

Appendix B – Objectives, Policies and Rules Relevant to MIPRL

Appendix B – Proposed Objectives, Policies and Rules Relevant to MIPRL

Mt Iron Park Rural Lifestyle – Proposed Objectives, Policies and Rules

27 Subdivision and Development

27.3 Location-specific objectives and policies

27.3.17 Objective – Mt Iron Park Rural Lifestyle Zone – A rural lifestyle development is comprehensively planned within a setting of native vegetation.

Policies

27.3. 17.1 Enable up to 15 rural lifestyle dwellings while maintaining and enhancing nature conservation values and minimising adverse effects on landscape values.

27.3. 17.2 Ensure that all development is undertaken in accordance with a Structure Plan so that development is located where it can best be absorbed into the landscape.

27.3. 17.3 Minimise the removal of existing native vegetation to that required for buildings, curtilage, fire protection and access in order to maximise enclosing vegetation.

27.3. 17.4 Limit fencing to zone and curtilage boundaries in order to maintain and enhance natural vegetation patterns.

27.4. 18 Objective – Mt Iron Rural Lifestyle zone – The resource values of Mt Iron are protected, enhanced, and made accessible to the community.

Policies

27. 3. 18.1 Ensure that development within the Mt Iron Park Rural Lifestyle zone results in appropriate management of the resource values of those undeveloped parts of Mt Iron which adjoin the zone.

27. 3. 18.2 Maintain and enhance the ecological values of Mt Iron, including but not limited to the Significant Natural Areas on Mt. Iron.

27. 3. 18.3 Protect and maintain the legibility of Mt Iron through control or eradication of wilding tree species.

27. 3. 18.4 Facilitate increased practical and permanent public access to different parts of Mt Iron.

27. 3. 18.5 Facilitate the integrated management of public recreation opportunities on those parts of Mt Iron which are accessible to the general public, including land managed by the Department of Conservation.

27. 3. 18.6 Put in place legal methods to ensure the achievement of this objective and related policies on an ongoing, permanent basis at no cost to the wider community.

27.6 Rules - Standards for Subdivision Activities

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

Zone		Minimum Lot Area
Rural Lifestyle	Mt Iron Park Rural Lifestyle	No minimum

	Zone Specific Standards	Activity Status
27.7.7	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in the Mt Iron Park Rural Lifestyle Zone, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • Consistency with the Mt Iron Park Structure Plan • The Mt Iron Park Implementation Management Plan and Recreation Management Plan 	C

	Zone Specific Standards	Activity Status
27.7.13 27.7.13.1	<p>Mt Iron Park Rural Lifestyle Zone</p> <p>Activities that do not meet the following standards:</p> <p>Initial subdivision</p> <ol style="list-style-type: none"> i. The first subdivision of land within the zone shall create 15 building platforms within the zone located generally as shown on the Mt Iron Park Structure Plan. No building platform may be larger than 1500m². ii. The first subdivision of land within the zone shall result in a single title, subject to amalgamation conditions if required, comprising: <ol style="list-style-type: none"> a. One lot within the zone containing at least one building platform; b. A separate lot or lots containing all of the Protection Areas and the Revegetation Area identified on the Mt Iron Park Structure Plan. iii. The first subdivision of land within the zone shall result in: <ol style="list-style-type: none"> a. Any appropriate enlargement or realignment of existing easements in favour of the Department of 	NC

