

CONTENTS – VOLUME 1A

Section 1	Introduction	
1.1	Purpose of the District Plan	1-1
1.2	Relationship to Takata Whenua	1-1
1.3	Cross Boundary Issues	1-1
1.4	Zoning Standards	1-2
1.5	Legal Framework	1-3
1.6	Changes to the Plan	1-6
Section 2	Information and Interpretation	
2.1	Information Requirements for Resource Consents	2-1
Section 3	Sustainable Management	
3.1	The Concept of Sustainable Management	3-1
3.2	Sustainable Management and the RMA 1991	3-1
3.3	Social and Economic Well Being	3-1
3.4	Towards Achieving a Sustainable District	3-2
3.5	Consultation	3-3
3.6	A Vision of Community Aspirations for a Sustainable District	3-4
Section 4	District Wide Issues	
4.1	Natural Environment	4-1
4.2	Landscape and Visual Amenity	4-6
4.3	Takata Whenua	4-15
4.4	Open Space and Recreation	4-22
4.5	Energy	4-28
4.6	Surface of Lakes and Rivers	4-32
4.7	Solid and Hazardous Waste Management	4-45
4.8	Natural Hazards	4-49
4.9	Urban Growth	4-51
4.10	Affordable and Community Housing	4-60
4.12	Monitoring, Review and Enforcement	4-60

CONTENTS – VOLUME 1A

Section 5	Rural Areas	
5.1	Resource Management Issues	5-1
5.2	Rural General and Ski Area Sub-Zone – Objectives and Policies	5-2
5.3	Rural General and Ski Area Sub-Zone – Rules	5-9
5.4	Resource Consents – Assessment Matters – Rural Zones	5-21
	Locations Plan - Ferry Hill Rural Residential Sub Zone	5-40
5.5	Gibbston Character Zone	5-44
5.6	Gibbston Character Zone – Objectives and Policies	5-45
5.7	Gibbston Character Zone – Rules	5-49
5.8	Resource Consents – Assessment Matters – Gibbston Character Zone.....	5-53
Section 6	Queenstown Airport Mixed-Use Zone	
6.1	Issues, Objectives and Policies	6-1
6.2	Queenstown Airport Mixed-Use Zone – Rules	6-3
Section 7	Residential Areas	
7.1	Issues, Objectives and Policies	7-1
7.2	Queenstown Residential Areas	7-10
7.3	Wanaka Residential Areas	7-13
7.4	Arrowtown Residential Areas	7-14
7.5	Low Density and High Density Residential Zone – Rules	7-18
7.6	Residential Arrowtown Historic Management Zone – Rules	7-42
7.7	Resource Consents – Assessment Matters – Residential Zones	7-48
	Structure Plan – Kirimoko Block - Wanaka	7-64
Section 8	Rural Living Areas	
8.1	Issues, Objectives and Policies	8-1
8.2	Rural Living Area – Rules	8-6
8.3	Resource Consents – Assessment Matters – Rural Living Areas.....	8-14
	Concept Plan - Ferry Hill Rural Residential Sub Zone	8-21
	Structure Plan – Deferred Rural Lifestyle Zone.....	8-22
Section 9	Townships	
9.1	Issues, Objectives and Policies	9-1
9.2	Township Zone – Rules	9-8
9.3	Resource Consents – Assessment Matters – Township Zones.....	9-16
9.4	Structure Plan – Riverside Stage	9-22

CONTENTS – VOLUME 1A

Section 10	Town Centres	
10.1	Issues, Objectives and Policies	10-1
10.2	Queenstown Town Centre	10-11
10.3	Wanaka Town Centre	10-22
10.4	Arrowtown Town Centre	10-24
10.5	Corner Shopping Centre Zones.....	10-27
10.6	Queenstown Town Centre Zone – Rules	10-29
10.7	Wanaka Town Centre Zone – Rules	10-48
10.8	Arrowtown Town Centre Zone – Rules.....	10-52
10.9	Corner Shopping Centre Zone – Rules	10-55
10.10	Resource Consents – Assessment Matters	10-59
Section 11	Business and Industrial Areas	
11.1	Issues, Objectives and Policies	11-1
11.2	Business Zone – Rules.....	11-8
11.3	Industrial Zone – Rules.....	11-10
11.4	Resource Consents – Assessment Matters – Business and Industrial Zones.....	11-13
Section 12	Special Zones	
12.1	Resort Zones	12-1
12.2	Resort Zone – Rules.....	12-10
12.3	Rural Visitor Zones	12-30
12.4	Rural Visitor Zone – Rules.....	12-33
12.5	Resource Consents – Assessment Matters – Resort Zones and Rural Visitor Zones.....	12-37
12.6	Penrith Park Zone.....	12-47
12.7	Penrith Park Zone – Rules	12-49
12.8	Bendemeer Special Zone	12-56
12.9	Bendemeer Special Zone – Rules	12-58
12.10	Remarkables Park Zone.....	12-65
12.11	Remarkables Park Zone – Rules.....	12-78
12.12	Hydro Generation Special Zone	12-93
12.13	Hydro Generation Zone – Rules	12-97
12.14	Quail Rise Zone	12-101
12.15	Quail Rise Zone – Rules.....	12-104
12.16	Meadow Park Zone	12-114
12.17	Meadow Park Zone – Rules	12-117
12.18	Frankton Flats Special Zones – Rules.....	12-128
12.19	Frankton Flats (B) Zone.....	12-138a
	Frankton Flats (B) Zone – Implementation Methods	12-138q

CONTENTS – VOLUME 1A

12.20	Frankton Flats (B) Zone – Rules	12-138r
12.21	Mount Cardrona Station Special Zone	12-139a
12.22	Mount Cardrona Station Special Zone - Rules	12-139m
12.23	Ballantyne Road Mixed Use Zone	12-140
12.24	Ballantyne Road Mixed Use Zone – Rules	12-145
12.25	Three Parks Zone	12-158
12.26	Three Parks Zone – Rules	12-172
12.27	Kingston Village Special Zone	12-274
12.28	Kingston Village Special Zone - Rules	12-281
12.29	Shotover Country	12-297
12.30	Shotover Country - Rules	12-304
12.31	Arrowtown South Special Zone	12-334
12.32	Arrowtown South Special Zone – Rules	12-339
12.33	Northlake Special Zone	12-358
12.34	Northlake Special Zone – Rules	12-362

See Volume 1B for:

Section 13	Heritage
Section 14	Transport
Section 15	Subdivision, Development and Financial Contributions
Section 16	Hazardous Substances
Section 17	Utilities
Section 18	Signs
Section 19	Relocated Buildings, Temporary Buildings and Temporary Activities
Section 20	Open Space Zone – Landscape Protection
Section 22	Earthworks
Definitions	
Appendix 1	Designations
Appendix 2	Acoustic Measurement and Assessment of Motorised Craft on the Surface of Lakes and Rivers
Appendix 3	Inventory of Protected Features
Appendix 4	Interpretative Diagrams
Appendix 5	Areas of Significant Indigenous Vegetation
Appendix 6	Road Hierarchy
Appendix 7	Traffic Design Standards
Appendix 8	Landscape Categories
Appendix 9	Threatened Plants
Appendix 10	Indicative Lines of Heritage Landscapes
Appendix 12	Standards for a Registered Holiday Home or Registered Homestay