

12.30 Shotover Country Special Zone - Rules

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12.30.1 Zone Purpose

The purpose of the zone is to establish a comprehensively designed and integrated living environment that provides opportunities for predominantly low density living accommodation with a smaller mixture of medium density living, community and educational activities within a central core. The zone seeks to establish a high level of connectivity with established communities through a network of open space, pedestrian paths and vehicle linkages. The value of limited areas of small format neighbourhood retail is recognised to service the immediate needs of the local community.

12.30.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- (i) Heritage Protection - Refer Part 13
- (ii) Transport - Refer Part 14
- (iii) Subdivision, Development and Financial Contributions - Refer Part 15
- (iv) Hazardous Substances - Refer Part 16
- (v) Utilities - Refer Part 17
- (vi) Signs - Refer Part 18
- (vii) Relocated Buildings and Temporary Activities - Refer Part 19

12.30.3 Activities

12.30.3.1 Permitted Activities

Any Activity (including the following Activities) which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

i Residential Activities in Activity Area 3

Residential activities in Activity Area 3 after 27 August 2028.

The provisions of this zone relevant to residential activities carried out within Activity Area 2b shall apply to residential activities carried out under this rule.

12.30.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Neighbourhood Retail Activities in Activity Areas 2a, 2b and 2c.

For the purposes of this rule a 'neighbourhood retail activity' means a small scale retail activity having a gross floor area of no more than 200m² which primarily services the local neighbourhood catchment, such as a dairy, café, restaurant, food takeaway shop.

Matters over which control is reserved:

- (a) Site Layout
- (b) External appearance of buildings
- (c) Parking, loading and access

(d) Location of outdoor activities

ii Educational Facilities, Community Activities, health care and child day care facilities in Activity Area 3.

Matters over which control is reserved:

- (a) Site layout
- (b) External appearance of buildings
- (c) Parking, loading and access
- (d) Location of outdoor activities
- (e) Travel planning considerations in relation to any proposed education facility

iii Residential Activities in Activity Area 4

Matters over which control is reserved:

- (a) Site layout
- (b) External appearance and design of buildings

iv Area 1f Fill Works

Area 1f fill works undertaken in accordance with Rule 12.30.5.2.xvii.

12.30.3.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Zone** standards. The matters in respect of which the Council has reserved control are listed with each **Restricted Discretionary Activity**.

i Multi-Unit Developments

The construction of, alteration to, or addition to any building(s) on any site in Activity Areas 1a – 1f, 2a, 2b and 2c where the result will exceed three units in respect of Assessment Matter 12.30.6.2.v.

ii Residential Activities in Activity Area 3

Residential activities in Activity Area 3, within 15 years after 27 August 2013, in respect of Assessment Matter 12.30.6.2.xiv.

The provisions of this zone relevant to residential activities carried out in Activity Area 2b shall apply to residential activities carried out under this rule.

iii Outline Development Plan – Activity Areas 2a, 2b, 2c and 3

Any application for an Outline Development Plan in respect of all of Activity Area 2a or Activity Area 2b or Activity Area 2c or Activity Area 3, or in respect of a part of one of those areas intended to comprise the whole of a proposed neighbourhood retail precinct for the zone, with respect to:

- (a) Roading pattern
- (b) Indicative subdivision design, configuration and allotment size
- (c) Building setbacks
- (d) Pedestrian and cycling links
- (e) Public open space
- (f) Communal parking areas
- (g) The design guidelines which will apply to all buildings erected within the area subject to the Outline Development Plan
- (h) Indicative building platforms and building typologies proposed including multiunit and commercial.

iv Outline Development Plan – Activity Areas 1a, 1b, 1c, 1d,1e and 1f.

Any application for an Outline Development Plan in respect of all of Activity Area 1a or Activity Area 1b or Activity Area 1c or Activity Area 1d or Activity Area 1e or Activity Area 1f with respect to:

- (a) Roading pattern
- (b) Indicative subdivision design, configuration and allotment size
- (c) Pedestrian and cycling links
- (d) Public open space.

v Setbacks from high voltage transmission line

- (a) Buildings and structures within 25 – 32metres of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line in respect of Assessment Matter 12.30.6.2.vii.1.
- (b) Earthworks carried out within 12 metres of the closest visible edge of any foundation of the Frankton – Cromwell A 110kV high voltage transmission line support structure in respect of Assessment Matter 12.30.6.2.vi.2
- (c) Earthworks carried out within 12 metres of the centreline of the Frankton – Cromwell 110kV high voltage transmission line that results in an increase in ground level in respect of Assessment Matter 12.30.6.2.vi.2.
- (d) The planting of vegetation that will reach over 2 metres in height at full maturity within 12 metres of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line, in respect of Assessment Matter 12.30.6.2.vi.3

vi Residential Activities in Activity Area 4

The construction of, or alteration to, or addition to any building(s) for residential activities on any site in Activity Area 4 in respect of Assessment Matter 12.30.6.2.viii (flood hazard).

vii Car Parking and Park and Ride Facilities in Activity Area 3

Matters over which control is reserved:

- (a) Connectivity with existing and planned road networks
- (b) Earthworks and landscape planting to mitigate visual impacts
- (c) Security, fencing, signage and lighting
- (d) The external appearance of buildings with respect to the effect on visual and landscape values of the area

viii Outline Development Plan – Part Activity Areas 1a, 1b, 1c, 1d, 1e and 1f.