	<p>Conservation or the Queenstown Lakes District Council to ensure practical access for walking and maintenance;</p> <p>b. Creation of new permanent public trails generally in the location of the Recreation Trails identified on the Mt Iron Park Structure Plan;</p> <p>c. Creation of permanent public access to and within the Protection Areas and the Revegetation Area identified on the Mt Iron Park Structure Plan, subject to conditions or restrictions necessary to implement the Mt Iron Park IMP;</p> <p>d. Creation of rights of vehicular access, in favour of Lot 2 DP 21892 and Secs 58, 66 Block XIV Lower Wanaka SD (managed by the Department of Conservation), for the purposes of trail maintenance and for emergency services, from Hidden Hills Drive:</p> <ul style="list-style-type: none"> • Along the existing QLDC Trail which runs through the zone as identified on the Mt Iron Park Structure Plan • To and through the Protection Area identified on the Mt Iron Park Structure Plan which contains the existing public (DOC) Trail from the State Highway to the summit of Mt Iron. <p>Mt Iron Park IMP:</p> <p>iv. The application for the first subdivision of land within the zone shall be accompanied by a draft Mt Iron Park Implementation and Management Plan ("Mt Iron Park IMP"), which shall address objectives and implementation methods relating to the matters detailed below, for approval by the Queenstown Lakes District Council and implementation through the subdivision consent:</p> <p>For the Protection Areas:</p> <p>a. Initial eradication of pest plant and animal species</p> <ul style="list-style-type: none"> (i) An initial requirement to eradicate, to a reasonably practicable extent, pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder (<i>Sambucus nigra</i>), and sycamore. (ii) An initial requirement to eradicate, to a reasonable practicable extent, pest animal species including possums, mustelids, and rodents. (iii) These initial requirements shall be implemented as a subdivision consent requirement in order to 	
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	<p>obtain s.224(c) Certification.</p> <p>b. Ongoing animal and plant pest control</p> <p>(i) The methods for effective control and ongoing management of animal and plant pests including measures to minimise reinvasion by animal and plant pests.</p> <p>c. Stock control</p> <p>(i) The prohibition of grazing of livestock.</p> <p>For the Revegetation Area:</p> <p>d. A requirement that all of the Revegetation Area is subject to the same provisions of the IMP as applies to the Protection Areas.</p> <p>e. Planting Program</p> <p>(i) A planting program for the Revegetation Area comprising species from the Mt Iron Park Revegetation Area Approved Species List (as defined below).</p> <p>(ii) The planting program shall be designed to achieve full revegetation of the Revegetation Area over a reasonable period of time through a combination of planting and natural regeneration.</p> <p>(iii) A monitoring and reporting requirement for the outcomes of the implementation of the planting program (under vi.(j) below).</p> <p>(iv) Mt Iron Park Revegetation Area Approved Species List (Definition): kānuka, broadleaf, kohuhu, kowhai, ti kōuka/cabbage tree, lowland ribbonwood, narrow-leaved lacebark, fierce lancewood, matai, and Hall's totara.</p> <p>For the Recreation Trails</p> <p>f. Formation of the Recreation Trails identified on the Mt Iron Park Structure Plan to standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>g. Maintenance of the Recreation Trails identified on the Mt Iron Park Structure Plan at standard 'Walking Tracks' under SNZ HB 8630:2004.</p> <p>Legal mechanisms to ensure (a)-(g) above</p> <p>(i) Identification of:</p>	
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	<ul style="list-style-type: none">○ Those works to be implemented as a subdivision consent requirement in order to obtain s.224(c) Certification;○ Those works to be implemented on an ongoing basis by lot owners following deposit of the first subdivision plan. <p>(ii) The draft wording of the Consent Notice and / or covenant to be registered against the title(s) to the relevant land, to achieve the ongoing implementation of the Mt Iron Park IMP.</p> <p>Recreation Management Plan:</p> <p>v. The first subdivision of land within the zone shall be accompanied by a Recreation Management Plan which shall address objectives and implementation methods relating to the matters detailed below:</p> <ul style="list-style-type: none">a. Analysis of the environmental and recreation values of the Protection Areas and Revegetation Area together with the adjoining Lot 2 DP 21892 and Secs 58 66 Blk XIV Lower Wanaka SD presently administered by the Department of Conservation ("Mt Iron Public Accessible Land").b. Objectives for, and controls over, the recreational use of the Protection Areas and the Recreation Area (in association with the Mt Iron Public Accessible Land).c. Details of the outcome of consultation