unit does not adjoin ONL or ONF; however, mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: cadastral boundary. East: McDonnell Road, toe of hummocky hill landform pattern. South: toe of hummocky hill landform pattern, stream pattern. West: Arrows Lake Hayes Road.
Land use	Golf course and rural residential.
Settlement patterns	Scattered dwellings throughout, primarily located around water features. Gated entrances requiring security codes. Typical lot sizes: one large lot of approximately 100ha, several smaller lots. Resort development anticipates change to the existing settlement patterns, including a location specific structure plan and provisions that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.

Landscape Character Unit	22: The Hills
Proximity to key route	Located on Arrowtown Lake Hayes Road which is a popular route between Queenstown and Arrowtown. Also located on McDonnell Road which is a popular route between Arrowtown and SH6 / Arrow Junction.
Heritage features	No heritage buildings/features identified in PDP.
Recreation features	No walkways/cycleways through the unit.
Infrastructure features	Reticulated sewer. No reticulated water or stormwater.
Visibility/prominence	The area is visible from the elevated streets along the western edge of the Arrowtown escarpment. The relatively close proximity and (reasonably) similar elevation means that part of the unit is prominent in the outlook while the hummocky terrain limits visibility to other parts. Roadside plantings limit views from Arrowtown Lake Hayes Road. Eastern edges of the unit are visible from McDonnell Road. The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (including Tobins Track) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.
Views	Key views relate to the view out over the unit from the tracks throughout the ONL to the east (including Tobins Track) and the zig zag lookout. In these views the unit reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown. The outlook from McDonnell Road and the western margins of Arrowtown comprises a relatively attractive, golf course / parkland landscape on the edge of Arrowtown. The recently approved Arrowtown South SHA comprising a distinctly urban three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location). The Arrowtown South Special Zone appears in the foreground of views west from the southern end of Cotter Avenue. From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.
Enclosure/openness	Landform and vegetation create a variable sense of openness and enclosure.
Complexity	Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns.
Coherence	The underlying golf course landscape lends a coherence to the unit.
Naturalness	Generally, a low level of naturalness as a consequence of the distinctly modified character of the golf course setting.
Sense of Place	Generally, the area reads as a distinctly private, highly modified golf course parkland landscape in which rural residential development is an established component. Sensitive located sculpture adds to the aesthetic qualities of the landscape. The unit forms part of the swathe of golf courses that 'contain' the western and southern edges of Arrowtown, effectively functioning as a green belt to the village.

Landscape Character Unit	22: The Hills
Potential landscape issues and constraints associated with additional development	Private golf course suggest limited scope for residential development. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern, vegetation and waterbody features. Prominence of buildings and accessways in views from outside the unit have the potential to undermine: the impression of LCU 22 as a spacious buffer to Arrowtown; and the role of LCU22 as 'breathing space' between the northern Lake Hayes rural residential enclave and Arrowtown.
Potential landscape opportunities and benefits associated with additional development	Relatively visually discreet nature of the location (due to landform and, to a lesser degree, vegetation patterns). Golf course landscape potentially suited to resort development. Landform and vegetation patterning creates potential to integrate well sited buildings into the landscape. Riparian restoration potential. Integration of walkways / cycleways. Close proximity to Arrowtown. Large-scaled lots suggest some potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Locating buildings so that they are visually discreet in views from the local road network, public walkways and the Arrowtown escarpment. Integration of buildings by: locating them in landform hollows; within areas of established plantings; and/or using sympathetic mounding and plantings. Set back of buildings from the ridgeline crests to the eastern edges of the unit.
Capability to absorb additional development	Moderate

23: Millbrook

Landscape Character Unit	23: Millbrook
Landform patterns	The unit predominantly comprises an elevated moraine landform with plateaus, hummocky hills and remnant kettle lakes. The exceptions to this are a band of flat land (effectively part of Malaghans Valley) running along the northern margins., a roche moutonnée (ONF) in the north-eastern quadrant adjacent Malaghans Road and a small flat triangular parcel at the eastern end of the unit.

Landscape Character Unit	23: Millbrook
Vegetation patterns	Extensive exotic amenity planting around buildings and throughout golf course, native riparian and pond edge plantings. Dense evergreen shelterbelt plantings along much of the Malaghans Road frontage. Appreciable stand of native bush in steep-sided gully around Waterfall Park. Generally, manicured lawn and parkland plantings dominate.
Hydrology	Numerous watercourses and amenity ponds.
Proximity to ONL/ONF	Unit includes an ONF (roche moutonnée). Mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: Malaghans Road. East: McDonnell Road, cadastral boundary, Arrowtown Lake Hayes Road. South: Millbrook Special zone boundary. West: Millbrook Special zone boundary.
Land use	Golf course, commercial and rural residential uses dominate. A small area of grazing land around the roche moutonnée.
Settlement patterns	Generally, the area is relatively intensively developed with substantial clusters of two-storey semi-detached and terraced housing units throughout the golf course area, accessed via a complex patterning of semi-rural lanes. Generally, development is set into either a comprehensive parkland setting (Millbrook) or a comprehensive bush setting (Waterfall Park Special Zone – undeveloped). Pockets of more spacious rural residential development in places along Arrowtown Lake Hayes Road. Additional and similarly-scaled development is anticipated throughout the western portion of the Millbrook Special Zone. This area will be flanked by a golf course and landscape protection areas on its ‘exposed’ western margins. Large lot single ownership.
Proximity to key route	Located on Malaghans Road which comprises an important scenic route between Queenstown and Arrowtown. Also located on Arrowtown Lake Hayes Road – a popular route between Queenstown and Arrowtown.
Heritage features	Two heritage buildings/features identified in PDP.
Recreation features	Council walkway/cycleway through Millbrook (forms part of the Queenstown Trail ‘Countryside Ride’). Golf course, restaurant, etc.
Infrastructure features	Reticulated sewer, water and stormwater.

Landscape Character Unit	23: Millbrook
Visibility/prominence	<p>The dense evergreen shelterbelt plantings along Malaghans Road mean that the majority of development within Millbrook is screened from the much of Malaghans Road.</p> <p>The more open character at the eastern end of the unit is such that the eastern portion of Millbrook is visible from the eastern end of Malaghans Road, Arrowtown Lake Hayes Road and the elevated north western margins of Arrowtown. Buildings are however relatively unobtrusive in these views as a consequence of the well-established parkland plantings.</p> <p>The far eastern triangular area is visually connected to Arrowtown.</p> <p>Waterfall Park (unbuilt) obscured from view by landform and vegetation patterns.</p> <p>The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
Views	<p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlooks from Arrowtown Lake Hayes Road and the north-western margins of Arrowtown which comprise a relatively attractive, golf course / parkland landscape on the edge of Arrowtown.</p> <p>The unit affords attractive long-range views to the surrounding ONL mountain setting.</p> <p>The containment of vegetation and localised hummocks means that a relatively limited number of dwellings are visible from the surrounding area (excepting areas at high elevation).</p>
Enclosure/openness	A variable sense of enclosure and openness deriving primarily from vegetation patterns.
Complexity	Generally, a relatively complex unit as a consequence of the landform and vegetation patterns, together with the dense arrangement of buildings.
Coherence	The relatively consistent planting treatment and architectural forms lend a reasonably strong degree of coherence to the Millbrook development. The varying planting and architectural styles associated with the handful of rural residential lots on Arrowtown Lake Hayes Road means that these parts of the unit display a reduced perception of coherence.
Naturalness	The unit displays a low level of naturalness as a consequence of the level of existing and anticipated development.
Sense of Place	<p>Generally, the unit reads as an intensively-developed attractive urban settlement set within a parkland landscape.</p> <p>The area also forms part of the swathe of golf courses that frame the western and southern edges of Arrowtown and effectively function as a greenbelt to the village.</p> <p>The far eastern triangle comprises a discrete flat area that contrasts with the more rolling golf course/parkland landscape to the west and south (LCU 22) and associates more closely with the adjacent urban area of Arrowtown.</p>

Landscape Character Unit	23: Millbrook
Potential landscape issues and constraints associated with additional development	Existing density of development and the issue of absorbing additional development without compromising existing (urban) parkland feel. Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas. Private golf course and previous (recent) resource consent processes suggests limited further capability for development.
Potential landscape opportunities and benefits associated with additional development	Relatively visually discreet nature of the location (due to landform and vegetation patterns). Close proximity to Arrowtown. Urban infrastructure. Large-scaled lots suggest potential for subdivision.
Environmental characteristics and visual amenity values to be maintained and enhanced	Attractive urban parkland character. Landscape coherence.
Capability to absorb additional development	Moderate: majority of unit High: triangular area at far eastern end of the unit

24: Arrowtown South

Landscape Character Unit	24: Arrowtown South
Landform patterns	The unit encompasses the flat to gently rolling land on the south side of Arrowtown and includes the steep escarpment that currently defines the south western edge of the village.
Vegetation patterns	Extensive exotic amenity planting around buildings and throughout the public golf course. A mix of native and weeds species along watercourses. Native and amenity pond edge plantings (in golf course) Scrub and weeds throughout escarpment. Extensive amenity plantings anticipated throughout the Arrowtown Lifestyle Retirement Village SHA (unbuilt).
Hydrology	A watercourse (running roughly parallel with McDonnell Road) and amenity ponds.
Proximity to ONL/ONF	Unit adjoins ONL (WB) along east boundary. Mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: Arrowtown Urban Growth Limit. East: ONL/study area boundary. South: cadastral boundaries. West: McDonnell Road, toe of hummocky hill landform pattern.

Landscape Character Unit	24: Arrowtown South
Land use	Golf course, rural residential (Arrowtown South Structure Plan) and retirement village (Arrowtown Lifestyle Retirement Village SHA) uses dominate. Open grazing land is required along the McDonnell Road frontage of the Arrowtown South Structure Plan area.
Settlement patterns	The Arrowtown South Special Zone anticipates a reasonably spacious patterning of rural residential development together with extensive riparian and escarpment restoration, pastoral areas and a landscape framework throughout the south western edges of Arrowtown to create an attractive edge to the settlement in conjunction with the adjacent golf courses and roads. The Arrowtown Lifestyle Retirement Village SHA anticipates an urban patterning of buildings ranging from one storey units along the McDonnell Road edge to three storey buildings in the central western margins of the area. Typical lot sizes: <ul style="list-style-type: none"> • Predominantly 4-10ha. • Some larger lots 10-20ha. The Arrowtown Lifestyle Retirement Village will have implications for future settlement patterns for the land around it south and west of McDonnell Road.
Proximity to key route	Located on Centennial Avenue and Mc Donnell Road, both of which comprise a popular routes between Arrowtown and SH6 / Arrow Junction.
Heritage features	Four heritage buildings/features identified in PDP.
Recreation features	No Council walkways/cycleways through the unit.
Infrastructure features	Reticulated sewer in part. No reticulated water and stormwater although it is expected that the Arrowtown Lifestyle Retirement Village SHA will be fully serviced.
Visibility/prominence	The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity means that the unit is prominent in the outlook. The unit is also visible from McDonnell Road and Centennial Avenue. Like The Hills, the unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.

Landscape Character Unit	24: Arrowtown South
Views	<p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlooks from McDonnell Road, Centennial Avenue and the western margins of Arrowtown comprise a golf course and rural residential landscape on the edge of Arrowtown. The relatively wild and unkempt escarpment forms a prominent element in views from McDonnell Road. The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location).</p> <p>From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.</p>
Enclosure/openness	<p>A variable sense of enclosure and openness deriving primarily from localised landform and vegetation patterns. The escarpment to the north east of the unit and the hummocky landform of The Hills to the south west provide containment to the McDonnell Road portion of the unit.</p>
Complexity	<p>Generally, a relatively complex unit as a consequence of the landform and vegetation patterns (golf course area), together with the dense arrangement of buildings (SHA area).</p>
Coherence	<p>A limited perception of coherence as a consequence of the varying landform and vegetation patterns and the somewhat anomalous urban character of development associated with the approved SHA located at some distance from the legible village edge (i.e. the escarpment).</p>
Naturalness	<p>The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the golf course patterning. The relatively wild and unkempt character of the escarpment counters this to a limited degree.</p>
Sense of Place	<p>Generally, the unit reads as part of the swathe of golf courses and rural residential development that frame the western and southern edges of Arrowtown and effectively function as a 'greenbelt' to the village.</p> <p>However, this 'greenbelt' effect, together with the legibility of the escarpment as a robust defensible edge to Arrowtown has been significantly compromised by the Arrowtown Lifestyle Retirement Village SHA which confers a distinctly urban character in a prominent and sizeable part of the unit.</p>
Potential landscape issues and constraints associated with additional development	<p>Extent to which the unit can continue to operate as a 'greenbelt' to Arrowtown.</p> <p>Role of the escarpment as an edge to the village.</p> <p>Ensuring urban residential development is constrained within defensible boundaries and does not sprawl westwards and southwards in an uncontrolled manner into the existing, 'more rural' areas.</p> <p>Public golf course facility.</p>

Landscape Character Unit	24: Arrowtown South
Potential landscape opportunities and benefits associated with additional development	<p>Golf course landscape potentially suited to accommodating a reasonably high level of development (e.g. Millbrook).</p> <p>Close proximity to Arrowtown.</p> <p>Close proximity to urban infrastructure.</p> <p>Large-scaled lots suggest potential for subdivision.</p> <p>Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development.</p> <p>Potential for integration of walkways/cycleways.</p> <p>Riparian restoration potential.</p> <p>Easy topography.</p>
Environmental characteristics and visual amenity values to be maintained and enhanced	<p>Views from McDonnell Road and Centennial Avenue to the surrounding mountain/river context.</p> <p>Reinforcing/ re-establishing a robust and defensible edge to Arrowtown.</p>
Capability to absorb additional development	High

27 Subdivision and Development

27.1 Purpose

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation.

All subdivision requires resource consent unless specified as a permitted activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the appropriate management of natural hazards are underpinned by a shared objective to create healthy, attractive and safe places.

Good subdivision can help to create neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.

Good subdivision design will be encouraged by the use of the QLDC Subdivision Design Guidelines 2015. The QLDC Subdivision Design Guidelines includes subdivision and urban design principles and outcomes that give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals in urban areas. Proposals at odds with this document are not likely to be consistent with the policies of the Subdivision and Strategic Directions chapters, and therefore, may not achieve the purpose of the Act. Some aspects of the Subdivision Design Guidelines may be relevant to rural subdivisions.

The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.

The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should also be referred to by subdivision consent applicants.

The subdivision chapter is the primary method to ensure that the District's neighbourhoods are quality environments that take into account the character of local places and communities.

27.2 Objectives and Policies – District Wide

27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

Policies

27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.

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- 27.2.1.4** Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:
- a. desirable urban design outcomes;
 - b. greater efficiency in the development and use of the land resource;
 - c. affordable or community housing.
- 27.2.1.5** Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.
- 27.2.1.6** Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.
- 27.2.1.7** Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.
- 27.2.2** **Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.**

Policies

- 27.2.2.1** Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.
- 27.2.2.2** Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.
- 27.2.2.3** Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.
- 27.2.2.4** Urban subdivision shall seek to provide for good and integrated connections and accessibility to:
- a. existing and planned areas of employment;
 - b. community facilities;
 - c. services;
 - d. trails;
 - e. public transport; and
 - f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.
- 27.2.2.5** Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

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- 27.2.2.6** Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.
- 27.2.2.7** Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.
- 27.2.2.8** Manage subdivision near to electricity distribution lines to facilitate good amenity and urban design outcomes, while avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.
- 27.2.2.8A** Manage subdivision within the National Grid Subdivision Corridor to avoid reverse sensitivity effects on the National Grid and facilitate good amenity and design outcomes, to the extent reasonably possible, and to ensure that the operation, maintenance, upgrading and development of the National Grid is not compromised.

27.2.3 Objective - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.

Policies

- 27.2.3.1** Accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7.
- 27.2.3.2** While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:
- a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
 - b. where possible, locate lots so that they over-look and front road and open spaces;
 - c. avoid the creation of multiple rear sites, except where avoidance is not practicable;
 - d. where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;
 - e. identify and create opportunities for connections to services and facilities in the neighbourhood.

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Policies

- 27.2.4.1** Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.
- 27.2.4.2** Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.

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27.2.4.3 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.

27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:

- a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
- b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.

27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.

Policies

Transport, Access and Roads

27.2.5.1 Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.

For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.

27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

27.2.5.3 Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.

27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:

- a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;
- b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;
- c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;
- d. the provision and vesting of corner splays or rounding at road intersections;
- e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;

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- f. the provision of appropriate tree planting within roads in urban areas;
- g. any requirements for widening, formation or upgrading of existing roads;
- h. any provisions relating to access for future subdivision on adjoining land;
- i. the provision and location of public transport routes and bus shelters in urban areas.

Water supply, stormwater, wastewater

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.

27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:

- a. the availability, quantity, quality and security of the supply of water to the lots being created;
- b. water supplies for fire fighting purposes;
- c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
- d. any initiatives proposed to reduce water demand and water use.

Stormwater

27.2.5.11 Ensure appropriate stormwater design and management by having regard to:

- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- b. the capacity of existing and proposed stormwater systems;
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- d. the location, scale and construction of stormwater infrastructure;
- e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance

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water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.

- 27.2.5.12** Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.

Wastewater

- 27.2.5.13** Treat and dispose of sewage in a manner that:
- a. maintain public health;
 - b. avoids adverse effects on the environment in the first instance; and
 - c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.
- 27.2.5.14** Ensure appropriate sewage treatment and disposal by having regard to:
- a. the method of sewage treatment and disposal;
 - b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
 - c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.
- 27.2.5.15** Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

- 27.2.5.16** Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:
- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
 - b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;
 - c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

- 27.2.5.17** Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 27.2.5.18** Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

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27.2.6 Objective - Esplanades created where opportunities arise.

Policies

27.2.6.1 Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:

- a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
- b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
- c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
- d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;
- e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

27.2.6.2 Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.

27.2.7 Objective - Boundary adjustments, cross-lease and unit title subdivision are provided for.

Policies

27.2.7.1 Enable cross-lease and unit title subdivision of existing units in urban areas without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.

27.2.7.2 Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- a. the location of the proposed boundaries;
- b. in rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
- c. boundary treatment;
- d. the location and terms of existing or proposed easements or other arrangements for access and services.

27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

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Peninsula Bay

27.3.1 Objective - Ensure effective public access is provided throughout the Peninsula Bay land.

Policies

27.3.1.1 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.

27.3.1.2 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality, recreational resource, with excellent linkages, and opportunities for different community groups.

Kirimoko

27.3.2 Objective - A liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.

Policies

27.3.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.

27.3.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.

27.3.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies and that visually sensitive areas such as the spurs are left undeveloped.

27.3.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.

27.3.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

27.3.2.6 Provide for road and walkway linkages to neighbouring developments.

27.3.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.

27.3.2.8 Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.

27.3.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.

27.3.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

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Large Lot Residential A Zone between Studholme Road and Meadowstone Drive.

27.3.3 Objective - Landscape and amenity values of the zone's low density character and transition with rural areas be recognised and protected.

Policies

27.3.3.1 Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wānaka settlement.

27.3.3.2 Subdivision and development within land located on the northern side of Studholme Road shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.

Bob's Cove Rural Residential Zone (excluding sub-zone)

27.3.4 Objective - The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.

Policies

27.3.4.1 In order to maintain the rural character of the zone, any required street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky.

Wyuna Station Rural Lifestyle Zone

27.3.5 Objective - Provision for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Settlement.

Policies

27.3.5.1 Prohibit or defer development of the zone until such a time that:

- a. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the settlement and proposed zone. This may include the provision of land within the zone for such purpose; or
- b. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the settlement and proposed zone; or
- c. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

27.3.6 Objective - Subject to Objective 27.3.5, rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Settlement, Oban Street and the Glenorchy-Paradise Road.

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Policies

- 27.3.6.1** The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Settlement, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:
- a. prohibiting development over the sensitive areas of the zone via building restriction areas;
 - b. appropriately locating buildings within the zone, including restrictions on future building bulk;
 - c. using excavation of the eastern part of the terrace to form appropriate building platforms;
 - d. using naturalistic mounding of the western part of the terrace to assist visual screening of development;
 - e. using native vegetation to assist visual screening of development;
 - f. the maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.
- 27.3.6.2** Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:
- a. methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;
 - b. methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
 - c. a programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

Jacks Point Zone

27.3.7 Objective - Subdivision occurs consistent with the Jacks Point Structure Plan.

Policies

- 27.3.7.1** Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.
- 27.3.7.2** Within the R(HD) Activity Areas, subdivision design shall provide for the following matters:
- a. the development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area;
 - b. mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu;
 - c. road and street designs;
 - d. the location and suitability of proposed open spaces;

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- e. commitments to remove wilding trees.

27.3.7.3 Within the R(HD-SH) Activity Areas, minimise the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.

27.3.7.4 Within the R(HD) Activity Area, in the consideration of the creation of sites sized less than 550m², particular regard shall be given to the following matters and whether they should be given effect to by imposing appropriate legal mechanism of controls over:

- a. building setbacks from boundaries;
- b. location and heights of garages and other accessory buildings;
- c. height limitations for parts of buildings, including recession plane requirements;
- d. window locations;
- e. building coverage;
- f. roadside fence heights.

27.3.7.5 Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, implement measures to provide for the establishment and management of open space, including native vegetation.

27.3.7.6 Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).

27.3.7.7 In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:

- a. such sites are to be configured:
 - i. with good street frontage;
 - ii. to enable sunlight to existing and future residential units;
 - iii. to achieve an appropriate level of privacy between homes;
- b. parking, access and landscaping are to be configured in a manner which:
 - i. minimises the dominance of driveways at the street edge;
 - ii. provides for efficient use of the land;
 - iii. maximises pedestrian and vehicular safety; and.
 - iv. addresses nuisance effects such as from vehicle lights.
- c. subdivision design should ensure:
 - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- d. consideration is to be given as to whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.

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- 27.3.7.8** Ensure that any subdivision of land containing Homesite Activity Areas HS38 - HS56, including the area of intervening OSL or OSG, maintains or enhances the indigenous biodiversity and ecological values, landscape character and visual amenity values of these Homesite Activity Areas and this part of the Tablelands Landscape Protection Area, through the preparation and implementation of a comprehensive Vegetation Management Strategy.

Waterfall Park

- 27.3.8** **Objective – Subdivision that provides for a range of visitor, residential and recreational facilities, sympathetic to the natural setting and has regard to location specific opportunities and constraints identified within the Waterfall Park Structure Plan.**

Policies

- 27.3.8.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Section 27.13.

Millbrook

- 27.3.9** **Objective – Subdivision that provides for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.**

Policies

- 27.3.9.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Section 27.13.

Coneburn Industrial

- 27.3.10** **Objective - Subdivision that creates opportunities for industrial activities and Service activities to occur.**

Policies

- 27.3.10.1** Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.

- 27.3.10.2** Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan located in Section 27.13) to:

- a. visually screen development using the planting of native species;
- b. retain existing native garden species unless they are wilding;
- c. give effect to the Ecological Management Plan required by Rule 44.5.2 so its implementation occurs at the rate of development within the Zone.

- 27.3.10.3** Ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.

- 27.3.10.4** At the time of subdivision ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of the site.

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- 27.3.10.5** Ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.
- 27.3.10.6** Ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed, and maintained if development cannot connect to Council services.
- 27.3.10.7** Require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

West Meadows Drive

- 27.3.11** **Objective - The integration of road connections between West Meadows Drive and Meadowstone Drive.**

Policies

- 27.3.11.1** Enable subdivision at the western end of West Meadows Drive which has a roading layout that is consistent with the West Meadows Drive Structure Plan.
- 27.3.11.2** Enable variances to the West Meadows Drive Structure Plan on the basis that the roading layout results in the western end of West Meadows Drive being extended to connect with the roading network and results in West Meadows Drive becoming a through-road.