Any application for an Outline Development Plan in respect of part of Activity Area 1a or Activity Area 1b or Activity Area 1c or Activity Area 1d or Activity Area 1e or Activity Area 1f.

ix Departure from Outline Development Plan – Activity Areas 1a – 1f

Any subdivision or development of land within Activity Area 1a or Activity Area 1b or Activity Area 1c or Activity Area 1d or Activity Area 1e or Activity Area 1f that does not comply with the relevant Outline Development Plan approved under Rule 12.30.3.3.iv or Rule 12.30.3.3.viii.

12.30.3.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying** Activity and they comply with all the relevant **Zone** Standards:

i Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

ii **Outline Development Plan – Part Activity Areas 2a, 2b, 2c and 3**

Any application for an Outline Development Plan in respect of part of Activity Area 2a or Activity Area 2b or Activity Area 2c or Activity Area 3, other than an application in respect of the whole of a proposed neighbourhood retail precinct for the zone under Rule 12.30.3.3.iii.

iii **Departure from Outline Development Plan – Activity Areas 2a, 2b, 2c and 3**

Any subdivision or development of land within Activity Area 2a or Activity Area 2b or Activity Area 2c or Activity Area 3 that does not comply with the relevant Outline Development Plan approved under Rule 12.30.3.3.iii or Rule 12.30.3.4.ii.

12.30.3.5 Non-Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

i **Factory Farming**

ii **Forestry Activities**

iii **Mining Activities**

iv **Industrial Activities**

v **Airports**

Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

vi **Buildings in Activity Areas 5a – 5e, except:**

Buildings less than 50 m² in area in Activity Areas 5b and 5e which are related to recreation activities.

vii **Buildings and structures within Activity Area 5e within 25 metres of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line.**

viii **Fires and Heating**

The following activities as part of any residential activity:

(a) Erection, construction or installation of any solid fuel burning fireplace or appliances in any building.

(b) Burning any garden waste, rubbish, or materials of any kind whatsoever other than solid fuel (such as wood or coal) burned within a Barbeque when cooking.

(c) Any gas cylinder which is not screened from view from an adjoining road.

For the purposes of this rule:

'Barbeque' means any portable or permanent device constructed or placed for the purposes of outdoor cooking.

ix **Retail activities in Activity Areas 2a, 2b and 2c other than neighbourhood retail activities.**

For the purposes of this rule a 'neighbourhood retail activity' means a small scale retail activity having a gross floor area of no more than 200m² which primarily services the local neighbourhood catchment, such as a dairy, café, restaurant, food takeaway shop.

- x Any activity which is not listed as a **Prohibited activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

12.30.3.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- i **Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.**
- ii **Planting of the following tree species:**
- Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvestris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties

Except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

iii **Activities within the Outer Control Boundary – Queenstown Airport**

On any site located within the Outer Control Boundary, as indicated on the District Plan Maps, any Activity Sensitive to Aircraft Noise.

iv **Any vehicular access for any purpose to the zone to or from Old School Road except for emergency rescue and firefighting purposes.**

For the purposes of this rule "Old School Road" includes the complete formed and unformed legal road known as Old School Road which runs from Spence Road underneath the Lower Shotover Bridge and extends along the Shotover River bank to the confluence of the Shotover and Kawarau Rivers. It is anticipated that a section of Old School Road will in future be legally closed to create a gap between that part of Old School Road which provides vehicular access off Spence Road to the residential properties adjacent to the northwest end of the zone and that part of Old School Road being the unformed legal road which extends southwards along the Shotover River bank. When that section of road has been legally closed and the gap has been created, this rule will cease to have effect in respect of the remaining legal road to the south of that gap (to enable possible vehicular access from Stalker Road through the Shotover Country Special Zone to that riverbank road).