between the owner of the Protection Areas and the Revegetation Area and the owner of the Mt Iron Public Accessible Land and, if achieved, any agreement reached between those two landowners.d. A review mechanism which will enable review of the Recreation Management Plan to adapt to changing circumstances from time to time. <p>Consent Notice Restrictions and Obligations:</p> <p>vi. The first subdivision of land within the zone shall provide for the following restrictions and obligations to be implemented on an ongoing basis, following deposit of the first subdivision plan, through consent notice conditions registered against the titles to all of the land within the zone:</p> <ul style="list-style-type: none">a. The maximum total ground floor area of all buildings within building platforms 1-9, and 13-15 shall be 500m². The maximum total ground floor area of all buildings within building platforms 10, 11 and 12 shall be 275m².	
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	<ul style="list-style-type: none">b. No more than one residential unit may be built within each building platform.c. The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12. Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.d. At least 400m² within each building platform must be planted in native vegetation. That planting shall:<ul style="list-style-type: none">(i) comprise species from the Mt Iron Park Building Platform Approved Species List (as defined below);(ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m² area;(iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform;(iv) be maintained permanently, including replacement of any plants which die.e. No native vegetation located within a lot outside a building platform shall be removed, and no steps shall be taken to prevent natural native revegetation of land within a lot outside a building platform. For the purposes of this rule 'building platform' includes land required for vehicular access to the building platform.f. Pest plant species including wilding conifers, wilding plums and cherries, eucalypts, hawthorn, elder and sycamore, shall be eradicated to a reasonably practicable extent within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform. Thereafter the property shall be kept clear of those species.g. Any batters created in the formation of access to a building platform which are visible from any public road must be planted in indigenous species cover.h. All works required by the Mt Iron Park IMP shall be carried out in accordance with the Mt Iron Park IMP.i. A legal obligation to make an equal contribution to the ongoing costs of implementation of the Mt Iron Park IMP shall be imposed. For the purposes of this	
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	<p>rule:</p> <ul style="list-style-type: none">(i) It is anticipated that those costs will be divided into 16 equal shares, with one share payable by the owner of each building platform approved within the zone and one share payable by the owner of a residential lot created around the dwelling consented under RM130177 on Lot 4 DP 471320.(ii) Those 16 shares shall be determined and the costs will be payable from deposit of the first subdivision plan, regardless of the number of lots created at that time, so that if one lot contains more than one building platform the owner of that lot shall pay the cost share applicable to each building platform.(iii) The owner of the title to the lot(s) which also includes the Protection Areas and the Revegetation Area will be responsible for the implementation of the Mt Iron Park IMP and shall account to, and obtain payment from, the other lot owners liable to contribute in accordance with this rule. <p>j. Ongoing monitoring and reporting on the implementation of the Mt Iron Park IMP shall be undertaken as follows:</p> <ul style="list-style-type: none">(i) For the first three years after deposit of the first subdivision plan, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report annually to the Queenstown Lakes District Council detailing the works undertaken in that year in accordance with the Mt Iron Park IMP.(ii) After the first three years of reporting in accordance with (i) above, the owner of the lot(s) containing the Protection and Revegetation Areas shall submit a report once every 5 years to the Queenstown Lakes District Council detailing the works undertaken in that period in accordance with the Mt Iron Park IMP. <p>k. Cats and mustelids shall not be kept on or brought onto any lot at any time.</p> <p>l. Mt Iron Park Building Platform Approved Species List (Definition): Broadleaf, fierce lancewood, lowland ribbonwood, narrow-leaved lacebark, and other similar native vegetation which has relatively</p>	
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	low flammability.	
	<p>Subsequent subdivision</p> <p>vii. The land within the zone (excluding the Council Lot 1 DP 22244) may be subdivided into up to 15 lots in one or more stages.</p>	