Frankton North

- 27.3.12** **Objective - High quality urban subdivision and development of the land on the northern side of State Highway 6 at Frankton, that is planned around, and integrated with, a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.**

Policies

- 27.3.12.1** Ensure subdivision and development at Frankton North 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.
- 27.3.12.2** Ensure safe transport connections by:
 - (i) avoiding any new access to State Highway 6;
 - (ii) limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout. Hansen Road and Ferry Hill Drive;
 - (iii) providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;
 - (iv) providing access to the primary road connection from all sites within Frankton North; and
 - (v) providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.
- 27.3.12.3** Ensure subdivision and development at Frankton North provides, or has access to, a safe walking and cycling environment, including by providing internal pedestrian and cycle access and a dedicated pedestrian and cycle path along the State Highway 6 corridor (as

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shown on the Frankton North Structure Plan (Schedule 27 .13.9) that integrates with, and links to, the public transport network and the surrounding pedestrian and cycle network, including on the southern side of State Highway 6.

27.3.12.4 Encourage low impact stormwater design that utilises on-site treatment and storage I dispersal approaches.

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

Criffel Station Rural Lifestyle Zone (upper terrace)

27.3.13 Objective - Subdivision achieves an integrated landscape strategy for the collective rural lifestyle developments enabled by the Zone.

27.3.13.1 Require a collective landscape strategy for development of the Criffel Station Rural Lifestyle Zone (upper terrace) which:

- a. Achieves consistency with the Structure Plan in 27.13.7 by maintaining the land within Building Restriction Area 1 in an open pastoral state, free of shelterbelts, woodlot planting or other amenity tree planting, and within Building Restriction Area 2 the enhancement of indigenous biodiversity values;
- b. Ensures buildings are integrated into the landscape;
- c. Avoids reinforcing individual lot boundaries in order to achieve a seamless transition between the domestic curtilage of the rural living allotments and the pastoral terrace of Building Restriction Area 1; and
- d. Avoids any built form within Building Restriction Area 1 and Building Restriction Area 2.

27.3.13.2 Ensure subdivision of the Criffel Station Rural Lifestyle Zone (upper terrace) maintains and enhances the indigenous vegetation and ecosystems within the gully and escarpment area identified as Building Restriction Area 2 in Structure Plan 27.13.7 and suitably and comprehensively maintains these areas into the future. As a minimum, this shall include:

- a. Planting of indigenous vegetation within the gully area at a coverage of 30%;
- b. Methods to exclude and suitably manage weeds and pests in order to foster growth of indigenous vegetation on an ongoing basis;
- c. a programme or list of maintenance work to be carried out on a year to year basis in order to achieve the goals set out above.

Luggate Park

27.3.14 Objective - Subdivision provides for residential development while appropriately managing the transition from rural to urban zones.

Policies

27.3.14.1 Minimise the visual effects of urban subdivision and development on the upper plateau when approaching Luggate settlement from the east as viewed along State Highway 6 through:

- a. mounding that integrates with the existing eastern facing slope; and

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- b. provision of groups of trees and shrubs that reinforce the natural appearance of the mound, and filter and screen views to buildings from State Highway 6.

27.3.14.2 Provision for amenity planting, stormwater management, walkway and cycleway along the southern boundary adjoining State Highway 6 along the lower plateau.

Large Lot Residential B Zone at Mt Iron West

27.3.15 Objective - Subdivision and residential development within the Large Lot Residential B Zone at Mt Iron West provides for a sensitive transition from urban to the Rural Zoned Mt Iron Outstanding Natural feature.

27.3.15.1 Minimise the landscape effects of urban subdivision and development adjacent to Mt Iron through:

- a. avoiding buildings within the Building Restriction Area as identified on the District Plan web mapping application;
- b. restricting the height of buildings to 6 metres and coverage of buildings within each allotment to 500m²;
- c. restricting residential activity to not more than four allotments; and
- d. retention of existing indigenous vegetation that contributes to Mt Iron's landscape values.

27.3.15.2 Encourage opportunities to enhance indigenous biodiversity including through retention of existing indigenous vegetation or habitat of indigenous fauna that contributes to the maintenance of indigenous biodiversity.

Gibbston Valley Resort Zone

27.3.16 Objective – Subdivision that provides for visitor accommodation, viticulture, horticulture, commercial, tourism and limited residential activities developed in an integrated and planned manner with particular regard to the maintenance and enhancement of landscape, ecological values, soil values, productive land use and economic sustainability.

Policies

27.3.16.1 Enable subdivision that provides for integrated and planned development in general accordance with the Gibbston Valley Resort Structure Plan located in Section 27.13.10.

Alpine Meadows

27.3.17 Objective – The integration of road, walkway and cycleway connections between Alpine Meadows and adjacent land.

Policies

27.3.17.1 Provide for roading connections within the Alpine Meadows site and land to the north and east as shown in the Structure Plan in 27.13.11.

27.3.17.2 Provide for a walkway and cycleway along the frontage with Orchard Road to facilitate walking and cycling out of the Orchard Road carriageway, and to connect with walking and cycling access to the east.

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Three Parks Wānaka (defined by the extent of the Three Parks Structure Plan – 27.13.12)

27.3.18 Objective –Subdivision of Three Parks Wānaka is consistent with the Three Parks Structure Plan and achieves integrated development.

Policies

27.3.18.1 Ensure the provision of open spaces that are suitable for the whole community and that are located in safe and accessible areas.

27.3.18.2 Protect the character and amenity of the entrance to Wānaka through a Building Restriction Area along SH84.

27.3.18.3 Require integration of the Building Restriction Areas for developments within the High Density Residential Zone in Three Parks Wānaka and require high quality landscaping as part of development.

27.3.18.4 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

27.3.18.5 Require the Three Parks Commercial Zone to include a public square that is greater than 900m².

27.3.18.6 Recognise that relocation of fixed or collector roads may significantly affect the integrity of the Three Parks Structure Plan and any relocation should be restricted to;

- a. no greater than 20m for any fixed road shown on the Three Parks Structure Plan; and
- b. no more than 50m from any collector road location shown on the Three Parks Structure Plan.

27.3.18.7 Encourage subdivision design to ensure that sites front the road and restrict the creation of rear sites as follows;

- a. no rear sites within a Medium Density Residential Zone contained within the Three Parks Structure Plan; and
- b. no greater than 10% rear sites within all other zones within the Three Parks Structure Plan.

27.3.18.8 Limit the impact of vehicle traffic entering and exiting Ballantyne Road by encouraging consolidation and sharing of vehicle crossings into the Three Parks Business Zone land to the northwest of Sir Tim Wallis Drive.

General Industrial and Service Zone

27.3.19 Objective - Subdivision within the General Industrial and Service Zone enables the establishment, operation and long term viability of Industrial and Service activities which cannot locate elsewhere in this District, including those Industrial and Service activities which require larger buildings and more space for the purpose of vehicle manoeuvring and loading.

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Policies

- 27.3.19.1** Enable subdivision and development within the General Industrial and Service Zone that provides for the establishment, operation and long term viability of Industrial and Service activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.
- 27.3.19.2** Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial and Service Zone where there is a demonstrated need for Industrial and Service activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.
- 27.3.19.3** Ensure any new subdivision provides adequate road access, loading and manoeuvring suitable for the activities anticipated to establish within the lots.
- 27.3.19.4** Ensure any new subdivision integrates well with current and future transport networks, including roads and public and active transport systems by managing the functional layout and arrangement of lots and their access.
- 27.3.19.5** Ensure subdivision only occurs where the necessary infrastructure exists to service the lots.
- 27.3.19.6** Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial and Service Zone to provide for the long term establishment, operation and long term viability of Industrial and Service Activities.

Connell Terrace Structure Plan

- 27.3.19.7** Ensure subdivision is consistent with the Connell Terrace Structure Plan by requiring;
- landscaping and on-going maintenance of the Building Line Restriction Area shown on the Connell Terrace Structure Plan; and
 - a roading layout that is consistent with the Connell Terrace Structure Plan.

Ballantyne Road Structure Plan

- 27.3.19.8** Ensure subdivision is consistent with the Ballantyne Road Structure Plan by requiring;
- landscaping and on-going maintenance of the Building Line Restriction Area shown in the Ballantyne Road Structure Plan; and
 - a roading layout that is consistent with the Ballantyne Road Structure Plan.

Kawarau Heights

- 27.3.20** **Objective - A high quality residential development that conforms to a structure plan, provides for a range of housing densities and which integrates with the surrounding landscape, urban areas and transport network.**

Policies

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- 27.3.20.1** Require subdivision and development to be in accordance with the structure plan located within Section 27.13.15.
- 27.3.20.2** Provide for subdivision and development that:
- a. is consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020, particularly where a range of densities would result in a diversity of housing;
 - b. safely integrates with the surrounding urban environment and transport network through both active and non-active transport modes.
- 27.3.20.3** Ensure that the values of the adjacent Rural Zone Outstanding Natural Landscape are protected by locating development in accordance with the Structure Plan in Section 27.13.15, including by avoiding buildings within the building restriction areas.
- 27.3.20.4** Maintain the landscape character and integrity of the escarpments within and directly adjacent to Kawarau Heights, by:
- a. avoiding buildings on the escarpments, and setting buildings back from the edges of those escarpments and terrace edges as identified by building restriction areas;
 - b. ensuring any earthworks and mounding are sensitively designed and undertaken to integrate with existing topography;
 - c. ensuring that any planting on the escarpments and escarpment edges effectively filters and screens views of urban development, in particular as viewed from the adjacent Shotover Country and Lakes Hayes Estate urban areas, and the Kawarau River floodplains.
- 27.3.20.5** Recognise the limitations of the existing roading network by restricting subdivision and development to 55 residential allotments until the State Highway 6 and Howards Drive intersection is upgraded to a roundabout or another intersection design.

Hills Resort Zone

27.3.21 Objective – Subdivision that provides for visitor accommodation, residential and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.

Policies

- 27.3.21.1** Enable subdivision which provides for development that is located in accordance with the Hills Resort Zone Structure Plan within Section 27.13.
- 27.3.21.2** Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 27.3.21.3** Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

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- 27.3.21.4** Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

Hogans Gully Resort Zone

- 27.3.22** **Objective – Subdivision consistent with the Hogans Gully Resort Zone Structure Plan that provides for golf related commercial recreation and commercial activities, visitor accommodation and residential activities, and requires appropriate ecological management and indigenous revegetation.**

Policies

- 27.3.22.1** Enable subdivision that provides for development located in accordance with the Hogans Gully Resort Zone Structure Plan within Section 27.13.
- 27.3.22.2** Require the adoption and implementation of ecological management and indigenous revegetation as part of the subdivision process.
- 27.3.22.3** Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 27.3.22.4** Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Zone.
- 27.3.22.5** Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone.

Orchard Road and Riverbank Road Wanaka Lower Density Suburban Residential Zone

- 27.3.23** **Objective – Subdivision of the Lower Density Suburban Residential Zone on the north west side of Riverbank Road has integrated internal roading connections and pedestrian and cycle access along and adjacent to Orchard Road and Riverbank Road.**

Policies

- 27.3.23.1** Ensure subdivision and development is undertaken in accordance with the Riverbank Road Structure Plan (Schedule 27.13.18) to provide integration and connection of internal roading connections between those properties identified on the Riverbank Road Structure Plan, and provision of access onto Orchard Road and Riverbank Road.
- 27.3.23.2** Ensure subdivision and development provides for a safe walking and cycle environment adjacent to and within Orchard Road and Riverbank Road.

Lake Hāwea South Structure Plan (Schedule 27.13.19)

All references to the Structure Plan are to the Lake Hāwea South Structure Plan

- 27.3.24** **Objective – A high quality urban environment on the land on the southern side of Cemetery Road Hāwea, that is planned around, and integrated with infrastructure, a water race, key road connections, the existing township and a strong and well defined urban edge to the southern extent of Lake Hāwea Township.**

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Policies

- 27.3.24.1** Ensure subdivision and development is undertaken in accordance with the Structure Plan to provide integration and coordination of access to the separately owned properties within the Structure Plan area, the existing township and the wider road network.
- 27.3.24.2** Ensure integrated and safe transport connections by providing for key road connections as shown on the Structure Plan and limiting additional access from Domain Road and Cemetery Road.
- 27.3.24.3** Ensure subdivision and development provides:
- a. Building Restriction Areas along the boundaries of the Structure Plan area to:
 - i. create and maintain a legible and strong urban edge along the western boundary defined by Domain Road, the southern extent, and the eastern boundary of the Structure Plan and urban environment;
 - ii. visually integrate urban development with the surrounding rural environment located to the west, south and east of the Structure Plan area;
 - iii. provide walking and cycling access;
 - iv. mitigate the effects of urban development on the surrounding Rural Zone Rural Character Landscapes, primarily through planting and sympathetic mounding within the Building Restriction Areas that results in a planted buffer that filters views of built development from the surrounding rural landscape; and
 - v. vesting of these areas as reserves, except where located on roads.
 - b. Building Restriction Area over the water race to:
 - i. provide for walking and cycling connections through the Structure Plan area and access to reserves; and
 - ii. provide visual amenity and a greenbelt through the Structure Plan area which enhances biodiversity and provides non-road based connections.
 - c. Recreation Reserves to:
 - i. provide a range of recreational opportunities, including a Community Park (Sportsground) with a minimum area of 2.0ha, a park for village centre activities, and two Local Parks;
 - ii. have a primary function as a recreation reserve, with the potential to provide a dual stormwater use, only were the primary function of the reserves for recreation as provided for in (i) above is not compromised; while
 - iii. enabling flexibility of the final location and shape of each reserve so each can be integrated within the detailed subdivision design that encompasses the identified reserve, except the market square which has a fixed location and dimensions.

Staging

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- 27.3.24.4** Ensure subdivision and development of the Lower Density Suburban Residential Zone is undertaken in a north to southward direction to:
- a. Provide for an urban form and development pattern that is coherent and avoids a sense of sprawl and ad hoc development as a result of areas of land left undeveloped amidst developed areas;
 - b. Integrate with the provision of infrastructure and formation of the walkway connections;
 - c. Provide for public access along the water race, and the market square reserve in the Local Shopping Centre Zone shown on the Structure Plan, to be formed as part of the first stage of subdivision to provide opportunity for community facilities; and
 - d. Form the 2ha Community Park (Sportsground) reserve, and the entire perimeter Building Restriction Area within Area A, as part of any application resulting in 500 residential lots or greater within Area A, to provide for community facilities, open space and recreation.
- 27.3.24.5** Ensure subdivision and development of the Local Shopping Centre Zone is undertaken firstly along Longview Drive, then outwards towards and including the strip along Cemetery Road, to support an initial focus of development around Longview Drive.
- 27.3.24.6** Recognise the limitations of the existing roading network by restricting all subdivision and development on the southern side of Cemetery Road within the Structure Plan area to 990 residential allotments until the Cemetery Road and Doman Road intersection is upgraded to a roundabout.

Wastewater

- 27.3.24.7** Ensure all new lots are provided with connections to Council owned and operated reticulated wastewater treatment and disposal systems.

Wharehuanui Hills East Structure Plan (Schedule 27.13.20)

- 27.3.25** Objective – Subdivision and development within the Wharehuanui Hills East Structure Plan area that provides for rural living while:

(a) maintaining or enhancing landscape character and visual amenity values;

(b) improving water quality in the Lake Hayes catchment; and

(c) ensuring effective visual containment and visual separation from Millbrook Resort and properties beyond the southern boundary of the site.

Policies

- 27.3.25.1** Require that subdivision and development is in accordance with the Wharehuanui Hills East Structure Plan, to:

(a) maintain or enhance the landscape character and visual amenity values of the Precinct and neighbouring areas;

(b) maintain the predominant rural landscape character when viewed from:

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- Malaghans Road and the cricket pavilion car park;
- Feehly Hill excluding those parts that are not public places;
- Coronet Peak Road at Coronet Base Station;
- Hogans Gully Road;
- Tobins Track excluding any parts that are not public places; and

27.3.25.2 Require that landscape planting and water quality improvement planting and restoration required within the Structure Plan area is established prior to construction of residential units and is maintained to ensure their long-term effectiveness in contributing to the landscape and visual amenity values and water quality improvements of the Structure Plan area and surrounding areas.

27.3.25.3 Require that vehicle access is through the existing Millbrook street network (via Ishii Lane and Dalesman Lane) and that all water supply and wastewater disposal connects to established reticulated systems.

27.3.25.4 Require a Water Quality Management Plan be prepared and implemented that ensures development contributes to the improvement of water quality in the Lake Hayes catchment by:

(a) revegetating, rehabilitating, and protecting the Water Quality Conservation Areas mapped within the Structure Plan area, and their margins; and

(b) preventing any stock access to the water bodies and Water Quality Conservation Areas.

27.3.25.5 Require that the Shared Open Spaces identified on the Structure Plan are managed in a consistent and integrated manner in perpetuity to maintain rural amenity and character.

27.3.25.6 Ensure that accessway lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky.

27.3.25.7 Ensure that accessways, landscaping, fencing and boundary treatments maintain rural landscape character and amenity.

27.3.25.8 Ensure effective visual containment and visual separation from Millbrook Resort and properties beyond the southern boundary of the site.

27.4 Other Provisions and Rules

27.4.1 District Wide

The rules of the zone the proposed subdivision is located within are applicable. 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	28 Natural Hazards
29 Transport	30 Energy and Utilities	31 Signs

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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		

27.4.2 Earthworks associated with subdivision

27.4.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except Rule 25.2 maximum total volume, Rule 25.5.15 cut, Rule 25.5.16 fill and Rule 25.5.21 Cleanfill transported by roads) and shall be assessed against the matters of discretion and assessment matters in Chapter 25.

27.4.3 Natural Hazards

27.4.3.1 The Natural Hazards Chapter of the District Plan sets a policy framework to address land uses and natural hazards throughout the District. All subdivision is able to be assessed against a natural hazard through the provisions of section 106 of the RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

27.5 Rules - Subdivision

27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

Where an activity falls within more than one rule, unless stated otherwise, its status shall be determined by the most restrictive rule.

	Boundary Adjustments	Activity Status
27.5.2	<p>An adjustment to existing cross-lease or unit title due to:</p> <ul style="list-style-type: none"> a. an alteration to the size of the lot by alterations to the building outline; b. the conversion from cross-lease to unit title; or c. the addition or relocation of an accessory building; d. providing the activity complies with all other provisions of the District Plan or has obtained a land use consent. <p>Advice Note:</p> <p>In order to undertake such a subdivision a certificate of compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).</p>	P

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	Boundary Adjustments	Activity Status
27.5.3	<p>For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <ul style="list-style-type: none"> a. in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location; b. no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones; c. no additional separately saleable lots are created; d. the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and e. lots must be immediately adjoining each other. <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the location of the proposed boundaries; b. boundary treatment; c. easements for existing and proposed access and services. 	C
27.5.4	<p>For boundary adjustments that either:</p> <ul style="list-style-type: none"> a. involve any site that contains a heritage or any other protected item identified on the District Plan web mapping application; or b. are within the urban growth boundary of Arrowtown; <p>where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <ul style="list-style-type: none"> a. no additional separately saleable lots are created; b. the areas of the resultant lots comply with the minimum lot size requirement for the zone; c. lots must be immediately adjoining each other; <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the impact on the heritage values of the protected item; b. the maintenance of the historic character of the Arrowtown Residential Historic Management Zone; c. the location of the proposed boundaries; 	RD

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	Boundary Adjustments	Activity Status
	<p>d. boundary treatment;</p> <p>e. easements for access and services.</p>	

	Unit Title or Leasehold Subdivision	Activity Status
27.5.5	<p>Where land use consent is approved for a multi unit commercial, residential, or visitor accommodation development, or Ski Area Sub-Zone Accommodation or retail activity ancillary to Ski Area Activities within the Ski Area Sub-Zone and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided:</p> <p>a. all buildings must be in accordance with an approved land use resource consent;</p> <p>b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;</p> <p>c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</p> <p>Control is reserved to:</p> <p>a. the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</p> <p>b. the effects of and on infrastructure provision.</p> <p>This rule does not apply a subdivision of land creating a separate fee simple title.</p> <p>The intent is that it applies to subdivision of a lot containing an approved land use consent, in order to create titles in accordance with that consent.</p>	C

	Subdivision Activities - District Wide	Activity Status
27.5.6	Any subdivision that does not fall within any rule in this section 27.5.	D
27.5.7	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> 1. Lower Density Suburban Residential Zone; 2. Medium Density Residential Zone; 3. High Density Residential Zone; 	RD

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	Subdivision Activities - District Wide	Activity Status
	<p>4. Town Centre Zones;</p> <p>5. Arrowtown Residential Historic Management Zone;</p> <p>6. Large Lot Residential Zone;</p> <p>7. Local Shopping Centre;</p> <p>8. Business Mixed Use Zone;</p> <p>9. Airport Zone – Queenstown;</p> <p>10. Settlement Zone;</p> <p>11. General Industrial and Service Zone.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; l. ecological and natural values; m. historic heritage; n. easements. <p>For the avoidance of doubt, where a site is governed by a Structure Plan, that is included in the District Plan, subdivision activities shall be assessed in accordance with Rule 27.7.1, unless otherwise stated.</p>	
27.5.8	All subdivision activities, unless otherwise provided for, in the District’s Rural Residential and Rural Lifestyle Zones	RD

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	Subdivision Activities - District Wide	Activity Status
	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. in the Rural Lifestyle Zone, the location and size of building platforms in respect of: <ul style="list-style-type: none"> i. external appearance; ii. landscape character and visual amenity. b. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; c. internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions; d. property access and roading; e. esplanade provision; f. the adequacy of measures to address the risk of natural hazards; g. fire fighting water supply; h. water supply; i. stormwater disposal; j. sewage treatment and disposal; k. energy supply and telecommunications including adverse effects on energy supply and telecommunication networks; l. open space and recreation; m. ecological and natural values; n. historic heritage; o. easements. 	
27.5.9	<p>All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location of building platforms and vehicle access; b. Subdivision design and lot layout including the location of boundaries, lot shape and dimensions (but excluding lot area); c. Location, scale and extent of landform modification, and retaining structures; d. Property access and roading; 	RD

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	Subdivision Activities - District Wide	Activity Status
	<p>e. Esplanade provision;</p> <p>f. Natural hazards;</p> <p>g. Firefighting water supply and access;</p> <p>h. Water supply;</p> <p>i. Network utility services, energy supply and telecommunications;</p> <p>j. Open space and recreation provision;</p> <p>k. Opportunities for nature conservation values, and natural landscape enhancement;</p> <p>l. Easements;</p> <p>m. Vegetation, and proposed planting;</p> <p>n. Fencing and gates;</p> <p>o. Wastewater and stormwater management;</p> <p>p. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;</p> <p>q. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.</p> <p><u>Advice Note:</u></p> <p>Refer to the Wakatipu Basin Rural Amenity Zone location specific rules in 27.7.18 – 27.7.21.</p>	
27.5.10	<p>Subdivision of land in any zone within the National Grid Subdivision Corridor except where any allotment identifies a building platform to be located within the National Grid Yard.</p> <p>Discretion is restricted to:</p> <p>a. impacts on the operation, maintenance, upgrade and development of the National Grid;</p> <p>b. the ability of future development to comply with NZECP34:2001;</p> <p>c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line.</p> <p>d. the risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>e. whether any proposed planting within the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission</p>	RD

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	Subdivision Activities - District Wide	Activity Status
	lines and the potential for effects on the operation and security of the transmission lines.	
27.5.11	<p>The subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment, where subdivision is a potential threat as set out in Schedule 39.6.</p> <p>For the purposes of this rule, the urban environment relates to those zones set out in Part 3: Urban Environment and the Open Space and Recreation Zones within the Urban Growth Boundary.</p> <p>Except that:</p> <p>a. Subdivision in accordance with rule 27.5.5 is exempt from rule 27.5.11.</p> <p>Discretion is restricted to:</p> <p>a. Effects on Manawhenua values.</p> <p>Any application for resource consent under Rule 27.5.11 for restricted discretionary activities will not be publicly notified and for the purpose of limited notification, assessment of affected persons shall be limited to effects on Manawhenua.</p>	RD
27.5.12	All subdivision activities in the Rural Visitor Zone (excluding the Maungawera Rural Visitor Zone), Rural and Gibbston Character Zones and Airport Zone - Wānaka, unless otherwise provided for.	D
27.5.13	<p>The subdivision of land containing a heritage or any other protected item scheduled in the District Plan.</p> <p>This rule does not apply to boundary adjustments under Rule 27.5.4.</p>	D
27.5.14	The subdivision of land identified on the District Plan web mapping application as a Heritage Overlay Area.	D
27.5.15	The subdivision of a site containing a known archaeological site.	D
27.5.16	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
27.5.17	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.	D
27.5.18	<p>Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding:</p> <p>a. in the R(HD) activity area, where the creation of lots less than 380m² shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).</p>	D
27.5.19	Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.	D

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	Subdivision Activities - District Wide	Activity Status
27.5.20	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 4,000m ² and the average area of all lots in the subdivision is not less than 0.8ha per lot.	D
27.5.21	Within the Wakatipu Basin Lifestyle Precinct, subdivision with a minimum net site area less than 4,000m ² or where the average area of lots in the subdivision is less than 0.8ha per lot.	NC
27.5.22	Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.18 and Coneburn Industrial Zone Activity Area 2a which is assessed pursuant to Rule 27.5.19, Wakatipu Basin Lifestyle Precinct Rules 27.5.20 and Cardrona Settlement Zone which is assessed pursuant to Rules 27.5.31 and 27.5.32.	NC
27.5.23	A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.17 where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.	NC
27.5.24	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.	NC
27.5.25	The subdivision of land resulting in the division of a building platform.	NC
27.5.26	The subdivision of a residential flat from a residential unit.	NC
27.5.27	Any subdivision of land in any zone within the National Grid Corridor, which does not comply with Rule 27.5.10.	NC
27.5.28	Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.33.	NC
27.5.29	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 or Rule 27.5.20.	NC
27.5.30	All subdivision activities in the Maungawera Rural Visitor Zone	NC
27.5.31	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, but which relate to development that complies with Standard 20.5.22.	D
27.5.32	Within the Cardrona Settlement Zone, subdivision which does not comply with the minimum lot areas specified in Part 27.6, other than subdivision which relates to development that complies with Standard 20.5.31.	NC

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27.6 Rules - Standards for Minimum Lot Areas

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

(Note: in the Large Lot Residential A zone, the minimum or average lot size shall be determined by total area, not net site area)

Zone		Minimum Lot Area
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²
	Frankton North	No minimum
Airport		No minimum
Coneburn Industrial	Activity Area 1a	3000m ²
	Activity Area 2a	1000m ²
Residential	High Density	450m ²
	High Density at Frankton North	No minimum
	Medium Density	250m ²
	Lower Density Suburban	450m ² Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m ² At Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.28: 800m ²
	Arrowtown Residential Historic Management	800m ²
	Large Lot Residential A	1500m ² providing the average lot size is not less than 2000m ² (total area)
	Large Lot Residential B	4000m ²
Settlement	Luggate, Glenorchy, Kinloch, Kingston, Cardrona	800m ²
	Makarora	1,000m ²
Rural	Rural Gibbston Character	No minimum
	Wakatipu Basin Rural Amenity Zone	80ha
	Wakatipu Basin Lifestyle Precinct	6000m ² 1.0ha minimum average
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
Rural Residential	Rural Residential	4000m ²

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Zone		Minimum Lot Area
	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 Camp Hill	4000m ² with no more than 36 lots created for residential activity
Jacks Point	Residential Activity Areas – being the R(JP), R(HD), R(JP-SH), and R(HD-SH) areas.	380m ² In addition, subdivision shall comply with the average density requirements set out in Rule 41.5.1.1.
	All other activity areas.	No minimum
Millbrook		No minimum
Waterfall Park		No minimum
Open Space and Recreation Zones		No minimum
Gibbston Valley Resort Zone		No minimum
General Industrial and Service Zone		1000m ² Except: Subdivision of lots between 1000m ² and 500m ² shall be a discretionary activity. Subdivision of lots less than 500m ² shall be a non-complying activity.
Three Parks Commercial		No minimum
Three Parks Business		No minimum
High Density Residential – Three Parks Wānaka		No minimum
Rural Visitor Zone		No minimum
Hills Resort Zone		No minimum
Hogans Gully Resort Zone		Activity Areas VAR1 – VAR9: 600m ² All other Activity Areas: No Minimum

Advice Note:

Non-compliance with the minimum lot areas specified above means that a subdivision will fall under one of Rules 27.5.18-22 and Rules 27.5.31 and 27.5.32 depending on its location.

27.6.2 Lots created for access, utilities, roads and reserves shall have no minimum size.

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27.7 Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
27.7.1	<p>Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans 27.13.7 Criffel Station, 27.13.9 Frankton North, 27.13.13 Connell Terrace, 27.13.14 Ballantyne Road and 27.13.19 Lake Hāwea South <u>and 27.13.20 Wharehuanui Hills East Structure Plan</u>).</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; and l. ecological and natural values; m. historic heritage; n. easements; o. any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter. 	C
27.7.2	<p>Kirimoko</p> <p>27.7.2.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Kirimoko Structure Plan shown in part 27.13, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. roading layout; b. the provision and location of walkways and the green network; 	C

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	<ul style="list-style-type: none"> c. the protection of native species as identified on the structure plan as green network. 	
	<p>27.7.2.2 Any subdivision that does not comply with the principal roading layout and reserve net-work depicted in the Kirimoko Structure Plan included in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).</p>	NC
	<p>27.7.2.3 Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.</p>	NC
	<p>27.7.2.4 Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural.</p>	NC
27.7.3	<p>Bob's Cove Rural Residential Sub-Zone</p> <p>27.7.3.1 Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> a. boundary planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> i. within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and ii. where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected. b. development areas and undomesticated areas within the Rural Residential sub-zone at Bob's Cove: <ul style="list-style-type: none"> i. within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council; ii. at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council; 	NC

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	<ul style="list-style-type: none"> iii. the remainder of the area shall be deemed to be the ‘development area’ and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council; iv. the landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and v. this area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots; vi. any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. 	
27.7.4	<p>Ladies Mile</p> <p>27.7.4.1 Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Lower Density Suburban Residential or Rural Residential as shown on the District Plan web mapping application and that does not meet the following standards:</p> <ul style="list-style-type: none"> a. the landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision. b. no separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas ad-joining the land subject to the application for subdivision consent. 	NC
27.7.5	<p>Jacks Point</p> <p>27.7.5.1 Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Section 27.13. For the purposes of interpreting this rule, the following shall apply:</p>	D

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	<ul style="list-style-type: none"> a. a variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable; b. Public Access Routes and Secondary Roads, except as provided for in d. below, may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; c. subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable; d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process; and e. The following variances in the alignment of the secondary road access to Homesite HS58 shall be acceptable: <ul style="list-style-type: none"> i. Section 1 (S1) shall be aligned along the existing farm track with no variance allowed; ii. Section 2 (S2) shall be aligned within 5m of the identified access; and iii. Section 3 (S3) shall be aligned within 20m of the identified access. 	
	<p>27.7.5.2 Subdivision failing to comply with the 380m² minimum lot size for subdivision within the Hanley Downs part of the Jacks Point Zone.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of measures to address the risk of natural hazards; f. fire fighting water supply; g. water supply; 	RD

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	<ul style="list-style-type: none"> h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; and l. ecological and natural values; m. historic heritage; n. easements; o. location and height of buildings, or parts of buildings, including windows; p. configuration of parking, access and landscaping. 	
	<p>27.7.5.3 Subdivision within the OSR-North Activity Area of the Jacks Point Zone that does not, prior to application for subdivision consent being made:</p> <ul style="list-style-type: none"> a. provide to the Council noise modelling data that identifies the 55dB Ldn noise contour measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics, based on any consented operations from the airstrip on Lot 8 DP443832; and b. register a consent notice on any title the subject of subdivision that includes land that is located between the 55 dB Ldn contour and the airstrip preventing any ASAN from locating on that land. 	NC
	<p>27.7.5.4 Subdivision of land comprising any of Homesite Activity Areas HS₃₈ – HS₅₆</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. Those matters listed under Rule 27.7.1; b. The content of the Vegetation Management Strategy; c. Indigenous biodiversity values; d. Ecological values; e. Landscape character and visual amenity values; 	C

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<p style="margin-left: 40px;">f. The measures to ensure implementation of the Vegetation Management Strategy (including potential enforceability provisions); and</p> <p style="margin-left: 40px;">g. The appropriateness of a legal instrument (s) registered on the titles to secure implementation of the Vegetation Management Strategy.</p> <p><u>Information requirements:</u></p> <p>The Vegetation Management Strategy submitted as part of this Rule shall be prepared by a suitably qualified and experienced person to provide a holistic approach to revegetation of the homesites and the surrounding area of the tablelands. The Vegetation Management Strategy shall include the following information:</p> <p>(a) A Vegetation Plan which includes:</p> <ul style="list-style-type: none"> (i) A schedule of plant species numbers, and spacing, using locally appropriate eco-sourced native species; (ii) The boundaries of the area subject to the Vegetation Management Strategy and the location of Homesites HS₃₈ to HS₅₆; (iii) Identification of existing indigenous vegetation communities, including grey shrubland and wetland species, and provides a coherent pattern of new planting, which integrates with the existing indigenous vegetation and reinforces the existing landform patterning; (iv) Any earthworks associated with the Vegetation Management Strategy; and (v) The location and alignment of access, roading, sites for future dwellings and any associated earthworks, and integration of these built elements into the landscape when viewed from neighbouring homesites, public walkways, the Lodge Activity Area, Lake Wakatipu and Jacks Point Zone residential activity areas. <p>(b) Measures relating to the implementation of the Vegetation Plan, including:</p> <ul style="list-style-type: none"> (i) Protection of indigenous vegetation from grazing stock, weeds and other pests; (ii) Irrigation methods, if required; and (iii) Staging and timing of planting. <p>(c) A landscape assessment which:</p> <ul style="list-style-type: none"> (i) Includes the rationale for the boundaries for the proposed Vegetation Plan; (ii) Demonstrates that the Vegetation Plan will result a coherent pattern of new planting, which integrates with the existing 	

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<p>indigenous vegetation; establishes indigenous vegetation links within and between Homesites; and reinforces the existing landform patterning;</p> <p>(iii) Demonstrates that the proposed planting will result in an improvement in indigenous biodiversity values across these Homesites and the surrounding Tablelands Landscape Protection Area;</p> <p>(iv) Demonstrates that subdivision design elements, including vehicle access, have been integrated into the design of the proposed planting, taking into account views from:</p> <ul style="list-style-type: none"> • neighbouring homesites; • public walkways; • the Lodge Activity Area; • Lake Wakatipu; and • Jacks Point Zone residential activity areas. <p><u>Advice Note</u></p> <p>Noting that the purpose of the proposed planting is to assist the visual integration of development; and</p> <p>(v) Demonstrates that the Vegetation Plan will accommodate views from homesites to the surrounding mountains and lake.</p>	
<p>Subdivision of any land containing Homesite Activity Areas HS₃₈ -HS₅₆</p> <p>27.7.5.5 Subdivision of any land containing Homesite Activity Areas HS₃₈ — HS₅₆, that does not:</p> <p>a. Include a Vegetation Management Strategy that satisfies the information requirements in Rule 27.7.5.4;</p> <p style="padding-left: 40px;">or</p> <p>b. Include all of Homesite Activity Areas HS38 to HS56 and any land within the Activity Areas OSL or OSG that is located between these Homesites.</p> <p>27.7.5.6 Subdivision of Subdivision of any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆ that does not provide for the implementation of the Vegetation Management Strategy provided in accordance within Rule 27. 7.5.4 prior to the issue of s224c) certification.</p> <p>27.7.5.7 Subdivision of any land containing Homesite Activity Areas HS₃₈ - HS₅₆ that does not provide for the registration of a legal instrument on the relevant Record of Title which:</p>	NC

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	<p>For the lot containing the Homesite Activity Area:</p> <ul style="list-style-type: none"> (i) requires implementation of the Vegetation Management Strategy in accordance with Rule 27.7.5.4, including any ongoing commitments associated with the implementation of the vegetation plan, as relevant to each lot containing a homesite, including areas of existing vegetation prior to the occupation of the residential unit; (ii) requires implementation of the measures detailed within provision 27.7.5.4 b.; and <p>For those lot/s containing any part of Activity Areas OSL or OSG located outside of the lot containing Homesite Activity Areas HS₃₈ – HS₅₆</p> <ul style="list-style-type: none"> (iii) requires any ongoing commitments associated with the implementation of the measures detailed within provision 27.7.5.4 b. 	
27.7.6	<p>Millbrook Resort Zone</p> <p>27.7.6.1 Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan contained in Section 27.13.</p>	D
27.7.7	<p>Coneburn Industrial</p> <p>27.7.7.1 Subdivision not in general accordance with the Coneburn Industrial Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres; b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction; c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres. 	NC
	<p>27.7.7.2 Subdivision failing to comply with any of the following:</p> <ul style="list-style-type: none"> a. consent must have been granted under Rule 44.4.10 for landscaping of the Open Space Area shown on the Structure Plan in accordance with an Ecological Management Plan prior to lodgement of the subdivision application; b. subdivision of more than 10%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented 	NC

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	<p>under Rule 44.4.10 has been completed on not less than 25% of the Open Space Area shown on the Structure Plan;</p> <p>c. subdivision of more than 25%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 50% of the Open Space Area shown on the Structure Plan;</p> <p>d. subdivision of more than 50%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 100% of the Open Space Area shown on the Structure Plan.</p>	
	<p>27.7.7.3 Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone:</p> <p>a. prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate;</p> <p>b. any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted.</p>	NC
27.7.8	<p>West Meadows Drive</p> <p>27.7.8.1 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 which is consistent with the West Meadows Drive Structure Plan in Section 27.13.</p> <p>Control is reserved to:</p> <p>a. the matters of control listed under Rule 27.7.1; and</p> <p>b. roading layout.</p>	C
	<p>27.7.8.2 Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section</p>	D

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	27.13.6 that is inconsistent with the West Meadows Drive Structure Plan in Section 27.13.	
27.7.9	<p>Frankton North</p> <p>27.7.9.1 Subdivision in accordance with the Structure Plan 27.13.9 Frankton North.</p> <p>27.7.9.2 All subdivision at Frankton North that complies with the following standards:</p> <ul style="list-style-type: none"> a. access to the wider roading network shall only be via one or more of: <ul style="list-style-type: none"> i. Hansen Road; ii. Ferry Hill Drive; and/or iii. Hawthorne Drive/State Highway 6 roundabout. b. no subdivision shall be designed so as to preclude compliance with clause 27.7.9.2a, including in respect of access to adjacent sites. c. provision for a pedestrian and cycle path along the boundary with State Highway 6. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters contained in Rule 27.5.7; b. safe and effective functioning of the State Highway network, including no new access to State Highway 6; c. provision and integration of internal connections throughout Frankton North with the primary road that links State Highway 6 to Quail Rise, and Hansen Road; d. integration with pedestrian and cycling networks, including those across State Highway 6. e. provision 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. f. Road design accounts for long-term traffic demands without the need for subsequent retrofitting or upgrade. 	RD
27.7.10	Any subdivision activity at Frankton North that does not comply with Rule 27.7.9.	D
27.7.11	Criffel Station Rural Lifestyle (upper terrace)	RD

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	Zone and Location Specific Rules	Activity Status
	<p>27.7.11.1 Subdivision consistent with Structure Plan 27.13.7 for the Criffel Station Rural Lifestyle (upper terrace).</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The matters contained in Rule 27.5.8 with particular regard to the effects of lighting and mitigating the prominence of development from public places at night; b. Landscaping and land management (including fencing and any restrictions on ornamental gates) within the Building Restriction Areas of the Structure Plan consistent with Policies 27.3.13.1 and 27.3.13.2; and c. Weed and pest control within Building Restriction Area 2 of the Structure Plan in order to maintain and enhance indigenous vegetation and ecosystems consistent with Policy 27.3.13.2. 	
27.7.12	<p>Luggate Park</p> <p>27.7.12.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. Mounding and planting at the eastern edge of the Upper Plateau as identified on the Structure Plan in 27.13.8; b. Provision for restricting the height of buildings within the area identified on the Structure Plan in 27.13.8; c. Provision for the finished ground level of the area identified on the Structure Plan in 27.13.8 as subject to building height restriction of 5.5m being no greater than +279.00 MASL. 	C
	<p>27.7.12.2 Any building located on the Upper Plateau area as identified on the Structure Plan in 27.13.8 not in accordance with the Structure Plan in 27.13.8</p>	NC
	<p>27.7.12.3 Subdivision that is not consistent with the Structure Plan in 27.13.8.</p>	NC
27.7.13	<p>Gibbston Valley Resort Zone</p> <p>Any subdivision of the Gibbston Valley Resort Zone that is not in general accordance with the Gibbston Valley Resort Zone Structure Plan contained in Section 27.13.</p>	D
27.7.14	<p>Alpine Meadows</p> <p>27.7.14.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision, the following shall be additional matters of control:</p>	C

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	Zone and Location Specific Rules	Activity Status
	<p>a. The location of roading connection points, including internal road and connection points to Orchard Road can move +/- 30m.</p> <p>b. The provision of a public walkway and cycleway along the Orchard Road frontage.</p> <p>27.7.14.2 Any subdivision that is not consistent with the Structure Plan in 27.13.11.</p>	NC
27.7.15	<p>Three Parks Wānaka</p> <p>27.7.15.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Three Parks Structure Plan shown in part 27.13.12, the following shall be additional matters of control:</p> <p>a. roading layout;</p> <p>b. the provision and location of walkways and the green network; and</p> <p>c. the integrated approach to landscaping of the building restriction areas.</p> <p>Note: for the western fixed road, two options are shown on the structure plan. Only either A or B is required to be constructed, not both.</p>	C
	<p>27.7.15.2 Any subdivision within the Three Parks High Density Residential zone.</p>	D
	<p>27.7.15.3 Any subdivision that does not comply with the Three Parks Structure Plan located in Section 27.13.12</p> <p>For the purposes of this rule:</p> <p>a. any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres;</p> <p>b. any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;</p> <p>c. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and</p> <p>d. for the western fixed road, only either A or B is required to be constructed, not both.</p>	NC
	<p>27.7.15.4 At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.</p>	NC

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	Zone and Location Specific Rules	Activity Status
27.7.16	<p>Connell Terrace Structure Plan</p> <p>27.7.16.1 Subdivision consistent Structure Plan 27.13.13 Connell Terrace.</p> <p style="padding-left: 40px;">Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters of control listed in Rule 27.7.1; b. roading layout; c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas. 	RD
	<p>27.7.16.2 Any subdivision that does not comply with the Connell Terrace Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and c. landscaping along the western boundary of the BRA shall be either; <ul style="list-style-type: none"> i. a 3-5m height and 15-20m width mounding with predominantly evergreen planting with a height of 5-6m; or ii. 30m strip of dense predominantly evergreen planting with a height of at least 8 metres. 	NC
27.7.17	<p>Ballantyne Road Structure Plan</p> <p>27.7.17.1 Subdivision consistent Structure Plan 27.13.14 Ballantyne Road.</p> <p style="padding-left: 40px;">Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the matters of control listed in Rule 27.7.1 b. roading layout; c. the provision and location of walkways and the green network; and d. the integrated approach to landscaping of the building restriction areas. 	RD

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	Zone and Location Specific Rules	Activity Status
	<p>27.7.17.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres. 	NC
	<p>Kawarau Heights</p> <p>27.7.17.3 In addition to those matters of control listed under Rule 27.7.1, when assessing any subdivision, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> a. consistency with the Kawarau Heights Design Guidelines 2020; b. earthworks, mounding and planting within the southern extent of the Structure Plan area and the escarpments in proximity to the Rural Zone ONL. 	C
	<p>27.7.17.4 Any subdivision that is not in accordance with the Structure Plan contained in 27.13.15.</p>	NC
	<p>27.7.17.5 Prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, up to 55 residential allotments may be created; or</p> <p>27.7.17.6 If, prior to the upgrade of the State Highway 6 and Howards Drive intersection, to a roundabout or another intersection design, the Boat Shed cafe approved pursuant to resource consent SH160140 is operational, up to 19 residential allotments may be created.</p> <p>Note: The creation of allotments means the issue of s224(c) certification under the Resource Management Act 1991.</p>	NC
27.7.18	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from Roads</p> <p>27.7.18.1 The minimum setback of any building platform identified through subdivision from any road boundary (other than an unformed road) shall be:</p> <ul style="list-style-type: none"> a. 75m in the Lifestyle Precinct; and b. 20m in the Rural Amenity Zone. 	RD

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	Zone and Location Specific Rules	Activity Status
	<p>27.7.18.2 The minimum setback of any building platform identified through subdivision from any unformed road shall be 20m in the Rural Amenity Zone and Lifestyle Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Building Platform location as it relates to views from the road or unformed road to ONFs and ONLs and other mapped features; b. Scale of future buildings; c. Landscaping/planting (existing and proposed). 	
27.7.19	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from Escarpment, Ridgeline and River Cliff Features</p> <p>27.7.19.1 Within the Lifestyle Precinct only, any building platform identified through subdivision, or vehicle access shall be located a minimum of 50m from the boundary of any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Building platform location as it relates to any Escarpment, Ridgeline or River Cliff Feature shown on the District Plan web mapping application; b. Scale of buildings; c. Landform modification and earthworks; d. Landscaping/planting (existing and proposed). 	RD
27.7.20	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Setback from waterbodies</p> <p>27.7.20.1 The minimum setback of any building platform identified through subdivision from the bed of a wetland, river or lake shall be 30m.</p> <p>This rule shall not apply to waterbodies that have been built or are proposed as part of a subdivision or development for the primary purpose of treating and disposing of stormwater.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Biodiversity and nature conservation values; b. Landscape and natural character; c. Landform modification and earthworks; d. Natural hazards; e. Esplanade provision. 	RD