27.7.12.1 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.

27.7.12.2 Rule 27.12.1 shall not apply to the Mt Iron Park Rural Lifestyle Zone.

27.9.5 Controlled Subdivision Activities – Structure Plan spatial layout plan, or concept development plan In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan, spatial layout plan, or concept development plan under Rules 27.7.1, 27.7.2, 27.7.3, 27.7.4, 27.7.7, the Council shall have regard to, but not be limited by, the following assessment criteria:

	27.7.7.1 Assessment Matters
	<ul style="list-style-type: none"> • The assessment criteria identified under Rules 27.7.1 and 27.7.7. • The adequacy and effectiveness of the Mt Iron Park IMP and the Recreation Management Plan in achieving the objectives and implementation methods relating to the matters detailed in Rule 27.7.13.1 • Refer Policies 27.3. 17.1- 27.3.18.6

27.14.3 Mt Iron Park Structure Plan

[See Sheet 5 Appendix A, note this reference will require amendment]

Chapter 22 - Rural Residential and Lifestyle – Proposed Objectives, Policies and Rules

22.2.8 Objective – Mt Iron Park Rural Lifestyle Zone – Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting.

22.2.8.1 Ensure that design of buildings is subservient to, and reflects, the local character and the ecological and landscape values of the setting.

22.2.8.2 Provide for the maintenance and enhancement of local indigenous vegetation values of the setting through the ongoing protection and enhancement of indigenous vegetation in an integrated manner.

22.2.8.3 Ensure that vegetation within building platforms mitigates risk from spread of fire.

Draft Rules and other provisions- Chapter 22

22.4.1 Any other activity not listed in Tables 1-78.

22.4.3.3 The identification of a building platform for the purposes of a residential unit except where identified by Rule 27.5.1.1 and Rule 27.7.13.1

22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. This rule does not apply to the Mt Iron Park Rural Lifestyle Zone.

22.3.2.10 In addition to Tables 1 and 2, the following standards apply to the areas specified:

Table 3: Rural Lifestyle Deferred and Buffer Zones

Table 4: Rural Residential Zone at Forest Hill.

Table 5: Rural Residential Bob's Cove and Sub Zone .

Table 6: Ferry Hill Rural Residential Sub Zone.

Table 7: Wyuna Station Rural Lifestyle Zone

Table 8: Mt Iron Park Rural Lifestyle Zone

Table 8	Mt Iron Park Rural Lifestyle Zone	Non-compliance Status
22.5.39	<p>Building Height</p> <p>The maximum building height shall be 4.5m within building platforms 1-9 and 13-15. The maximum height shall be 3.8m within building platforms 10, 11, 12.</p> <p>Chimney and ventilation structures may be up to 6m high within building platforms 1-9 and 13-15.</p>	NC
22.5.40	<p>Building Coverage</p> <p>The maximum total ground floor area of all buildings within building platforms 1-9 and 13-15 shall be 500m². The maximum total ground floor area of all buildings within building platforms 10, 11, and 12 shall be 275m².</p>	D
22.5.41	<p>Design Standards</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad, or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <ul style="list-style-type: none"> • All exterior surfaces (other than roofs) shall be coloured in the range black, dark green or dark grey. Claddings may vary and include timber, steel, and concrete. All claddings shall be finished in a similar range of colours. • All downpipes, gutters and exterior joinery shall be painted to match the dwelling. • Wall glazing shall not exceed 2.7 metres in height. All glazing over 2 metres in height shall have a corresponding eave or verandah directly over that glazing with a minimum width of 1.2 metres. 	D

22.5.42	<p>Lighting</p> <ul style="list-style-type: none"> • All exterior lighting shall be directed downwards and shall be no higher than 1.2 metres above ground level. • No lighting shall be allowed outside the building platforms. 	NC
22.5.43	<p>Indigenous Vegetation</p> <p>22.5.43.1 At least 400m² within each building platform must be planted in native vegetation. That planting shall:</p> <ul style="list-style-type: none"> (i) comprise species from the Mt Iron Park Building Platform Approved Species List; (ii) be planted at a density sufficient that, upon maturity, the planting can reasonably be expected to achieve 100% canopy coverage of the 400m² area; (iii) be completed within 12 months after the Code of Compliance Certificate under the Building Act 2004 is issued for a residential unit built within the building platform; (iv) be maintained permanently, including replacement of any plants which die. 	D
22.5.45	<p>Animal Control</p> <p>Cats and mustelids shall not be kept on or brought onto any lot at any time.</p>	NC
22.5.46	<p>Fencing</p> <p>Fencing shall be traditional wire post / wire fencing (including rabbit proofing if required) and of no more than 1m height. Fencing is not permitted outside a building platform other than along a zone boundary.</p>	D