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	Zone and Location Specific Rules	Activity Status
27.7.21	<p>Wakatipu Basin Rural Amenity Zone</p> <p>Size of Building Platforms</p> <p>27.7.21.1 Any building platform identified shall be not less than 70m² in area and not greater than 1 000m² in area.</p>	NC
27.7.22	<p>Hills Resort Zone</p> <p>27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2 and HS1 - HS5:</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. The matters listed under Rule 27.7.1 b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. c. The effectiveness of the LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including: <ol style="list-style-type: none"> i. the extent to which any existing vegetation should be retained; ii. the size, volume and batter of any earthworks required; iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity; iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; v. irrigation methods; vi. the extent to which the earthworks are congruous with the landscape. d. The approach to establishment of the LAMA. For these purposes “established” means that the works required, including all planting, irrigation installation, and any earthworks: <ol style="list-style-type: none"> i. are implemented and physically completed; and ii. have been audited by the Council no sooner than 6 months following physical completion; and iii. have been certified by the Council as being completed. e. For the purpose of clause c above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas 4.1, 4.2 and 4.3), as shown on the indicative LAMA design/layout plans in Section 47.8. 	C

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	Zone and Location Specific Rules	Activity Status
	<p>f. The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that:</p> <ul style="list-style-type: none"> i. Any LAMA will be established prior to construction of any buildings in any Activity Area; ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; iii. Ongoing monitoring requirements. <p>Information requirements</p> <p>Where LAMA is proposed as part of any application for subdivision, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <p>A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.</p> <p>If the LAMA proposed departs from the indicative LAMA plans in Section 47.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</p> <p>27.7.22.2 Any subdivision wholly within Activity Area G that will create a new site for any visitor accommodation, residential or commercial activity.</p>	NC
27.7.23	<p>Hills Resort Zone</p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3, or is not proposed through subdivision.</p>	NC
27.7.24	<p>Hills Resort Zone</p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.15.1 (if applicable).</p>	NC
27.7.25	<p>Hogans Gully Resort Zone</p> <p>27.7.25.1 Subdivision comprising all of any part of Activity Areas C, M, VA, VAR 1 – VAR 9, HS, PG, EG and LP</p>	C

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Zone and Location Specific Rules	Activity Status
<p>Control is reserved to:</p> <ol style="list-style-type: none"> a. The matters listed under Rule 27.7.1. b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. c. The methods to ensure that the design and external appearance of all buildings within the lots created will be sympathetic to the landscape setting. d. The content of the Hogans Gully Ecological Management Plan and Revegetation Strategy (EMPRS). The purpose of the EMPRS is to ensure that Policies 48.2.1.12 and 48.2.1.13 are achieved, that viable indigenous habitats that can support a variety and indigenous fauna are established within the Zone, and that the planting areas contribute to blending built development into the local and wider landscape. e. Implementation of the EMPRS including (but not limited to) requirements for works to be completed prior to any certification under s224(c) of the Act and via any legal instruments on the title(s) of the land within Activity Areas VA and VAR 1 – VAR 9 to ensure ongoing compliance and monitoring with the EMPRS. f. The content of legal instruments on the title(s) of the land within Activity Areas VAR1 – VAR9 requiring the following ongoing responsibilities of owners: <ol style="list-style-type: none"> i. the lot owner shall ensure that the lot is kept free of noxious weeds and in a neat and tidy condition; ii. All vegetation required within the lot by Part 48.7 (Landscaping and Site Treatment Details) shall be maintained in perpetuity by the owner. <p><i>Information and outcomes requirements:</i></p> <p>Any application for subdivision shall include an EMPRS. The EMPRS shall be prepared by a suitably qualified ecologist and shall set out the detail of and programme for the specific works required in Items 1 – 110 below and the satisfaction of Item 11:</p> <ol style="list-style-type: none"> 1. The areas shall be rabbit fenced and where necessary stock fenced to permanently exclude grazing animals from these areas. 2. All woody weeds and wilding species including but not limited to willows, briar, hawthorn, broom and wilding conifers shall be removed and shall not be replanted. 3. Pest species shall be controlled. 4. No indigenous vegetation shall be removed except where necessary for restoration purposes or for the replacement of diseased or dying vegetation. 	

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	Zone and Location Specific Rules	Activity Status
	<p>5. New indigenous vegetation shall be:</p> <ul style="list-style-type: none"> • planted at a maximum of 1.2 m centres; • planted within a protective shelter; • planted with fertiliser, • of revegetation grade and eco-sourced. <p>6. Restoration of dryland communities should consist of a combination of indigenous species that represent the pre-human plant diversity within the Wakatipu Basin and provide for vegetation complexity (e.g. kowhai, <i>Olearia</i>'s, <i>Coprosma</i>s, hebes and native broom). Species selected shall increase plant diversity and provide a food source for invertebrates, lizards and birds within these areas.</p> <p>7. Restoration of wetlands and riparian areas shall occur using native species such as <i>Carex</i>, <i>Juncus</i>, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as <i>Coprosma propinqua</i>, <i>Olearia lineata</i>, and kowhai.</p> <p>8. All indigenous vegetation within the dryland areas shall be supported by irrigation for at least 3 years following the installation of the plantings.</p> <p>9. Twice yearly maintenance (Autumn and Spring) of ecological plantings shall occur for the first five years.</p> <p>10. An annual audit shall be undertaken to assess the performance of the ecological plantings for the first 3 years of the project and subsequently on a biennial basis. An audit report shall be submitted to council documenting the findings of the audit. The audit report shall address pest and weed control programs undertaken throughout the year, any replacement planting required, the overall plant losses and percentage survival of the plantings and proposed amendments to the EMPRS.</p> <p>11. Completion of the works in 1 – 10 above will be when all the plantings, irrigation and rabbit and stock proof fencing has been installed for a period of 12 months and the first audit report finds the performance metrics and objectives of the EMPRS have been achieved.</p> <p><i>Staging</i></p> <p>The ecological works required in Items 1 – 10 above shall be undertaken in accordance with A, B, C and R of the Ecological Planting and Staging Plan at Chapter 48, Part 48.12.</p>	
	<p>27.7.25.2 Subdivision comprising all of any part of Activity Areas VA, VAR 1 – VAR 9 where the application is not accompanied by the information required by Rule 27.7.XX.1 (if applicable).</p>	NC
	<p>27.7.25.3 Subdivision that:</p>	NC

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	Zone and Location Specific Rules	Activity Status																		
	<p>a. would exceed the following lot numbers per Activity Area in Activity Areas VAR 1 – VAR 9:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Activity Area</th> <th>Number of lots</th> </tr> </thead> <tbody> <tr> <td>VAR 1</td> <td>5</td> </tr> <tr> <td>VAR 2</td> <td>10</td> </tr> <tr> <td>VAR 3</td> <td>13</td> </tr> <tr> <td>VAR 4</td> <td>4</td> </tr> <tr> <td>VAR 5</td> <td>4</td> </tr> <tr> <td>VAR 6</td> <td>6</td> </tr> <tr> <td>VAR 7</td> <td>7</td> </tr> <tr> <td>HS</td> <td>1</td> </tr> </tbody> </table>	Activity Area	Number of lots	VAR 1	5	VAR 2	10	VAR 3	13	VAR 4	4	VAR 5	4	VAR 6	6	VAR 7	7	HS	1	
Activity Area	Number of lots																			
VAR 1	5																			
VAR 2	10																			
VAR 3	13																			
VAR 4	4																			
VAR 5	4																			
VAR 6	6																			
VAR 7	7																			
HS	1																			
27.7.26	Subdivision that is not in accordance with the Hogans Gully Resort Zone Structure Plan at 27.13.17.	NC																		
27.7.27	<p>Orchard Road and Riverbank Road</p> <p>Any subdivision, use or development that is inconsistent with the Riverbank Road Structure Plan contained in Section 27.13.18.</p>	D																		
	<p>Lake Hāwea South Structure Plan (Schedule 27.13.19)</p> <p>All references to a structure plan in the following rules are to the Lake Hāwea South Structure Plan</p>																			
27.7.28	<p>27.7.28.1</p> <p>In addition to those matters listed under Rule 27.5.7, when assessing any subdivision in accordance with the Lake Hāwea South Structure Plan contained in Schedule 27.13.19, the following shall be additional matters of discretion:</p> <p>a. the comprehensive landscape design and planting of the building restriction areas to the extent applicable for each sage and as required by Rule 27.7.28.6 Building Restriction Areas below.</p> <p>b. design parameters are required to be secured through an appropriate legal mechanism for lots that adjoin open space areas including the location and visual permeability/transparency of fencing, materials and landscaping, and restricting fencing height to 2.0 metres.</p>	RD																		

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Zone and Location Specific Rules	Activity Status
<p>c. the extent that any subdivision and development of Area A identified on the Structure Plan ensures a logical progression of subdivision from north to southwards.</p> <p>d. The extent that subdivision and development of the Medium Density Residential Zone ensures a logical progression from the east adjacent to Longview Drive, to a westwards direction.</p> <p>e. where a reserve as identified on the Structure Plan forms part of an area proposed for subdivision, the final position of the reserve and its dimensions, except the market square which has a fixed location and dimensions.</p>	
<p>27.7.28.2 Structure Plan</p> <p>Any subdivision that is not in accordance with the Structure Plan contained in Section 27.13.19</p> <p>For the purposes of interpreting this rule, the following shall apply:</p> <p>a. the Primary Road connections on Domain Road may move, however the same number of connections shall be provided.</p> <p>b. roading connections may move by up to 50m where they do not connect to an existing road.</p> <p>c. the location of the reserves may move and dimension amended provided the area of each reserve and frontage to roads and walkways remain, except the market square which has a fixed location and dimensions.</p>	NC
<p>27.7.28.3 Roading Upgrades</p> <p>The subdivision of land (within the entire Structure Plan area) when taken cumulatively, results in more than 990 lots for residential or commercial activity unless:</p> <p>a. the Domain/Cemetery Roundabout has been completed and is available for public use; or</p> <p>b. any resource consent which exceeds 990 lots as identified in Rule 27.7.28.3 includes a condition requiring that the Domain/Cemetery Roundabout must be completed prior to the issuing of a s224 certificate.</p>	NC
<p>27.7.28.4 Future Potential School</p> <p>The subdivision of the area identified as a Future School Site for residential activity or any other activity other than for education purposes, for a period of 7 years commencing on 29 May 2023.</p> <p>This rule shall not apply if the Ministry of Education has designated land for a new school elsewhere in Lake Hāwea (not including the existing school at Hāwea Flat), or the Ministry of Education confirms in writing to the Chief</p>	NC

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	Zone and Location Specific Rules	Activity Status
	Executive of the Council that the Future School Site is of no interest as a school to the Ministry of Education.	
	<p>27.7.28.5</p> <p>All subdivision and development within the Structure Plan area must be connected to Council owned and operated wastewater treatment and disposal systems.</p>	NC
	<p>27.7.28.6 Building Restriction Area</p> <p>a. The subdivision of any land for residential activity within Area A of the Lower Density Suburban Residential Zone as identified on the Structure Plan, and the Medium Density Residential Zone, shall include the development of the entire water race as it relates to the land on the eastern side of the unformed north to south road.</p> <p>b. The subdivision of land for residential activity on the western side of the unformed legal road shall include the development of the entire water race as it relates to the land on the western side of the unformed legal road, except for subdivision within Area B as identified on the Structure Plan.</p> <p>c. Any resource consent which exceeds an accumulative total of 500 lots for residential activity within Area A shall include the 2.0ha reserve and the entire Building Restriction Area within Area A bordering the western, southern and eastern perimeters of the Structure Plan area, and the development of the Building Restriction Area trail and planting must be completed prior to the issuing of a s224 certificate for the relevant subdivision which exceeds 500 lots for residential activity.</p> <p>Note: In rules a. to c. development means the formation of the walkway/trail for use by the public and installation of plantings, and any necessary maintenance measures such as irrigation and pest management measures (as necessary).</p>	NC
<u>27.7.29</u>	<p><u>Wharehuanui Hills East Structure Plan (Schedule 27.13.20)</u></p> <p><u>27.7.29.1 Subdivision in the Wharehuanui Hills East area provided that:</u></p> <p><u>(a) the subdivision is in accordance with Structure Plan 27.13.20 for the Wharehuanui Hills East area provided that:</u></p> <p><u>i. any building platform is not located more than 5m from the position shown on the structure plan;</u></p> <p><u>ii. any roading is located greater than 5m but less than 15m from the position showing on the structure plan; and</u></p> <p><u>iii. any Water Quality Conservation Area is located greater than 5m but less than 15m from the position shown on the structure plan.</u></p>	<u>RD</u>

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Zone and Location Specific Rules	Activity Status
<p><u>(b) a Structural Planting Areas Plan has been prepared in accordance with clause (1) below; and</u></p> <p><u>(c) a Water Quality Management Plan has been prepared in accordance with clause (2) below.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>(a) The matters of discretion listed under Rule 27.5.9.</u></p> <p><u>(b) The content of the Structural Planting Areas Plan for the Structural Planting Areas shown on the Structure Plan.</u></p> <p><u>(c) The methods to ensure that the planting required by the Structural Planting Areas Plan will be established prior to construction of residential units in the Structure Plan area, along with any required ground preparation, irrigation and pest management.</u></p> <p><u>(d) The content of the Water Quality Management Plan for the Water Quality Conservation Areas (including their margins and water quality improvement conservation areas), as shown on the Structure Plan, including the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.</u></p> <p><u>(e) The methods to ensure that works required by the Water Quality Management Plan will be implemented prior to construction of any residential units in the Structure Plan area, or where necessary any specific methods required to be implemented prior to subdivision construction.</u></p> <p><u>(f) The methods to ensure that the planting required by the Structural Planting Areas Plan and the works required by the Water Quality Management Plan will be maintained in perpetuity, including by way of legal instruments on the title/s of the lots within the Structure Plan area.</u></p> <p><u>(g) The effects of lighting and mitigating the potential prominence of development when viewed from public places at night.</u></p> <p><u>(h) Fencing and gates, recognising that visible non-rural fencing, hedgerows or avenue planting should be avoided.</u></p> <p><u>(i) The effects of cut and fill earthworks and the need to minimise significant landform modification.</u></p> <p><u>(j) The visual effects of accessways, driveway surfaces and any associated retaining structures when viewed from the following elevated views, recognising that these should be finished in dark, visually recessive materials:</u></p> <ul style="list-style-type: none"> • <u>Malaghans Road and the cricket pavilion car park;</u> • <u>Feehly Hill excluding those parts that are not public places;</u> • <u>Coronet Peak Road at Coronet Base Station;</u> • <u>Hogans Gully Road; and</u> • <u>Tobins Track excluding any parts that are not public places.</u> 	

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	Zone and Location Specific Rules	Activity Status
	<p><u>(k) The methods to ensure that the Shared Open Spaces identified on the Wharehuanui Hills East Structure Plan are managed in a consistent, effective and integrated manner in perpetuity.</u></p> <p><u>(l) The intended mechanisms for ensuring that the Shared Open Spaces identified on the Wharehuanui Hills Structure Plan are managed in a consistent and integrated manner in perpetuity to:</u></p> <p><u>i. maintain or enhance landscape character and visual amenity values; and</u></p> <p><u>ii. maintain predominant rural landscape character when viewed from:</u></p> <ul style="list-style-type: none"> • <u>Malaghans Road and the cricket pavilion car park;</u> • <u>Feehly Hill excluding those parts that are not public places;</u> • <u>Coronet Peak Road at Coronet Base Station;</u> • <u>Hogans Gully Road; and</u> • <u>Tobins Track excluding any parts that are not public places.</u> <p><u>Additional matters in relation to roading:</u></p> <p><u>(m) Whether the roading location maintains or improves landscape and visual values relative to the position on the Structure Plan.</u></p> <p><u>(n) Whether the roading provides for visual containment and visual separation from Millbrook Resort and properties beyond the southern boundary of the Structure Plan area.</u></p> <p><u>(o) Effects on other features identified on the structure plan.</u></p> <p><u>Additional matters in relation to Water Quality Conservation Areas:</u></p> <p><u>(p) Consistency with the purpose of the Water Quality Management Plan.</u></p> <p><u>(q) The methods to ensure that works required by the Water Quality Management Plan will be implemented prior to construction of any residential units in the Structure Plan area, including any specific methods required to be implemented prior to subdivision construction.</u></p> <p><u>Information requirements:</u></p> <p><u>1. Any application for subdivision shall include a Structural Planting Areas Plan for the Structural Planting Areas shown on the Structure Plan, as follows:</u></p> <p><u>(a) The Plan shall be prepared by a suitably qualified landscape architect or botanical expert;</u></p> <p><u>(b) The Plan shall include (but not be limited to) the following species:</u></p> <p><u>i. Beech</u></p> <p><u>ii. Kowhai</u></p> <p><u>iii. Pittosporum</u></p>	

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Zone and Location Specific Rules	Activity Status
<p><u>iv. Coprosma</u></p> <p><u>provided that, where a Structural Planting Area coincides with a Water Quality Conservation Area, planting shall be in native species only.</u></p> <p><u>(c) The planting shall be:</u></p> <p><u>i. at a maximum of 1.2m centres;</u></p> <p><u>ii. within a protective shelter where necessary;</u></p> <p><u>iii. of revegetation grade and ecosourced;</u></p> <p><u>iv. supported by irrigation;</u></p> <p><u>v. fenced, where necessary, to avoid interference by stock or rabbits.</u></p> <p><u>Completion of the works in (b) and (c) above will be when all the plantings and irrigation have been installed and monitored for a period of 12 months.</u></p> <p><u>2. Any application for subdivision shall include a Water Quality Management Plan for the Water Quality Conservation Areas as shown on the Structure Plan. The purpose of the Water Quality Management Plan is the improvement of water quality within the Lake Hayes catchment, and shall:</u></p> <p><u>(a) be prepared by a suitably qualified plant ecologist and a hydrological / water quality expert;</u></p> <p><u>(b) provide for the restoration of the Water Quality Conservation Areas mapped on the Structure Plan by removing non-native species and establishing native species including (but not limited to) Carex, Juncus, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as Coprosma propinqua, Olearia lineata, and kowhai;</u></p> <p><u>(c) provide for exclusion of stock and rabbits;</u></p> <p><u>(d) provide for avoidance or mitigation of erosion;</u></p> <p><u>(e) ensure that locations of development and disturbance are consistent with the avoidance and protection of the Water Quality Conservation Areas shown in the Structure Plan.</u></p> <p><u>(f) set out mechanisms for ensuring that the methods identified in (b), (c) and (d) above are implemented and maintained in perpetuity in order to achieve the objectives of the Water Quality Management Plan.</u></p>	
<p><u>27.7.29.2 Any subdivision that:</u></p> <p><u>(a) is not a restricted discretion activity in accordance with Rule 27.7.29.1 above; or</u></p> <p><u>(b) creates new titles that are not required to connect to reticulated water supply and wastewater disposal systems; or</u></p>	<u>NC</u>

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	Zone and Location Specific Rules	Activity Status
	<u>(c) Creates any building platform closer than 15m from any boundary with Millbrook.</u>	

27.7.29 In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m² in area and not greater than 1000m² in area.

- a. Rural Zone;
- b. Gibbston Character Zone;
- c. Rural Lifestyle Zone;

27.7.30 The dimensions of lots in the following zones, other than for access, utilities, reserves or roads, shall be able to accommodate a square of the following dimensions:

Zone		Minimum Dimensions (m = Metres)
Residential	Medium Density	12m x 12m
	Large Lot	30m x 30m
	All others	15m x 15m
Settlement	All Settlements	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

27.7.31 Subdivision applications not complying with either Rule 27.7.29 or Rule 27.7.30 shall be non-complying activities.

27.7.32 Subdivision associated with infill development

The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.7.30 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

27.7.33 Subdivision associated with residential development on sites less than 450m² in the Lower Density Suburban Residential Zone

27.7.33.1 In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 shall not apply in cases where the residential units are not established, providing;

- a. a certificate of compliance is issued for a residential unit(s); or
- b. a resource consent has been granted for a residential unit(s).

In addition to any other relevant matters pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:

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- c. that the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created);
- d. the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).
- e. there shall be not more than one residential unit per lot (applies to all lots).

27.7.33.2 Rule 27.7.33.1 shall not apply to the Lower Density Suburban Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary as shown on the District Plan web mapping application.

27.7.34 Standards related to servicing and infrastructure

Water

27.7.34.1 Subject to Rule 27.7.34.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:

To a Council or community owned and operated reticulated water supply:

- a. all Residential, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;
- b. Rural Residential Zones at Wānaka, Lake Hāwea, Albert Town, Luggate and Lake Hayes;
- c. Millbrook Resort Zone and Waterfall Park Zone;
- d. Settlement Zone at Luggate, Glenorchy, Cardrona and Kingston.

27.7.34.2 Where any reticulation for any of the above water supplies crosses private land, it shall be accessible by way of easement to the nearest point of supply.

27.7.34.3 Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.

Telecommunications/Electricity

27.7.34.4 Electricity reticulation must be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

27.7.34.5 Telecommunication services must be available to all allotments in new subdivisions in the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

27.7.34.6 Telecommunication reticulation must be provided to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

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27.8 Rules - Esplanade Reserve Exemptions

27.8.1 Esplanade reserves or strips shall not be required where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve or in the case of activities authorised by Rule 27.5.2.

27.9 Assessment Matters for Resource Consents

27.9.1 Boundary Adjustments

In considering whether or not to impose conditions in respect to boundary adjustments under Rule 27.5.3 and in considering whether or not to grant consent or impose conditions in respect to boundary adjustments under 27.5.4, the Council shall have regard to the following assessment criteria:

27.9.1.1 Assessment Matters in relation to Rule 27.5.3 (Boundary Adjustments)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and if so, the proposed means for their protection;
- d. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

27.9.1.2 Assessment Matters in relation to Rule 27.5.4 (Boundary Adjustments involving Heritage Items and within Arrowtown's urban growth boundary)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature trees, on the site are of a sufficient amenity value that they should be retained and, if so, the proposed means for their protection;

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- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.
- e. where lots are being amalgamated within the Medium Density Residential Zone and Lower Density Suburban Residential Zone, the extent to which future development will affect the historic character of the Arrowtown Residential Historic Management Zone;
- f. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.4.2, 27.2.4.4, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

27.9.2 Controlled Unit Title and Leasehold Subdivision Activities

In considering whether or not to impose conditions in respect to unit title or leasehold subdivision under Rule 27.5.5, the Council shall have regard to the following assessment criteria:

27.9.2.1 Assessment Matters in relation to Rule 27.5.5 (Unit Title or Leasehold Subdivision)

- a. whether all buildings comply with an approved resource consent;
- b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;
- c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
 - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
 - ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;
- d. the effects of and on infrastructure provision;
- e. The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.

27.9.3 Restricted Discretionary Activity Subdivision Activities

In considering whether or not to grant consent or impose conditions under Rules 27.5.7 and 27.5.8, the Council shall have regard to the following assessment criteria:

27.9.3.1 Assessment Matters in relation to Rule 27.5.7 (Urban Subdivision Activities)

- a. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provisions required for access for future subdivision on adjoining land;
- b. consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient ecological and natural value that they should be retained and the proposed means for their protection;

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- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- e. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- f. the extent to which the provision of land for open space and recreation is provided for having regard to recreational needs and environmental effects of open spaces and recreational facilities;
- g. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- h. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- i. whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001;
- j. whether appropriate easements are provided for existing and proposed access and services;
- k. the extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. The extent to which subdivision design (including the location of building platforms) manages effects on landscape values, landscape character and visual amenity values;
- b. the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;
- c. whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;
- d. the extent to which lots have been orientated to optimise solar gain for buildings and developments;
- e. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.

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- f. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- g. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- h. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- i. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- j. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- k. whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application, consideration shall also be had to:
 - a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
 - b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001;
- l. whether appropriate easements are provided for existing and proposed access and services;
- m. where no reticulated water supply is available, whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is provided.
- n. the extent to which a natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.3.3 Assessment Matters in relation to Rule 27.5.9 (Wakatipu Basin Rural Amenity zone and Wakatipu Basin Lifestyle Precinct Subdivision Activities)

Subdivision Design and Landscape

- a. The extent to which the location of future buildings, ancillary elements and landscaping responds to the identified elements set out in Schedule 24.8 - Landscape Character Units for the relevant landscape unit, and the following assessment matters:
 - i. the retention of existing vegetation and landform patterns;
 - ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
 - iii. earth mounding, and framework planting to integrate buildings and vehicle access;

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- iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;
 - v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement;
 - vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);
 - vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;
 - viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.
- b. 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.
 - c. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.
 - d. The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.
 - e. Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the surrounding Outstanding Natural Landscape mountain context when viewed from the road.
 - f. Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.
 - g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.
 - h. Whether the layout of reserves and accessways provides for adequate public access and use.
 - i. 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.

Access and Connectivity

- j. 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.

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- k. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle access on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.
- l. 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 and cycle ways.
- m. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- n. 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

- o. 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.
- p. 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.
- q. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- r. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- s. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
- t. 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.
- u. 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.
- v. 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.
- w. 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.
- x. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.
- xa. Whether effects on electricity and telecommunication networks are appropriately managed. Where the site contains, or is adjacent to road containing Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as

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shown on the District Plan web mapping application, consideration shall also be had to:

- a. the effects on the operation, maintenance or minor upgrading of that infrastructure;
- b. Whether the network operator or suitably qualified engineer has provided confirmation that subdivision design would ensure that future development achieves NZECP34:2001.

Nature Conservation and Cultural values

- y. 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.
- z. Assessing the extent to which the subdivision design and layout preserves or enhances areas of archaeological, cultural or spiritual significance.
- aa. Considering the benefits of the removal of identified wilding exotic trees.
- bb. 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.

Hazards

- cc. The extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

Lake Hayes Catchment

In addition to the matters above, where the site is located within the Lake Hayes Catchment identified in Schedule 24.9, the following are applicable.

- dd. The extent to which the proposal minimises erosion or sediment during construction, having regard to the provisions of Chapter 25 Earthworks, in particular Policies 25.2.1.1 and 25.2.1.7 and Assessment Matters 25.8.2 and 25.8.6.
- ee. The extent to which the proposal avoids or mitigates any potential adverse effects on surface waterbodies and ecological values through the adoption of measures to reduce stormwater runoff adverse effects from the site, including the implementation of low impact design techniques.
- ff. Where a waterbody is located on the site, the effectiveness of riparian planting to filter sediment and reduce sediment concentrations in stormwater runoff.
- gg. The extent to which erosion and sediment management and/or on-site stormwater management systems are commensurate with the nature, scale and location of the activity.
- hh. The extent to which the proposal contributes to water quality improvement, including by:

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- i. stabilising the margins of waterways, riparian planting and ongoing management;
 - ii. Reducing inputs of phosphorus and nitrogen into the catchment;
 - iii. Implementing a nutrient management plan;
 - iv. Restoring, maintaining, and constructing new, wetlands for stormwater management;
 - v. Offering any voluntary contribution (including financial) to water quality improvement works off-site in the catchment.
- ii. Practicable constraints limited to situations where no further improvements to stormwater runoff management can be achieved.
- jj. Whether new development can be connected to reticulated services, or if connections are not available, whether onsite systems provide for the safe disposal of stormwater and wastewater without adversely affecting natural water systems and ecological values.

27.9.4 Restricted Discretionary Activity - Subdivision Activities within National Grid Corridor

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rules 27.5.10, the Council shall have regard to the following assessment criteria:

27.9.4.1 Assessment Matters in relation to Rule 27.5.10. (National Grid Subdivision Corridor)

- a. whether the allotments are intended to be used for residential or commercial activity;
- b. the need to identify a building platform to ensure future buildings are located outside the National Grid Yard;
- c. the ability of future development to comply with NZECP34:2001;
- d. potential effects of the location and planting of vegetation on the National Grid;
- e. whether the operation, maintenance and upgrade of the National Grid is restricted;
- f. the extent to which Policy 27.2.2.8A is achieved.

27.9.5 Controlled Subdivision Activities – Structure Plan

In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan under Rules 27.7.1 and 27.7.2.1, the Council shall have regard to the following assessment criteria:

27.9.5.1 Assessment Matters in relation to Rule 27.7.1

- a. consistency with the relevant location specific objectives and policies in part 27.3;
- b. the extent and effect of any minor inconsistency or variation from the relevant structure plan.

27.9.5.2 Assessment Matters in relation to Rule 27.7.2.1 (Kirimoko)

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- a. the assessment criteria identified under Rule 27.7.1;
- b. the appropriateness of any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform;
- c. the appropriateness of the design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways);
- d. whether provision is made for creation and planting of road reserves
- e. whether walkways and the green network are provided and located as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- f. whether native species are protected as identified on the Structure Plan as green network;
- g. The extent to which Policies 27.3.2.1 to 27.3.2.10 are achieved.

27.9.6 Restricted Discretionary Activity-Subdivision Activities within the Jacks Point Zone

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rule 27.7.5.2, the Council shall have regard to the following assessment criteria:

27.9.6.1 Assessment Matters in relation to Rule 27.7.5.2 (Jacks Point)

- a. the assessment criteria identified under Rule 27.7.1 as it applies to the Jacks Point Zone;
- b. the visibility of future development from State Highway 6 and Lake Wakatipu;
- c. the appropriateness of the number, location and design of access points;
- d. the extent to which nature conservation values are maintained or enhanced;
- e. the adequacy of provision for creation of open space and infrastructure;
- f. the extent to which Policy 27.3.7.1 is achieved;
- g. the extent to which sites are configured:
 - i. with good street frontage;
 - ii. to enable sunlight to existing and future residential units;
 - iii. to achieve an appropriate level of privacy between homes.
- h. the extent to which parking, access and landscaping are configured in a manner which:
 - i. minimises the dominance of driveways at the street edge;
 - ii. provides for efficient use of the land;
 - iii. maximises pedestrian and vehicular safety;
 - iv. addresses nuisance effects such as from vehicle lights.
- i. the extent to which subdivision design satisfies:

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- i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- j. whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.
- k. the extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

27.9.7 Controlled Activity-Subdivision Activities on West Meadows Drive

In considering whether or not to impose conditions in respect to subdivision activities under Rule 27.7.8.1, the Council shall have regard to the following assessment criteria:

27.9.7.1 Assessment Matters in relation to Rule 27.7.8.1

- a. the assessment criteria identified under Rule 27.7.1 as they apply to the West Meadows Drive area.
- b. the extent to which the roading layout integrates with the operation of West Meadows Drive as a through-road.

27.10 Rules - Non-Notification of Applications

Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:

- a. where the Council is required to undertake statutory consultation with iwi;
- b. where the application falls within the ambit of Rule 27.5.4;
- c. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application;
- d. where discretion or control relates to property access and roading and the site adjoins or has access directly onto a State Highway, an activity may be limited notified, in respect of those matters of discretion or control, if the written approval of the New Zealand Transport Agency has not been obtained to the application.
- d.(i). notwithstanding d. above, where an application falls within the ambit of Rule 27.7.9, an activity may be limited notified if the written approval of the New Zealand Transport Agency has not been obtained to the application.
- e. Where applications fail to comply with location specific Wakatipu Basin Rural Amenity Zone Rules 27.7.18.1 - Setback from Roads and 27.7.19.3 - Setback from Escarpment, Ridgeline, or River Cliff features.

27.11 Advice Notes

27.11.1 State Highways

- 27.11.1.1** Attention is drawn to the need to obtain a Section 93 notice from the New Zealand Transport Agency for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for

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sections of state highways that are LAR as at August 2015. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

27.11.2 Esplanades

27.11.2.1 The opportunities for the creation of esplanades are outlined in objective and policies 27.2.6. Unless otherwise stated, section 230 of the Act applies to the standards and process for creation of esplanade reserves and strips.

27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

27.11.3.1 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

To assist plan users in complying with NZECP 34:2001, the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the District Plan web mapping application.

For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice.

27.12 Financial Contributions

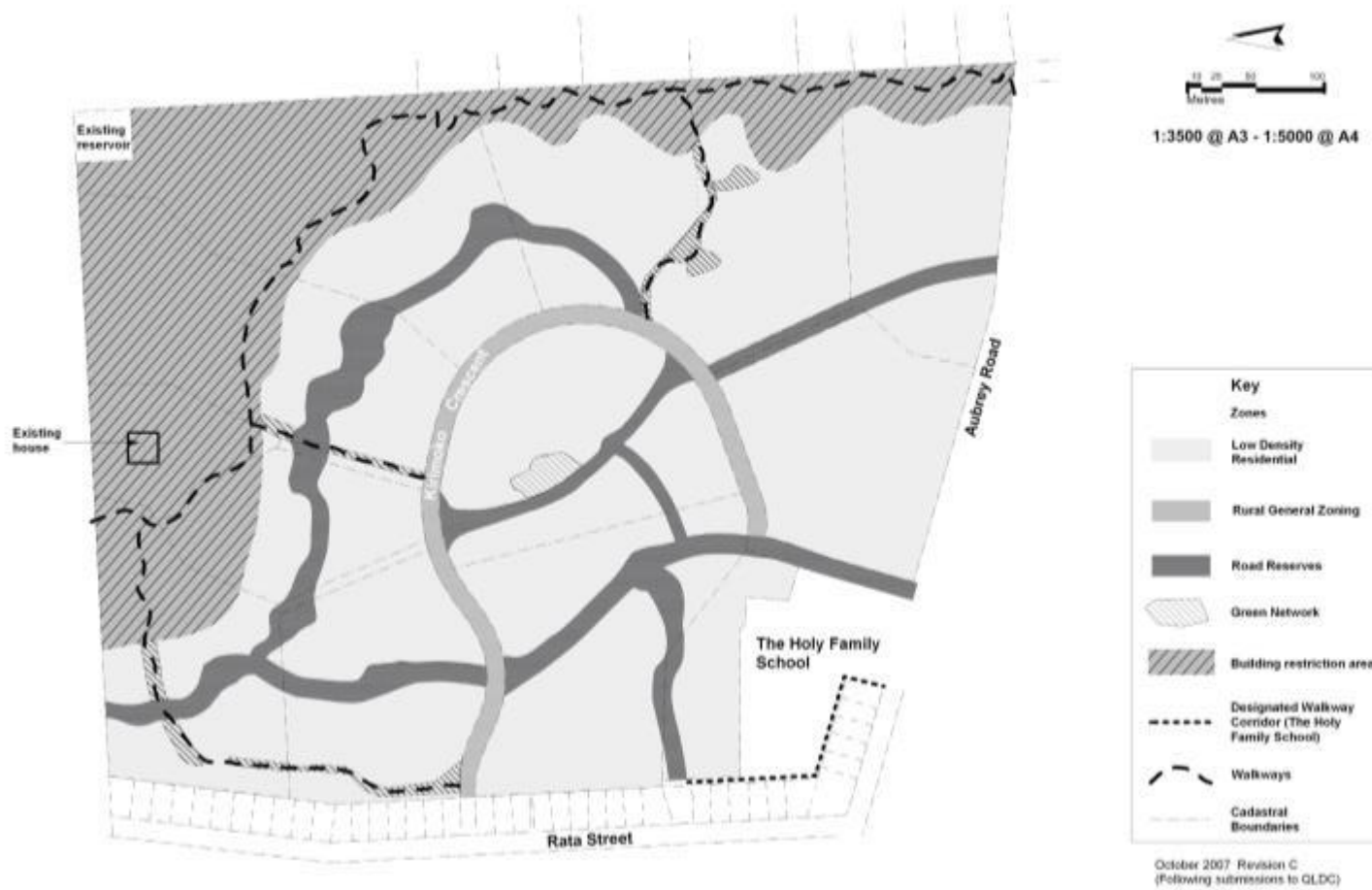
The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions via this process.

The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions will be levied under the Local Government Act 2002.

27.13 Structure Plans

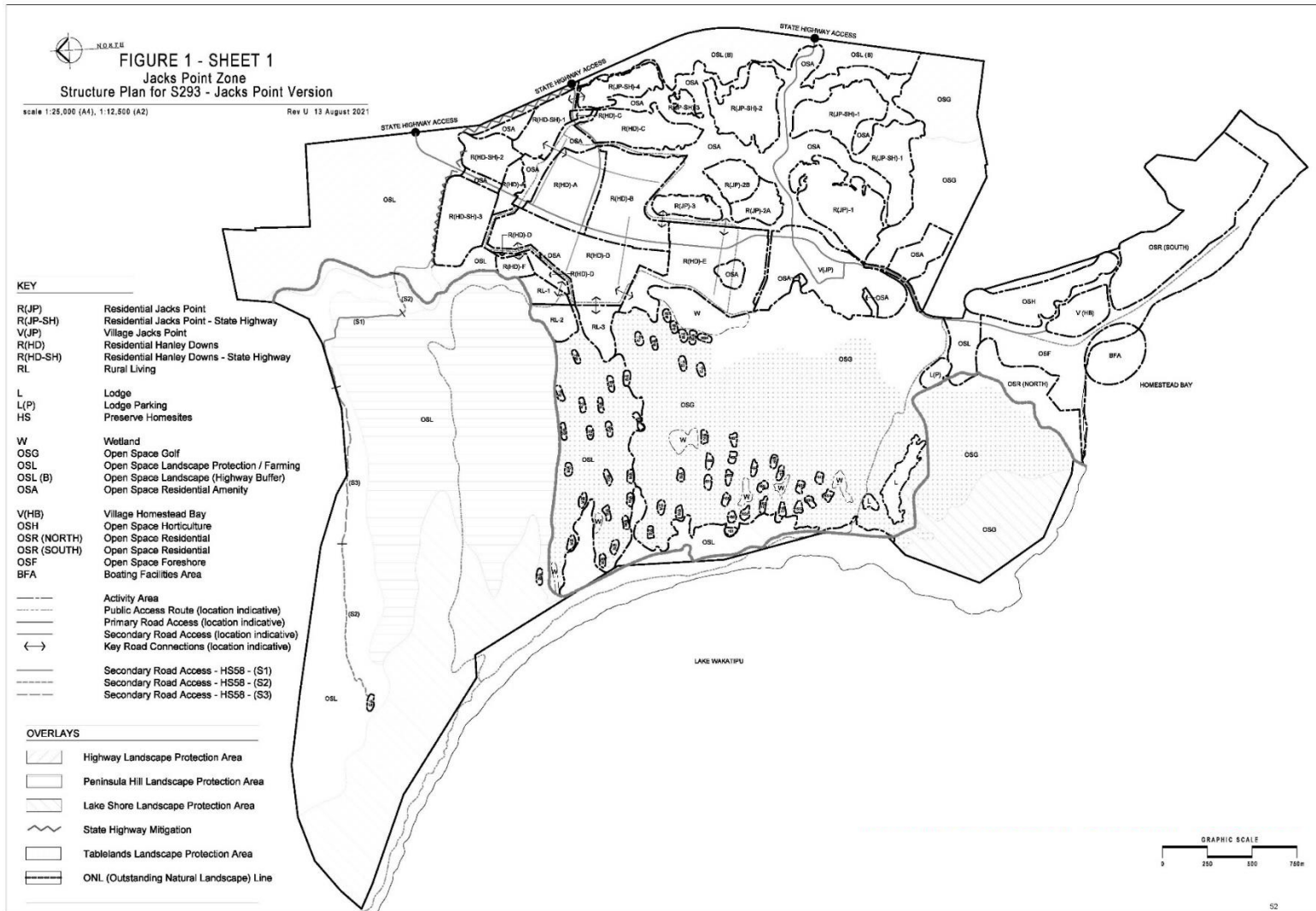
27.13.1 Kirimoko Structure Plan

Kirimoko Block - Wanaka - Structure Plan



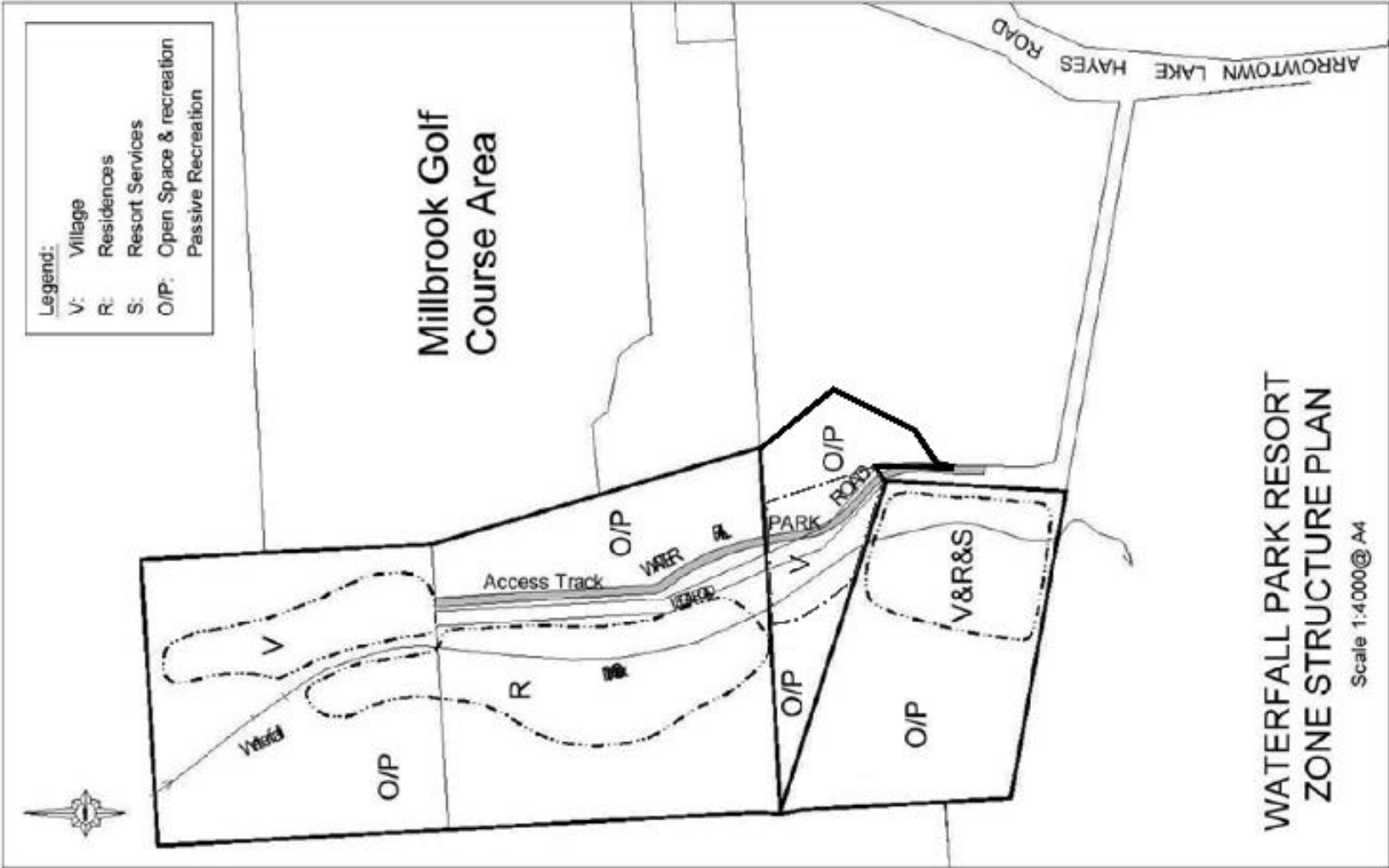
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27.13.2 Jacks Point Structure Plan



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27.13.3 Waterfall Park Structure Plan



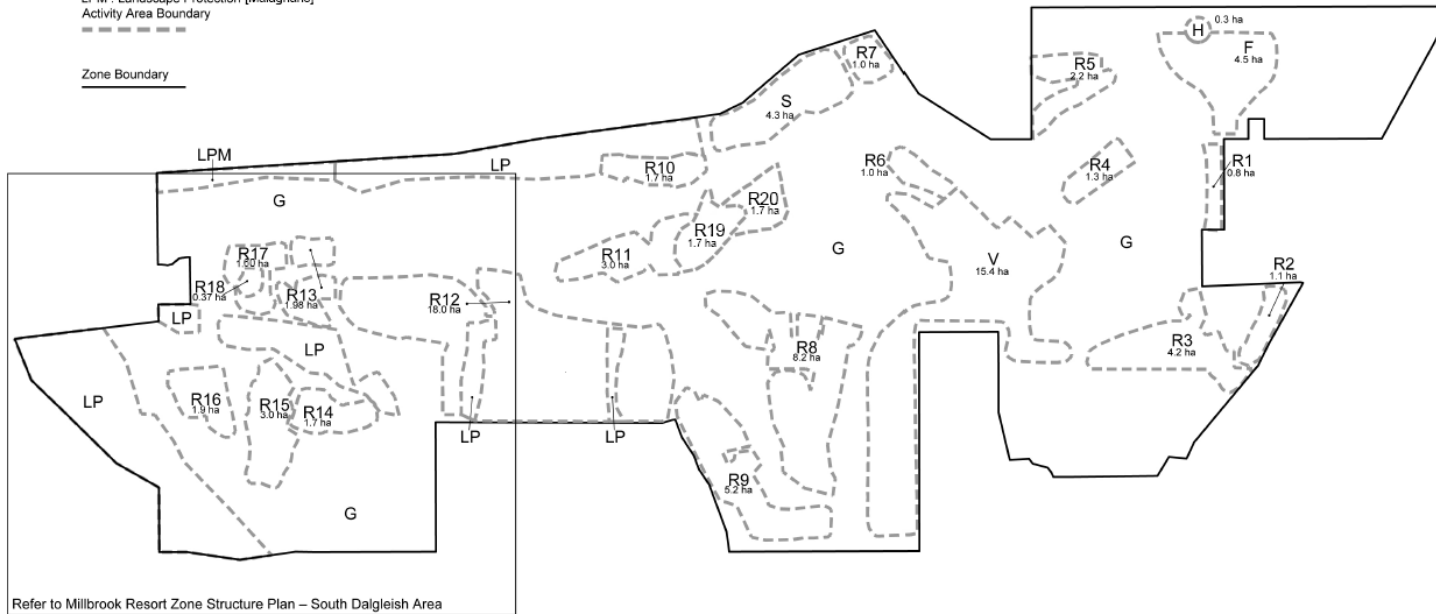
27.13.4 Millbrook Structure Plan



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

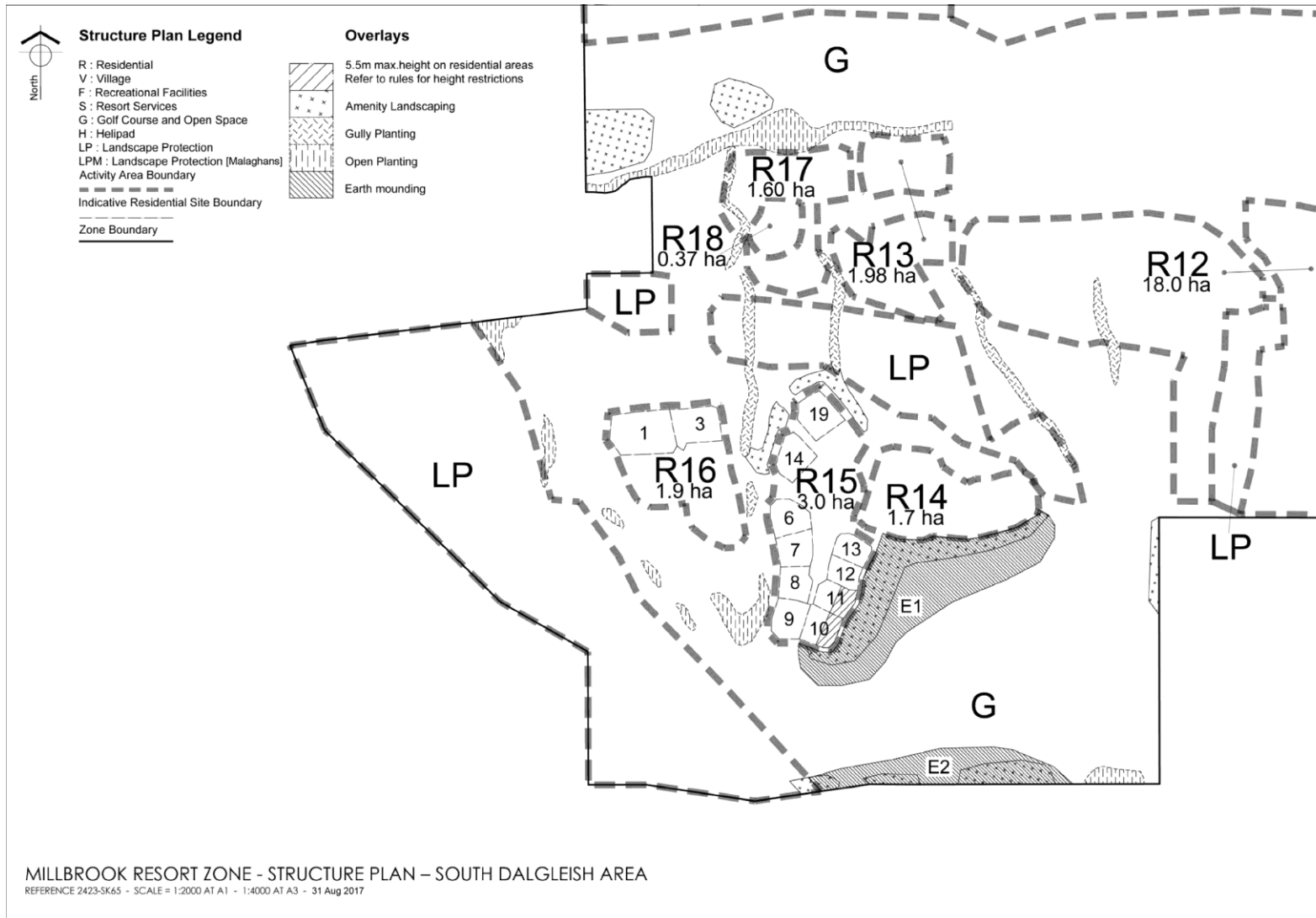


Refer to Millbrook Resort Zone Structure Plan – South Dalgleish Area

MILLBROOK RESORT ZONE - STRUCTURE PLAN

REFERENCE 2423-SK40 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - December 2018

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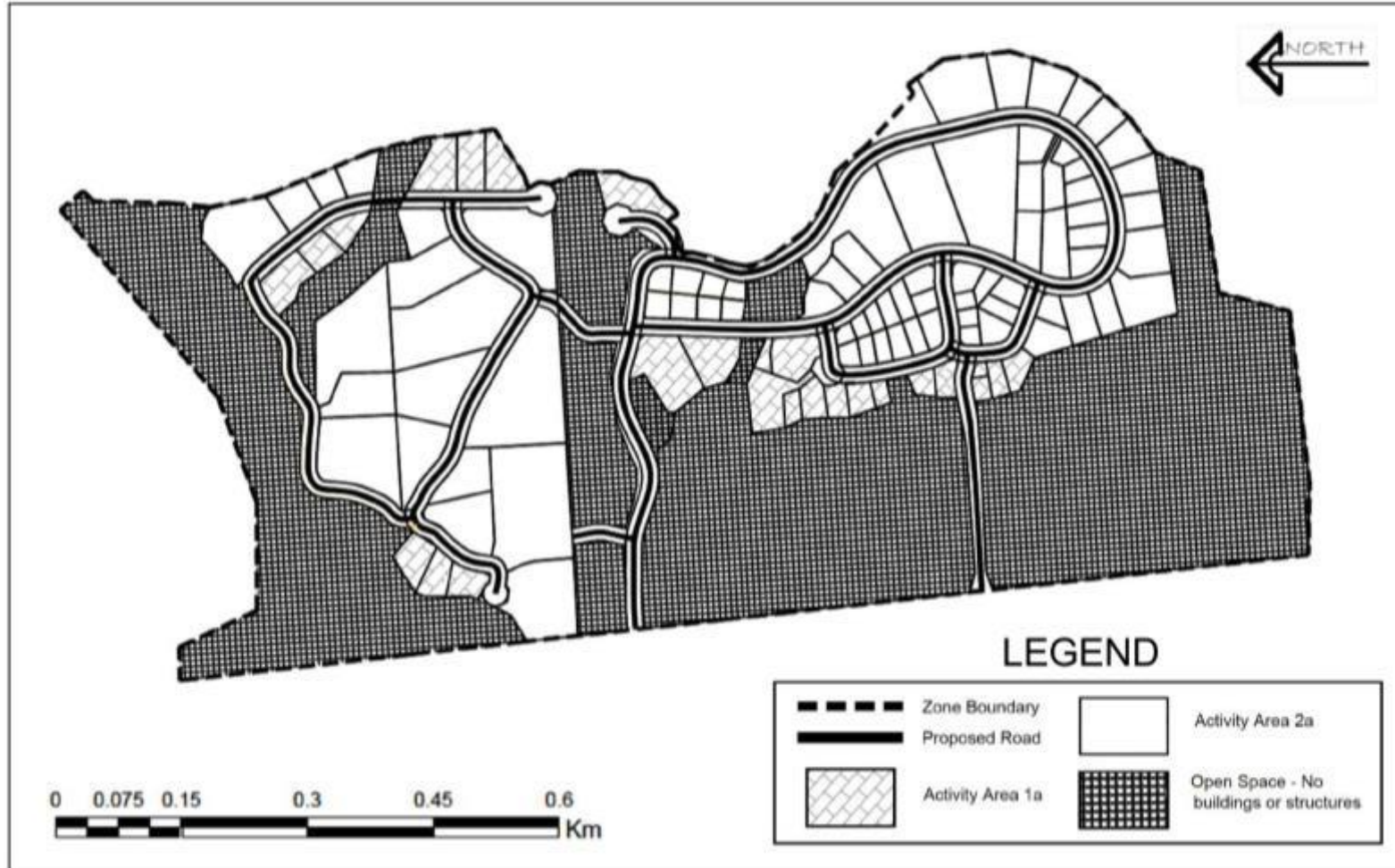


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27.13.5 Coneburn Industrial Structure Plan

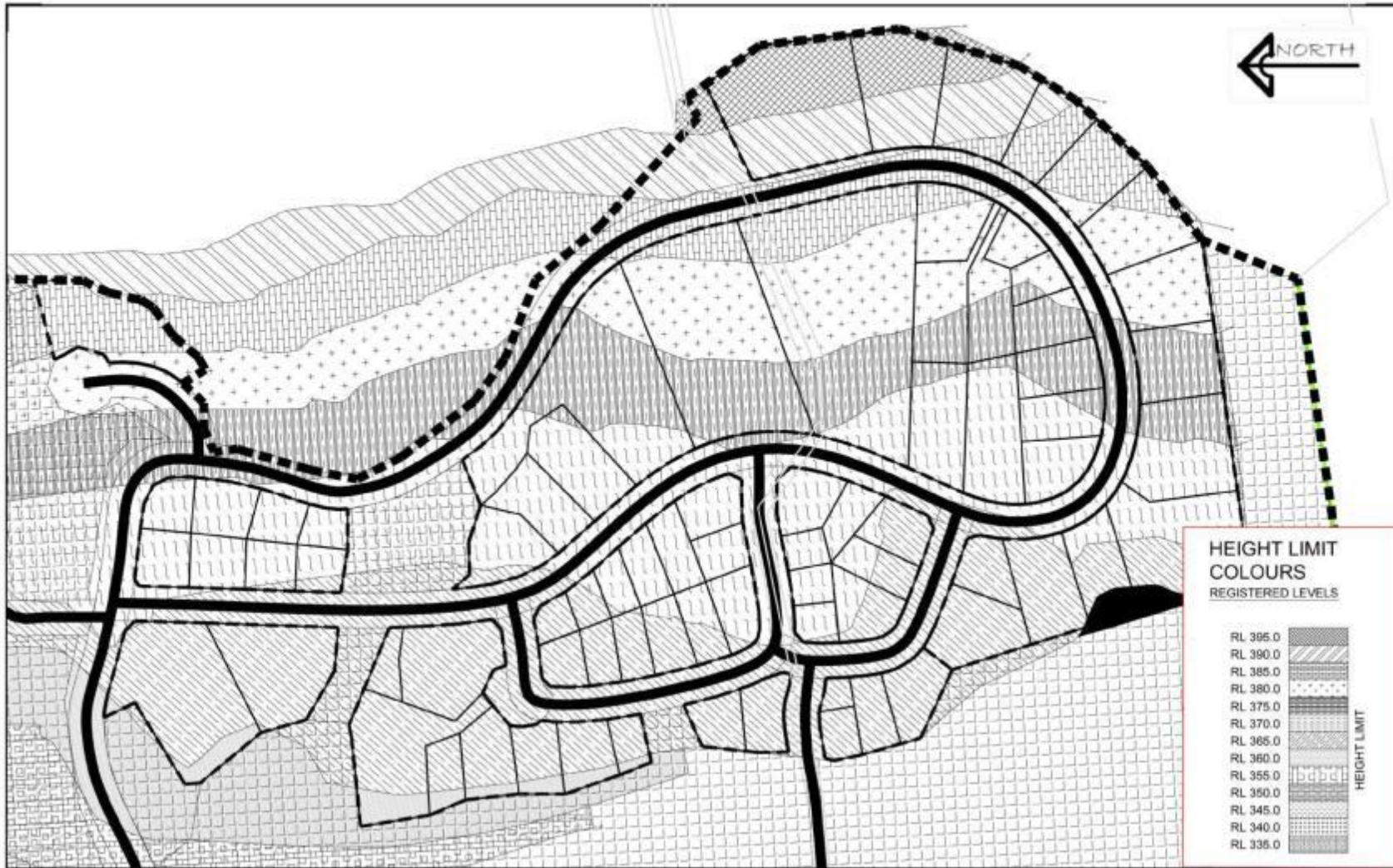
Coneburn Structure Plan

Layout of Activity Areas, Roads and Open Space



Coneburn Structure Plan

Building Height Limits: Part 1



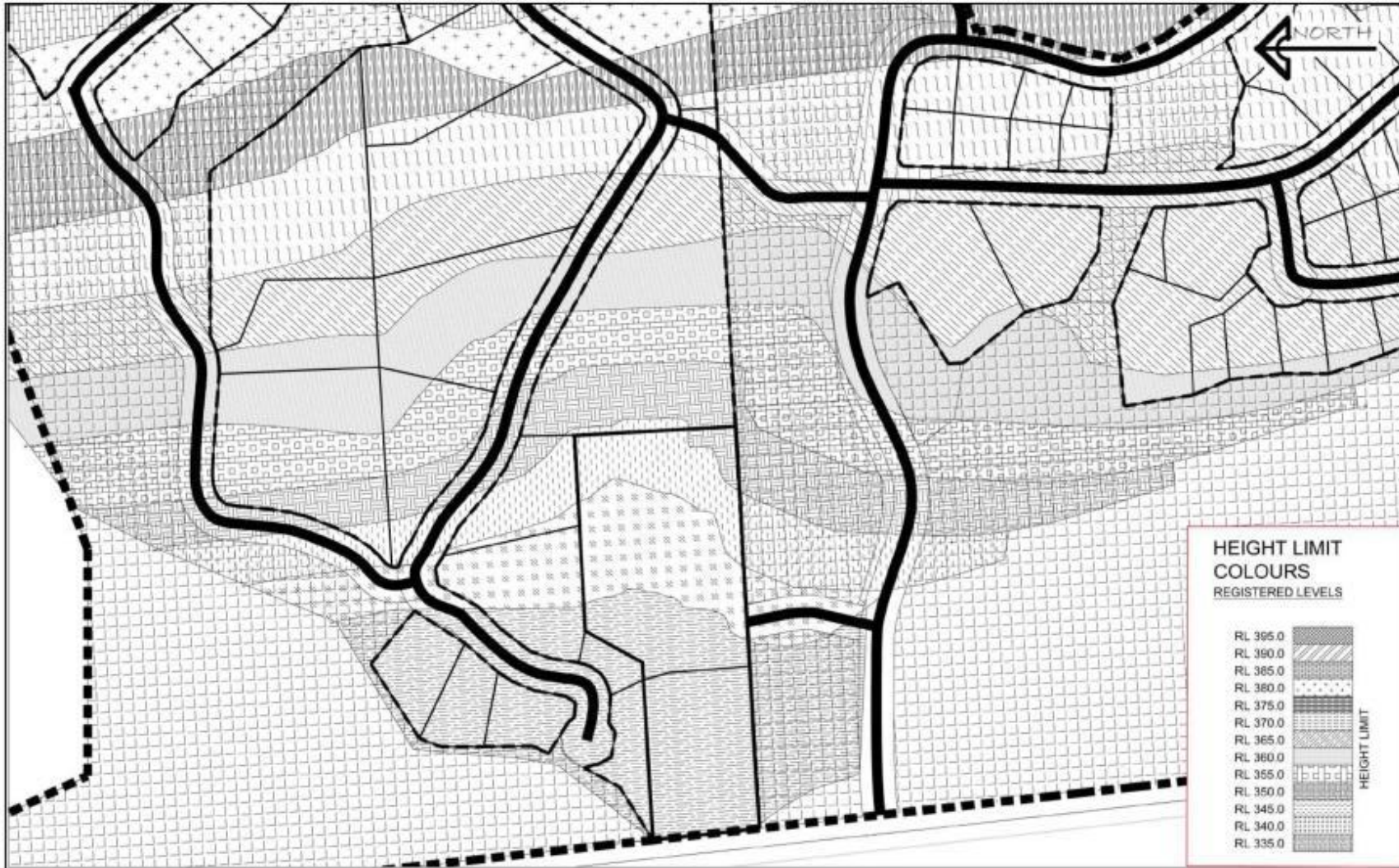
Coneburn Structure Plan

Building Height Limits: Part 2



Coneburn Structure Plan

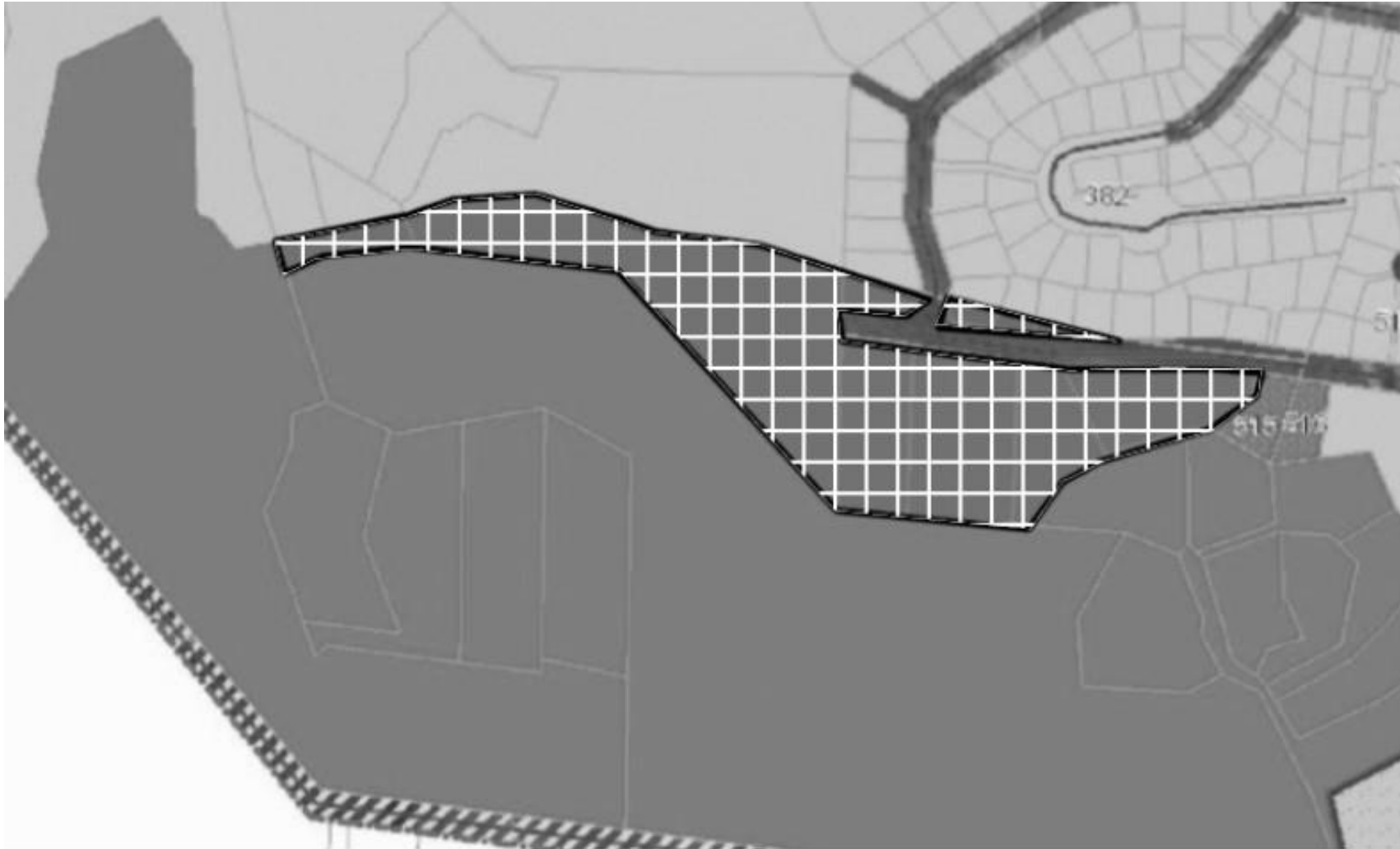
Building Height Limits: Part 3



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27.13.6 West Meadows Drive Structure Plan

Area of Lower Density Suburban Residential zoned land the subject of the West meadows Structure Plan



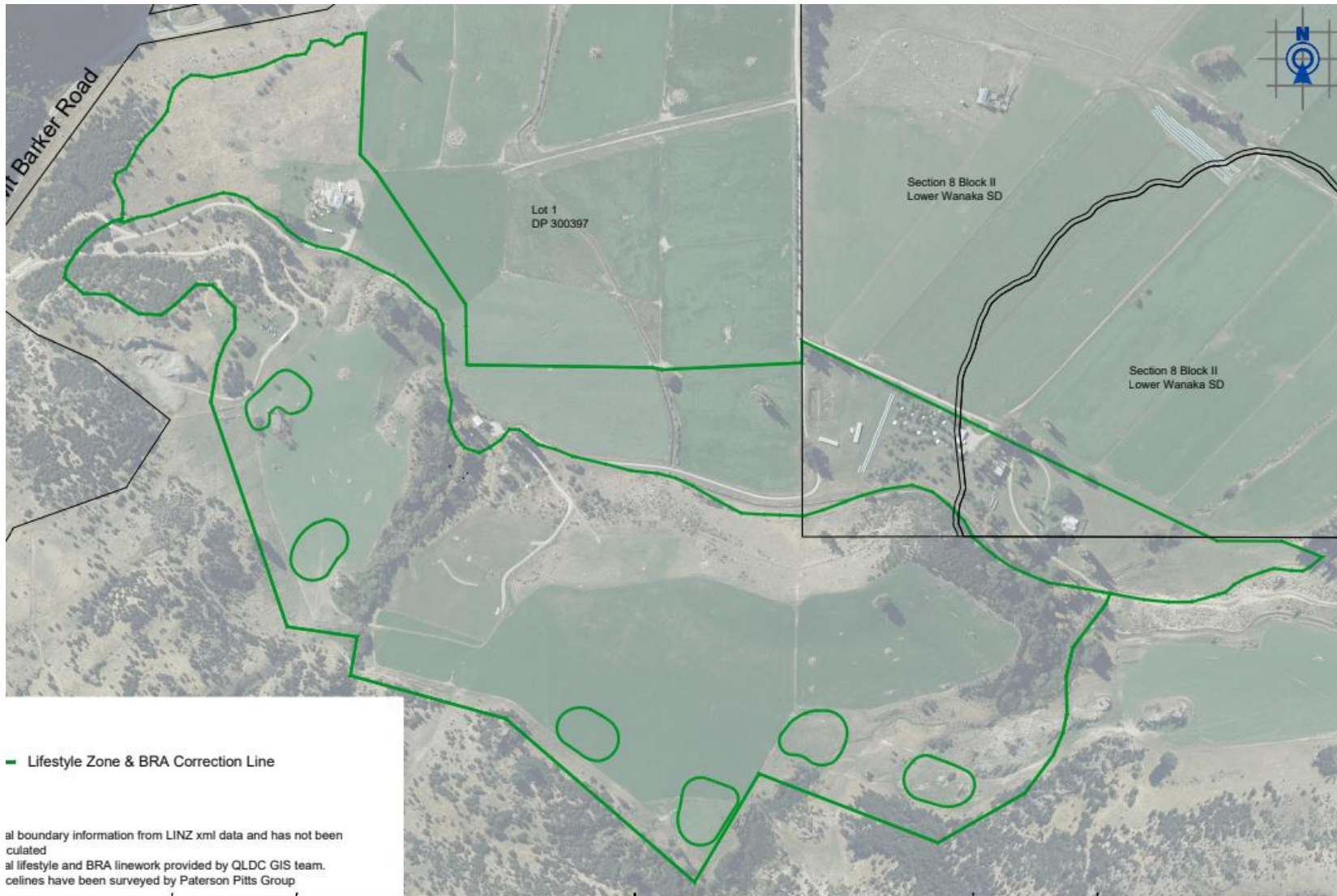
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West Meadows Drive Structure Plan



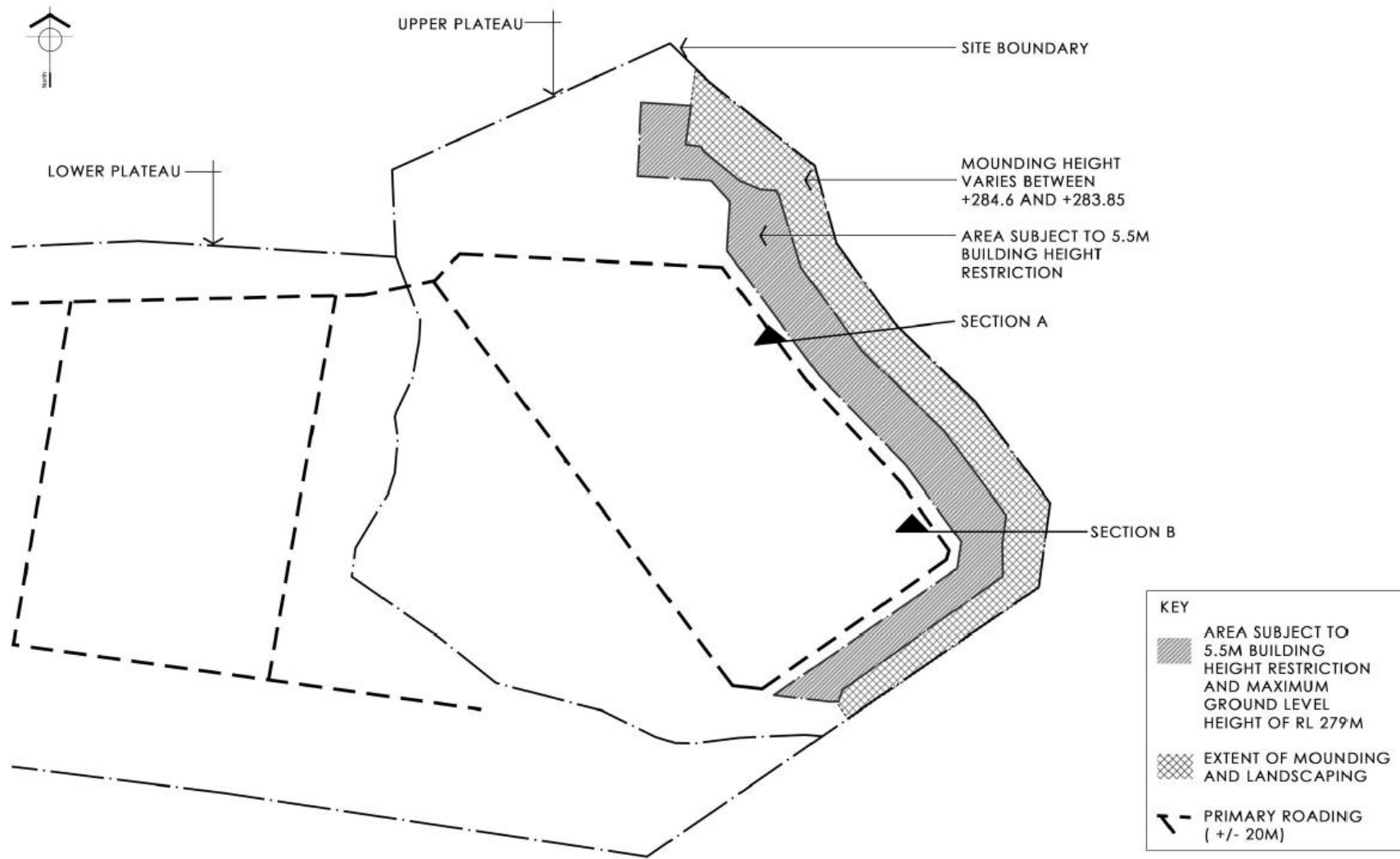
PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.7 Criffel Station Rural Lifestyle Zone (Upper Terrace)



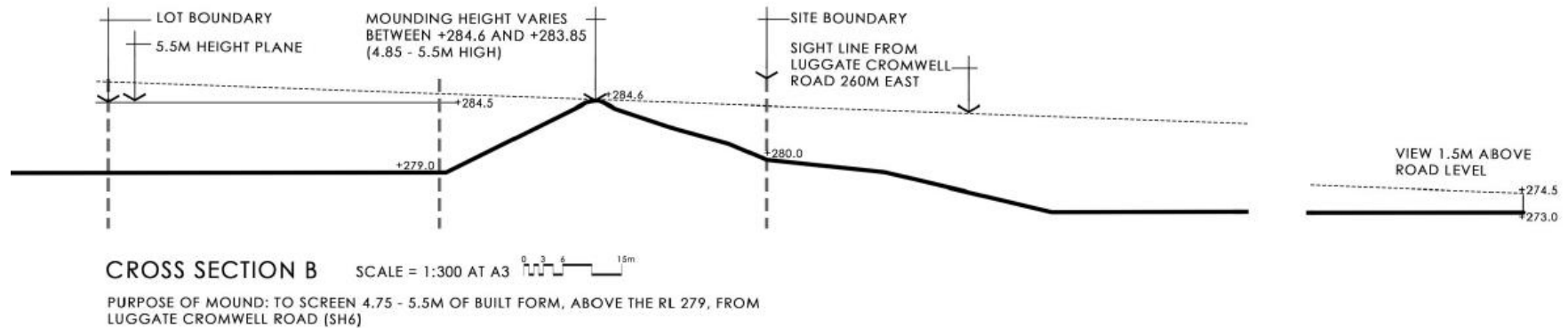
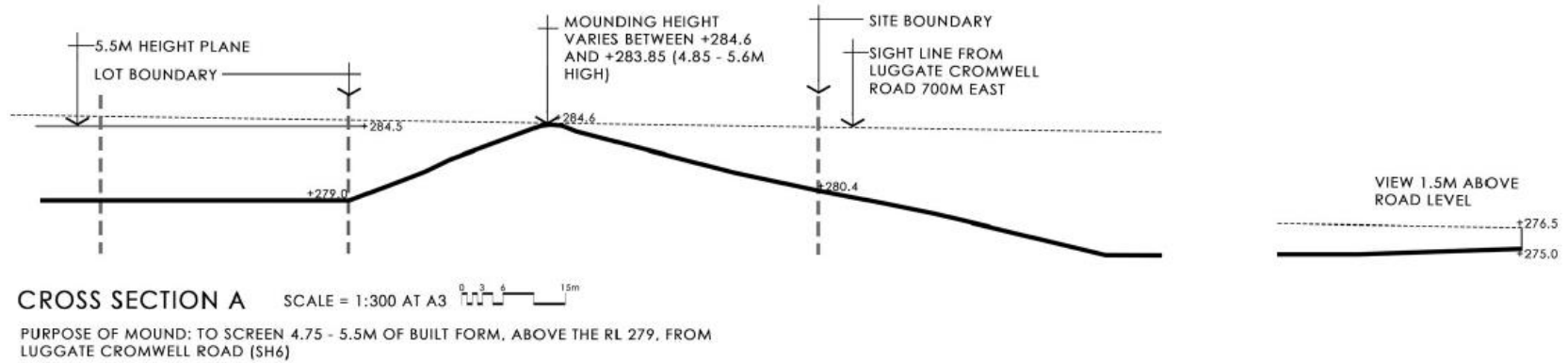
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27.13.8 Luggate Park – Structure Plan



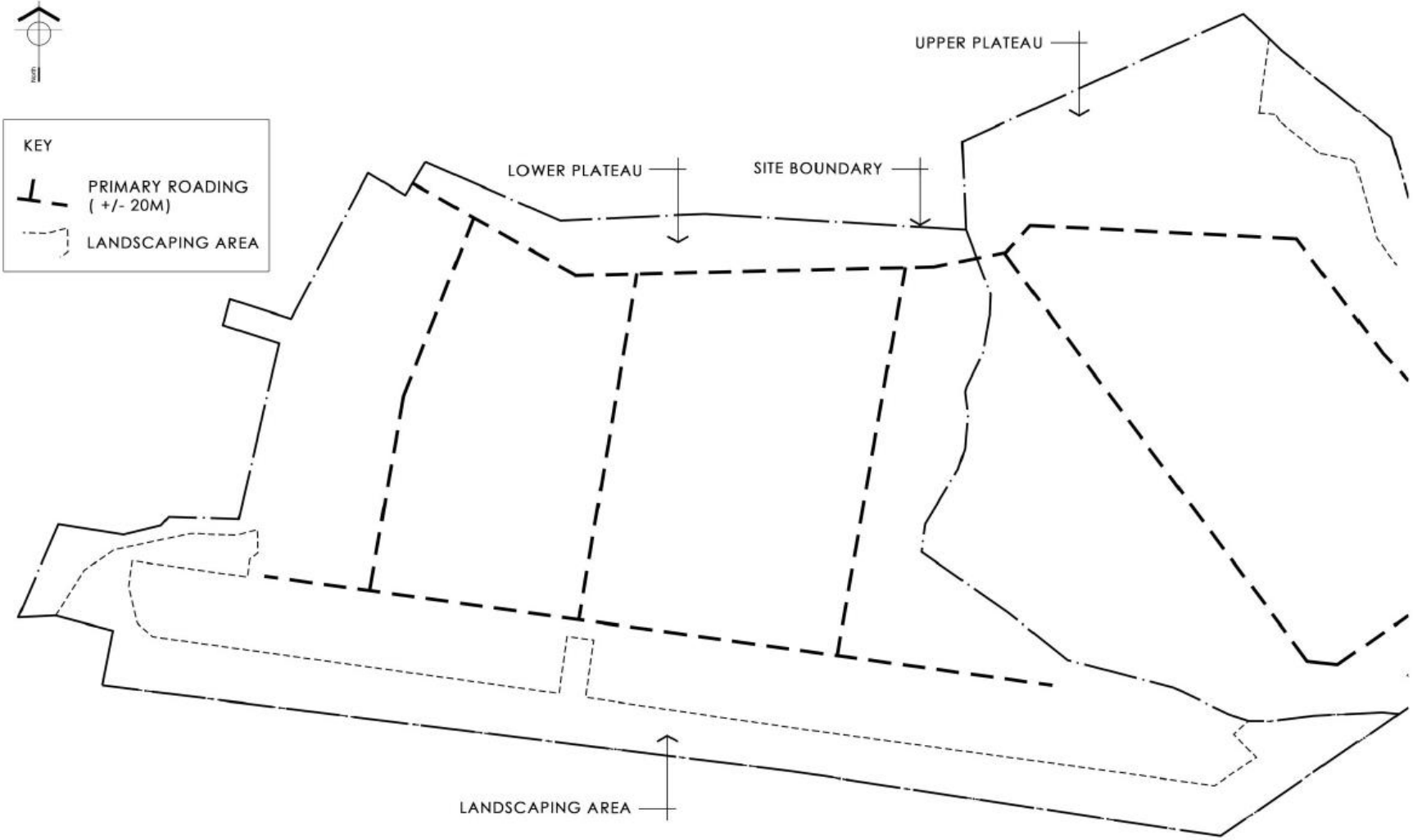
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Luggate Park - Structure Plan Sections A & B



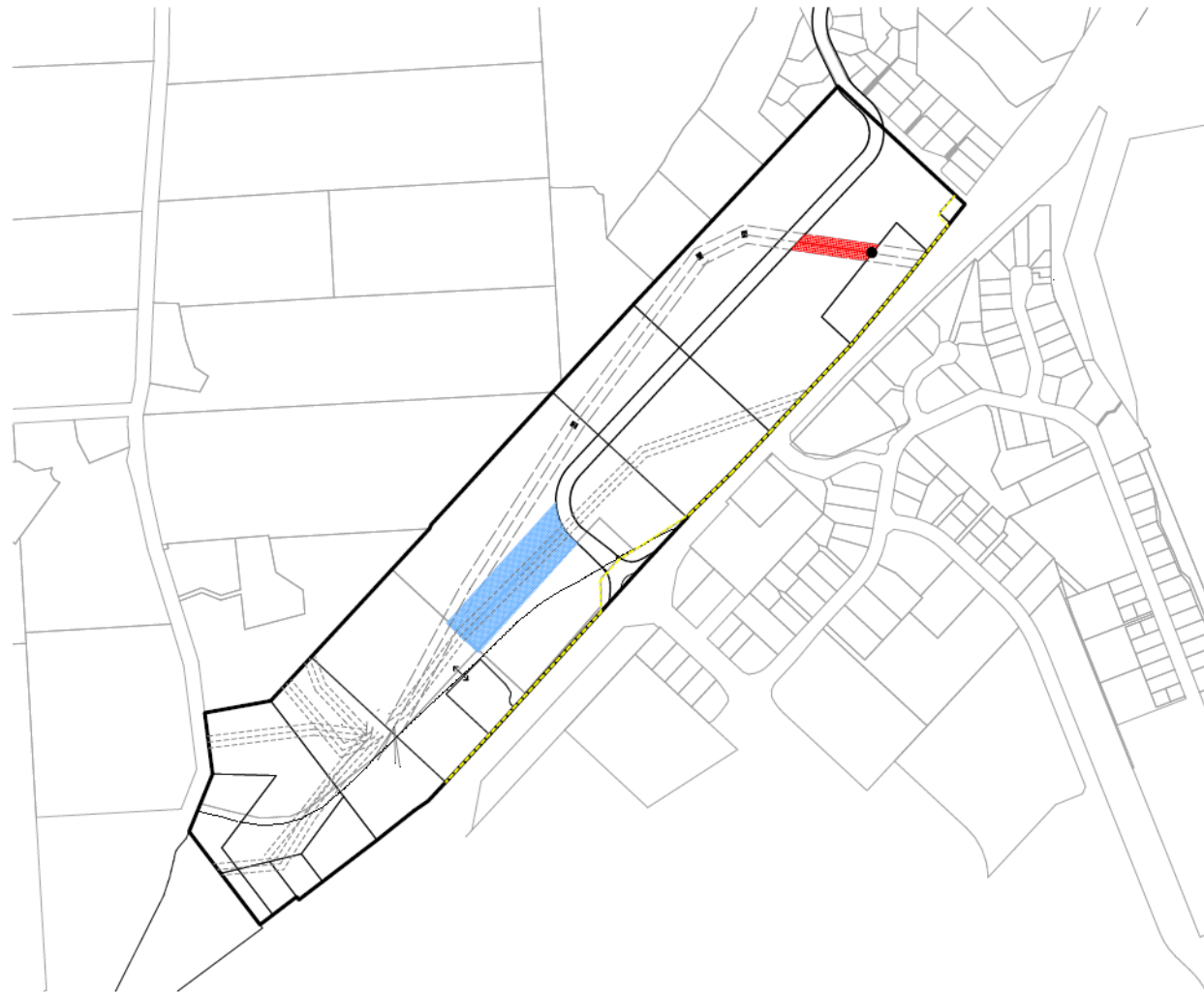
Luggate Park - Structure Plan Landscaping Area

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27.13.9 Frankton North – Structure Plan

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LEGEND

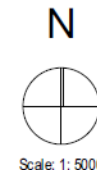
STRUCTURE PLAN ELEMENTS

- PRIMARY ROAD CONNECTION BETWEEN SH8 & FERRY HILL DRIVE (LOCATION INDICATIVE +/- 50 METRES)
- ↔ INTERNAL CONNECTION (LOCATION INDICATIVE)
- FRANKTON NORTH
- - - PEDESTRIAN AND CYCLE PATH (LOCATION INDICATIVE AND MAY BE LOCATED WITHIN THE STATE HIGHWAY 6 ROAD RESERVE)
- INTERNAL ROAD 1 (LOCATION INDICATIVE +/- 12 METRES WITHIN THE HATCHED CORRIDOR)
- INTERNAL ROAD 2 (LOCATION INDICATIVE +/- 30 METRES WITHIN THE HATCHED CORRIDOR)
- FIXED LOCATION FOR ACCESS BETWEEN PROPERTIES

INFORMATION LAYERS

- - - - - AURORA DISTRIBUTION 8M SETBACK (REFER NZ ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES - NZECP 34:2001)
- · · · · TRANSMISSION CORRIDOR 12M SETBACK (REFER TO CHAPTER 30 ENERGY AND UTILITIES AND CHAPTER 37 DESIGNATIONS, DESIGNATION 1)
- QUEENSTOWN AIRPORT OUTER CONTROL BOUNDARY (OCB) (REFER TO PLANNING MAP 31 A)

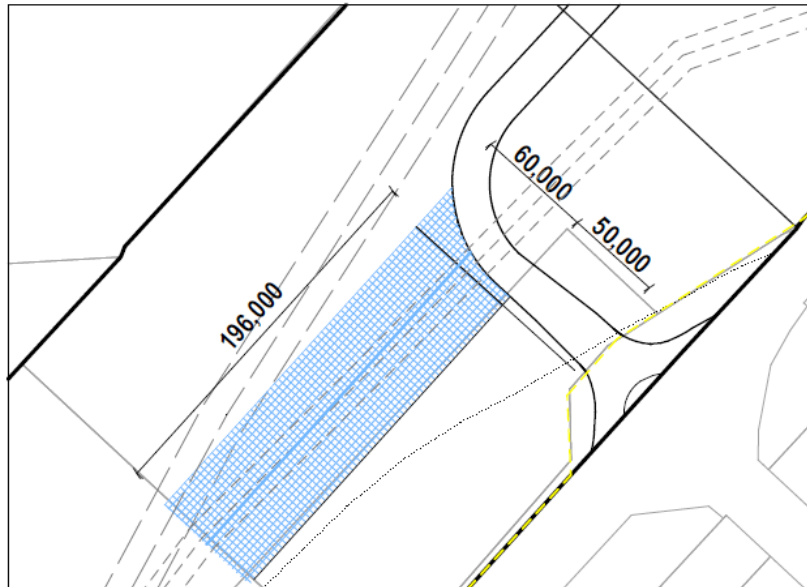
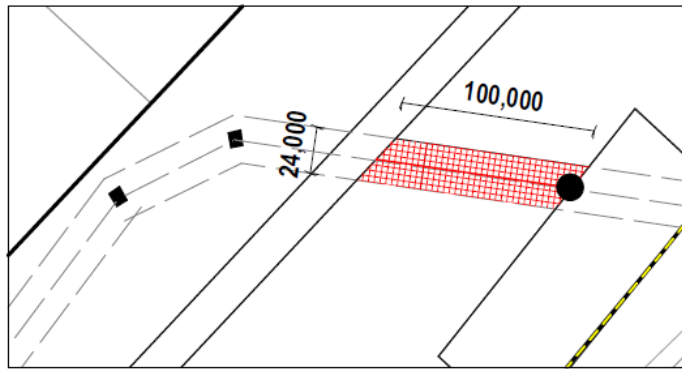
NOTE: The Queenstown Airport Approach and Land Use Controls designation also applies to this land and may impose further height constraints on this land. Refer to Chapter 37 Designation D3.



FRANKTON NORTH STRUCTURE PLAN - 25.08.2020

Frankton North – Structure Plan

PART 5 SUBDIVISION & DEVELOPMENT 27



LEGEND

STRUCTURE PLAN ELEMENTS

- PRIMARY ROAD CONNECTION BETWEEN SH6 & FERRY HILL DRIVE (LOCATION INDICATIVE +/- 50 METRES)
- INTERNAL CONNECTION (LOCATION INDICATIVE)
- FRANKTON ON NORTH
- PEDESTRIAN AND CYCLE PATH (LOCATION INDICATIVE AND MAY BE LOCATED WITHIN THE STATE HIGHWAY 6 ROAD RESERVE)
- INTERNAL ROAD 1 (LOCATION INDICATIVE +/- 12 METRES WITHIN THE HATCHED CORRIDOR)
- INTERNAL ROAD 2 (LOCATION INDICATIVE +/- 30 METRES WITHIN THE HATCHED CORRIDOR)
- FIXED LOCATION FOR ACCESS BETWEEN PROPERTIES

INFORMATION LAYERS

- AURORA DISTRIBUTION 8M SETBACK (REFER NZ ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES - NZECP 342001)
- TRANSMISSION CORRIDOR 12M SETBACK (REFER TO CHAPTER 30 ENERGY AND UTILITIES AND CHAPTER 37 DESIGNATIONS, DESIGNATION 1)
- QUEENSTOWN AIRPORT OUTER CONTROL BOUNDARY (LDN55) (REFER TO PLANNING MAP 31 A)

NOTE: The Queenstown Airport Approach and Land Use Controls designation also applies to this land and may impose further height constraints on this land. Refer to Chapter 37 Designation D3.

N

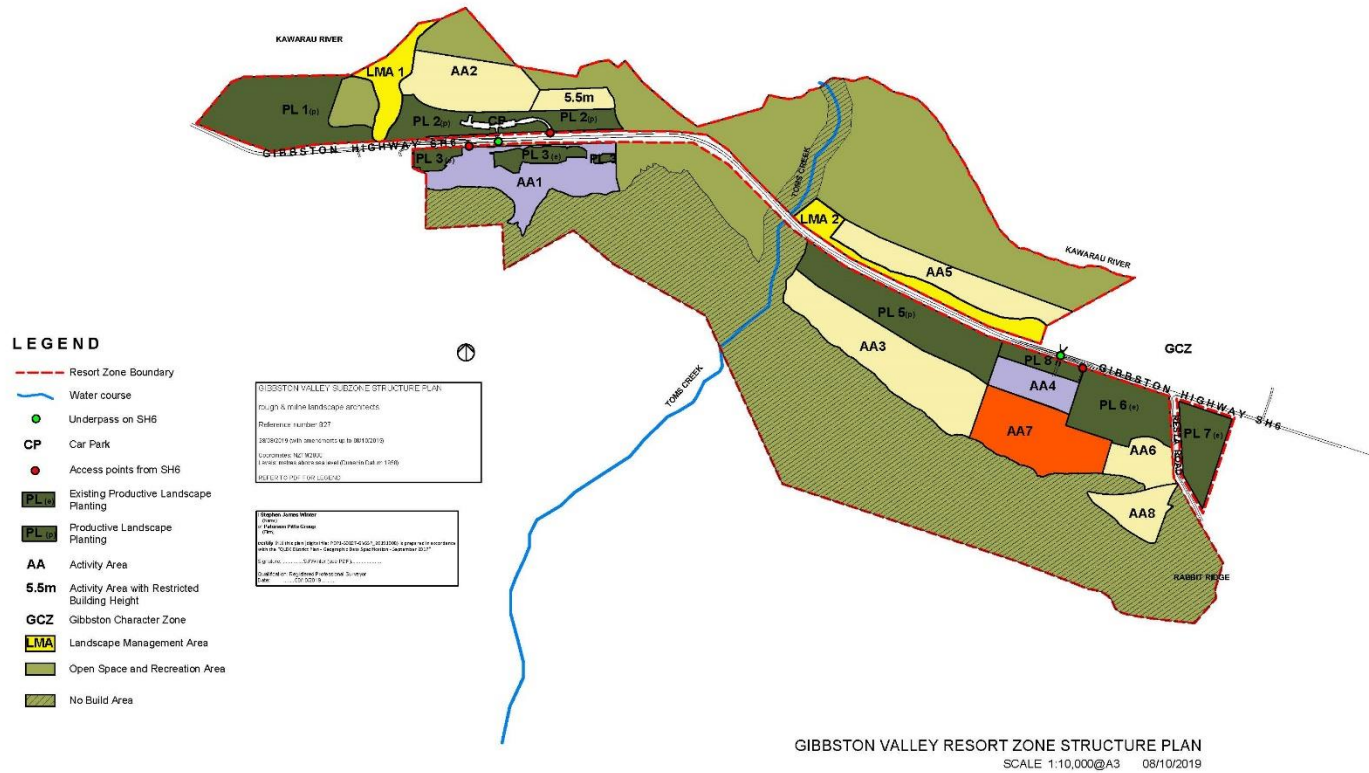


Scale: 1: 2000

DIMENSION SNAPSHOT - 25.08.2020

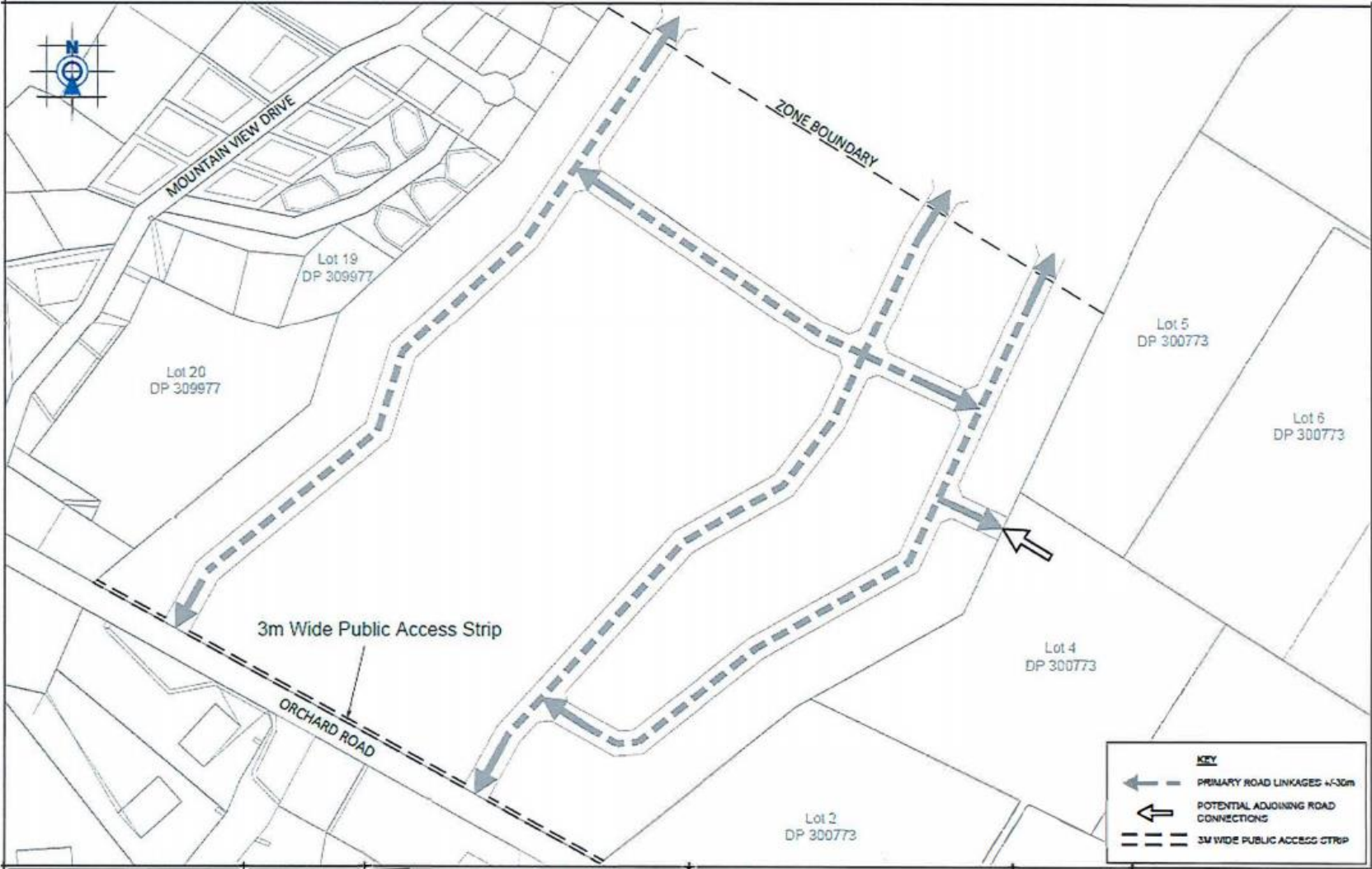
27.13.10 Gibbston Valley Resort Zone – Structure Plan

PART 5 SUBDIVISION & DEVELOPMENT 27



27.14.11 Alpine Meadows Structure Plan

PART 5 SUBDIVISION & DEVELOPMENT 27



PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.12 Three Parks Structure Plan

Three Parks Structure Plan

Layout of Roads, Connections and Building Restriction Areas

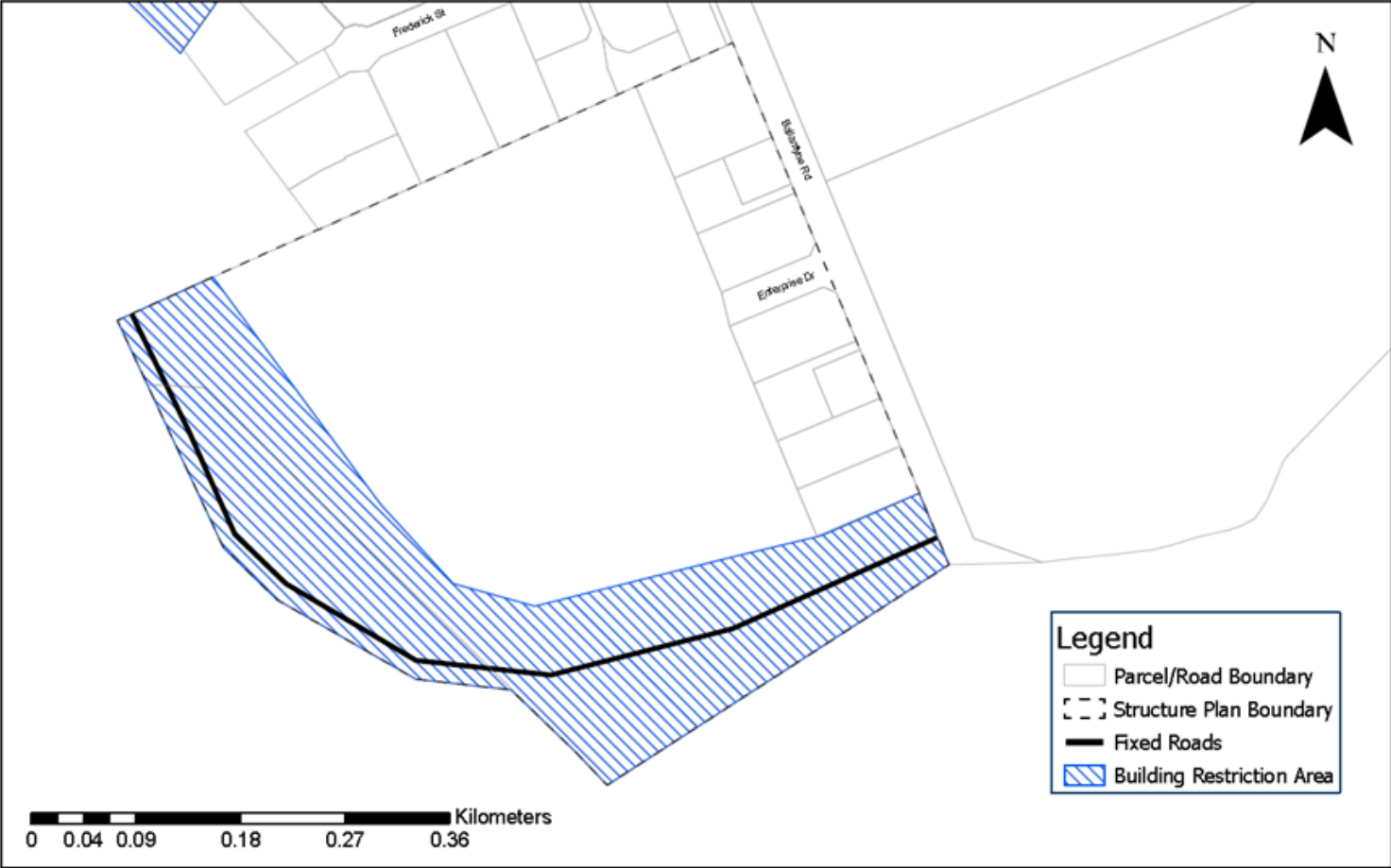


PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.14 Ballantyne Road Structure Plan

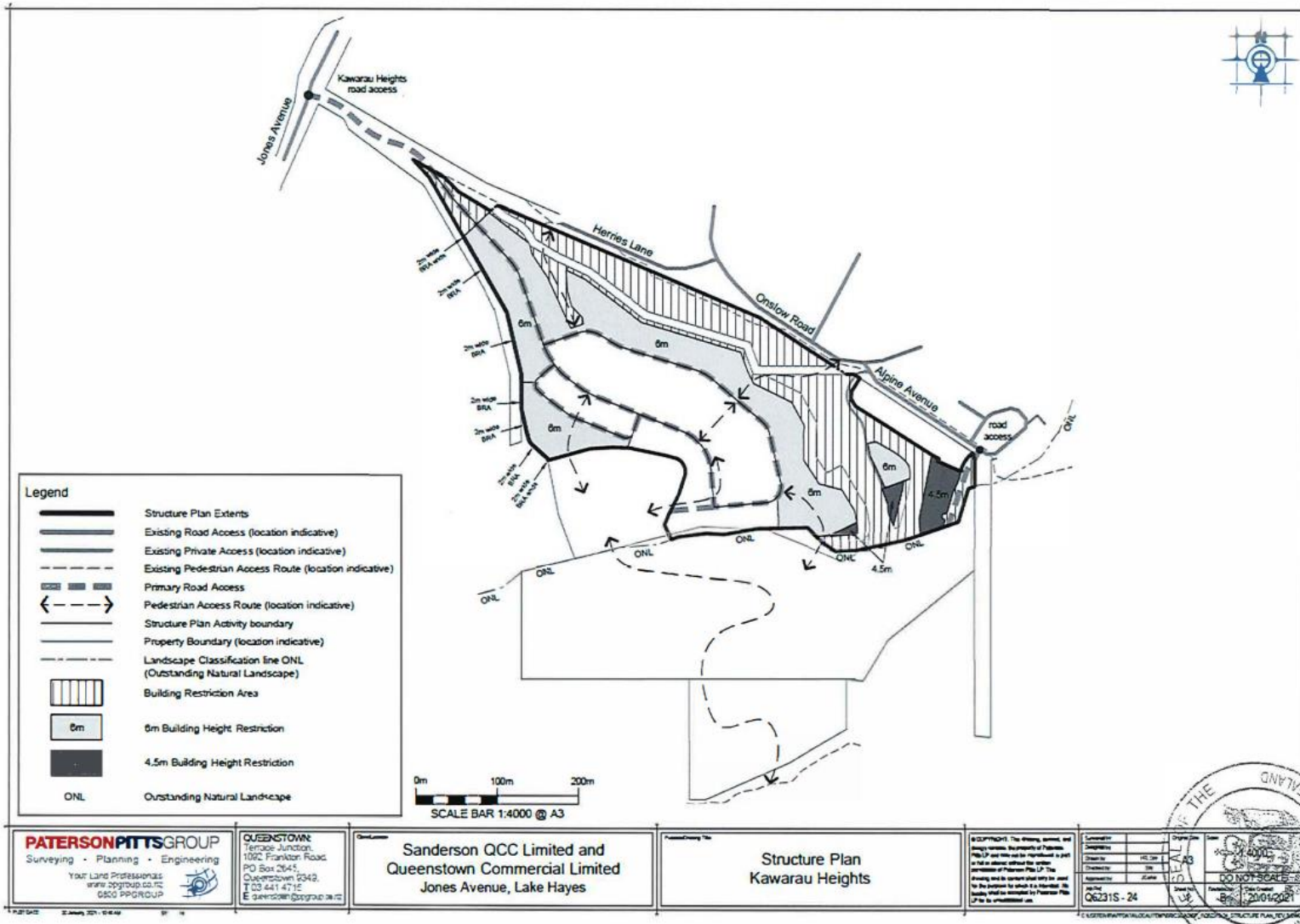
Ballantyne Road Structure Plan

Layout of Roads, Connections and Building Restriction Areas



PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.15 Kawarau Heights



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27.13.16 Hills Resort Zone Structure Plan

KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Home site (3,000m²)
- S Resort Services & Staff Accommodation
- DR Driving Range

Note: all activity areas include G: Golf course, open space and farming

- Activity Area
- Road Access (location indicative)
- Main Access Point
- Walking / Bike Trail (location indicative)

OVERLAYS

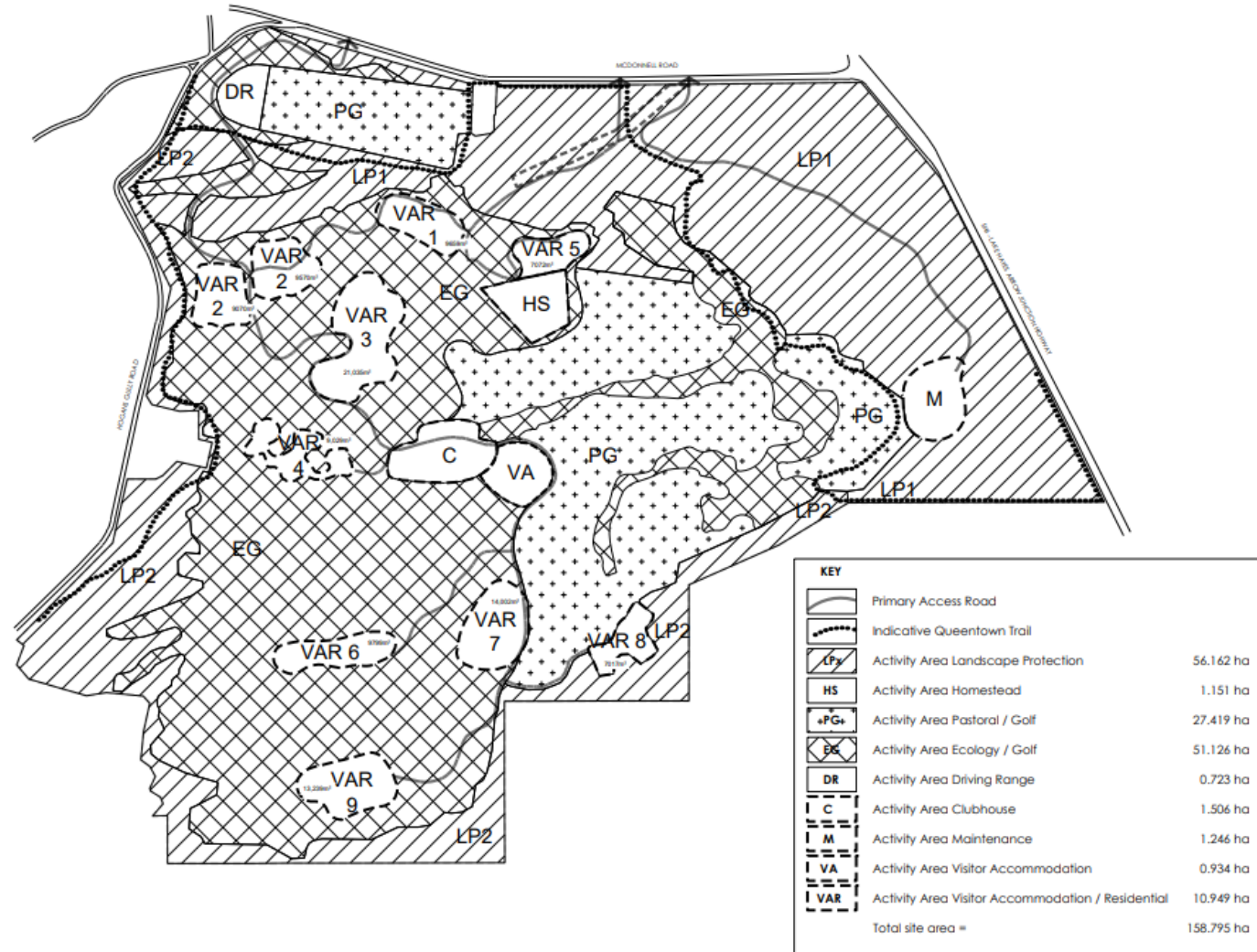
- Landscape Amenity Management Area (LAMA)
- Existing Vegetation to be retained for Landscape Amenity Management



The Hills Resort Zone
Structure Plan

PART 5 SUBDIVISION & DEVELOPMENT 27

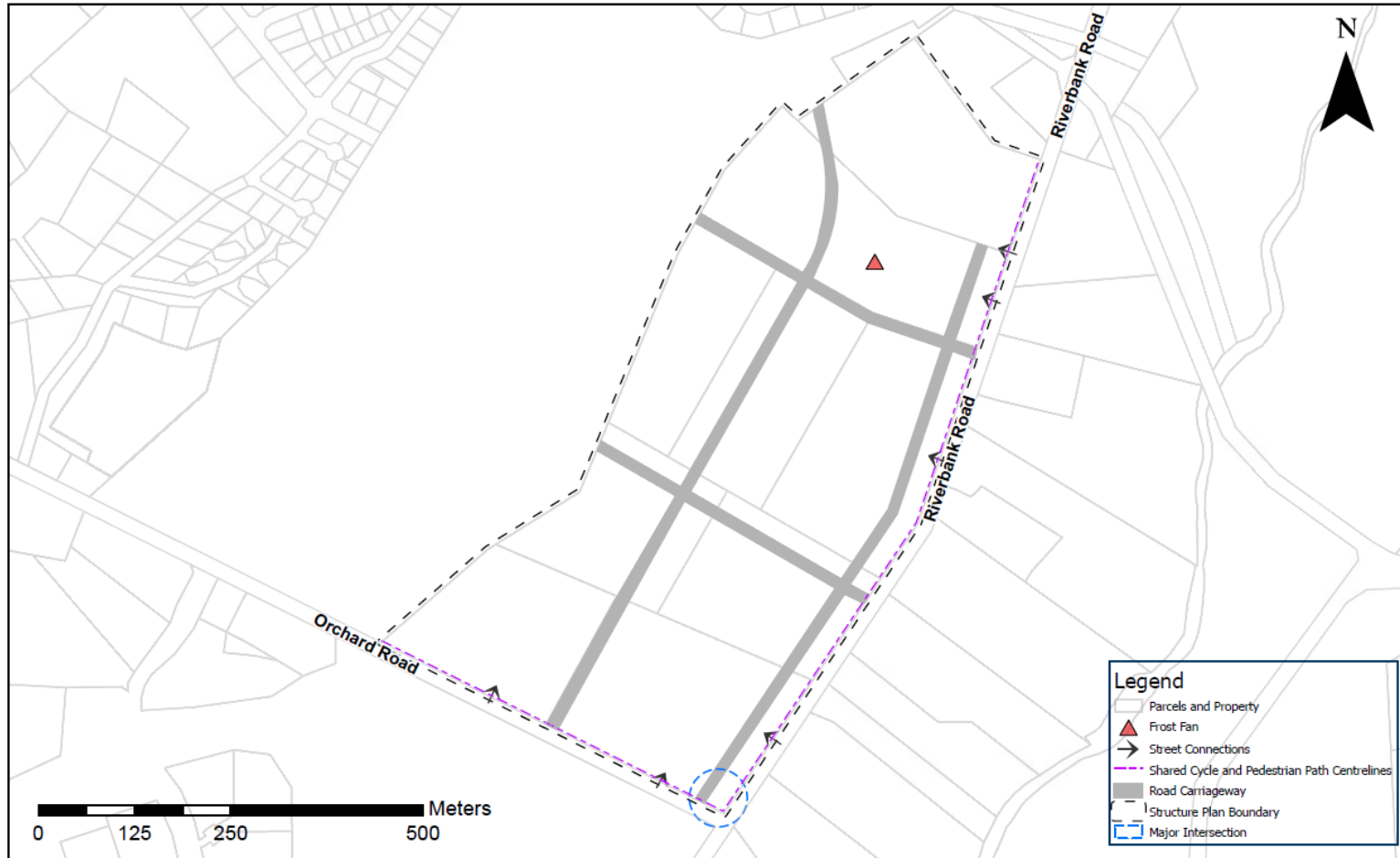
27.13.17 Hogans Gully Resort Zone Structure Plan



PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.18 Riverbank Road Structure Plan

Layout of Roads, Connections, Pedestrian Paths, Cycle Paths and, Frost fan location.
Road Carriageway location +/- 30m, Major Intersection location +/- 40m.
The positions of the Street Connections are indicative



Map created: 17/03/2021

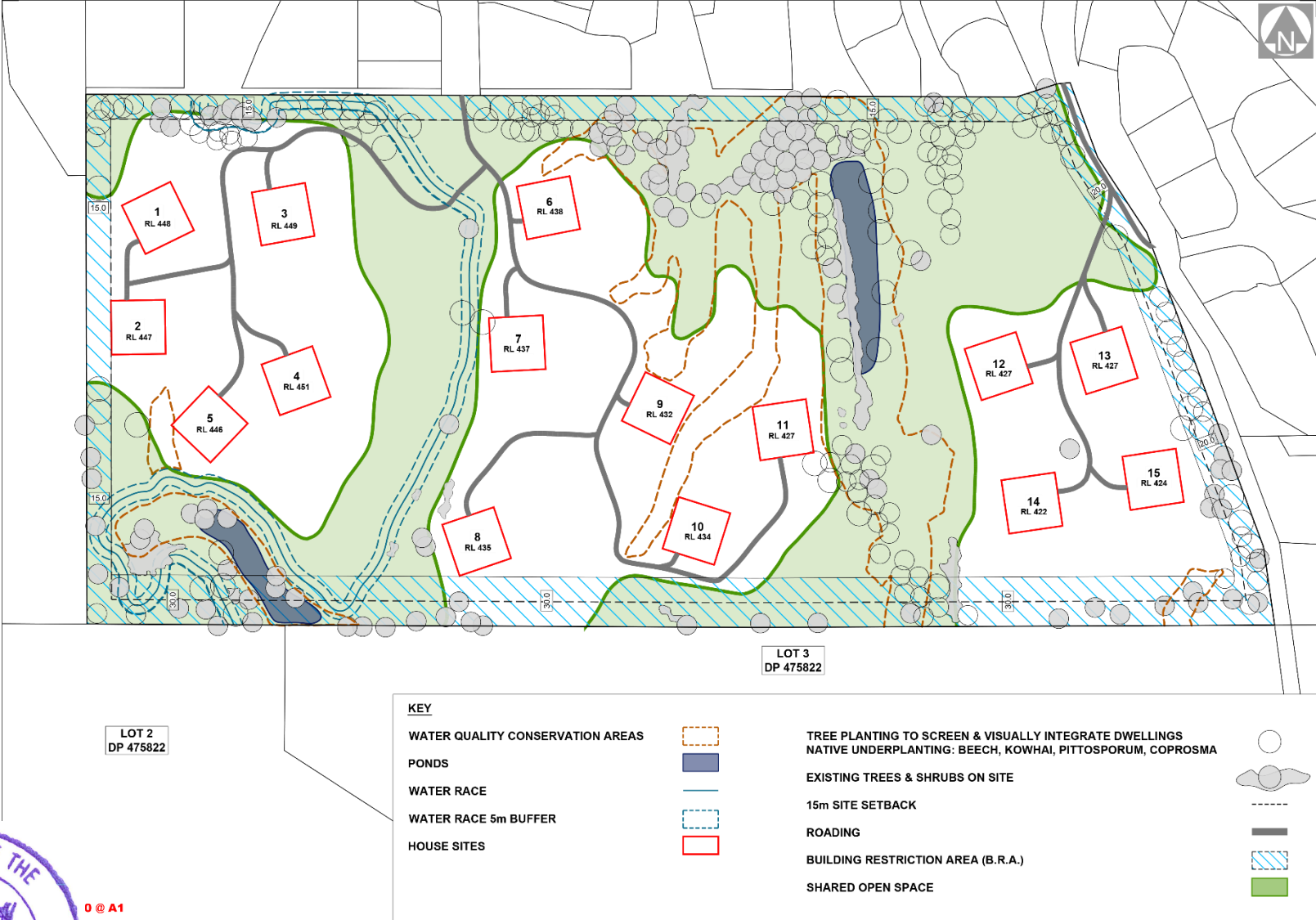
PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.19 Lake Hāwea South Structure Plan



PART 5 SUBDIVISION & DEVELOPMENT 27

27.13.20 Wharehuanui Hills East Structure Plan



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