- v **The use or development of the SH6 Roundabout Trigger Land (as defined in Rule 15.2.8.4(iii)) for residential purposes prior to the SH6 Roundabout Works being completed and available for public use.**

12.30.4 Non-Notification of Applications

- i Any application for a resource consent for the following matters must be considered without the need to obtain a written approval of affected persons (except where approval of Transpower New Zealand Limited is required) and must not be notified, unless the Council considers special circumstances exist in relation to any such application:

- (a) All applications for **Controlled Activities**.
- (b) Applications for the exercise of the Council's discretion in respect of the following **Site Standards** and **Restricted Discretionary Activities**:
- Outline Development Plan
 - Access
 - Outdoor Living Space
 - Multi-Unit Developments
 - Earthworks

- Setbacks from high voltage transmission line
 - Park and Ride Facility
 - Buildings related to Recreation Activities less than 50m² in area within Activity Areas 5b and 5e
- ii Any application for consent for an activity located within 32 metres of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line may not be considered on a non-notified basis unless the written approval of Transpower New Zealand is provided.

12.30.5 Standards

12.30.5.1 Site Standards

i Streetscene and Setback from Roads

- (a) Within Activity Areas 1a – 1f and 4 the minimum setback from road boundaries of any building, shall be 4.5m.
- (b) Within Activity Areas 1a, 1b, 1c, 1d, 1e, 1f and 4 all garages and carports must be setback at least 1 metre from the front facade of the residential unit (i.e.: the facade that faces the street) if the front façade extends within the minimum road setback except where:
- i) The legal vehicle access is from the south side of the site
 - ii) The garages or carport is located outside any road setback,
 - iii) The garages or carport is orientated with the vehicle entrance at right angles to the street providing legal vehicle access.
- (c) Fences within the minimum road setback shall be no higher than 1.2m in height.
- (d) All multi unit developments within the zone except those located on rear sites:

- i) shall be set back from the road boundary a minimum of 4.5m and the garage shall be setback from the front facade of the unit by a minimum of 1m;
- ii) Shall include be at least one area of glazing of each unit facing the street.

- (e) Within Activity Areas 2a, 2b, 2c and 3 the minimum setback from road boundaries of any building other than neighbourhood retail activities shall be 2m.

ii Setback from Internal Boundaries

- (a) Within Activity Areas 1a – 1f and 4 the minimum setback from internal boundaries for any building shall be one setback of 4.5m and all other setbacks of 2m.
- (b) Within Activity Areas 2a, 2b and 2c, the minimum setback from internal boundaries for any building shall be 1m.
- (c) Within Activity Area 3, the minimum setback from internal boundaries for any non-residential building shall be 10m from the boundary with Activity Area 2b and 5m from all other boundaries.
- (d) Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (e) No setback is required from an internal boundary where buildings share a common wall on that internal boundary.

iii Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site shall be:

- (i) Activity Areas 1a – 1f and 4
 - Residential Units: 36m² contained in one area with a minimum dimension of 4.5m
- (ii) Activity Areas 2a, 2b and 2c
 - Residential Units: 20m² contained in one area with a minimum dimension of 3m

- (c) The outdoor living space shall be readily accessible from a living area.
- (d) No outdoor living space shall be occupied by any building.

iv Fences

Within Activity Area 5b there shall be no fencing, except post and wirefencing, along the boundary of the Activity Area.

v Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision consent and earthworks associated with construction of the Area 1f fill works undertaken in accordance with Rule 12.25.9.2.xvii, and earthworks associated with the construction or installation of Utilities or earthworks that form part of Plantation Forestry.

(a) Earthworks

- (i) The total volume of earthworks does not exceed 200m³ per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 400m² in area within that site (within a 12 month period).

- (iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m³ (notwithstanding provision 17.2.2).

(iv) No earthworks shall:

- expose any groundwater aquifer;
- cause artificial drainage of any groundwater aquifer;
- cause temporary ponding of any surface water.

(b) Height of cut and fill and slope

- (i) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- (ii) The maximum height of any cut shall not exceed 2.4 metres.
- (iii) The maximum height of any fill shall not exceed 2 metres.

(c) Environmental Protection Measures

- (i) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- (ii) Any person carrying out earthworks shall:
 - Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

- Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

- (iii) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

(d) Protection of Archaeological sites and sites of cultural heritage

- (i) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.
- (ii) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

vi Nature and Scale of Non-Residential Activities

- (a) Within Activity Areas 1a – 1f and 4 no more than one full time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity.
- (b) Within Activity Areas 1a – 1f and 4 no more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities provided this rule shall not apply to the Hicks Cottage located in Activity Area 4.

vii Hours of Operation

- (a) Within Activity Areas 1a – 1f and 4 the hours of operation of any non-residential activity shall be limited to 0830 – 1800.

viii Terrace Buffer Areas

- (a) Within any site containing part of a Terrace Buffer Area identified on the Structure Plan, landscape planting within that part of the Terrace Buffer Area shall:
 - (i) Be established prior to making application for building consent.
 - (ii) Comprise the type of species detailed in Part 3 of Appendix 1.
 - (iii) When mature achieve a visual vegetation screen which, when separate plantings are calculated together, extends along 50% of the length of the part of the Terrace Buffer Area within that site (as illustrated in Appendix 2).
 - (iv) Be maintained by the site owner. If any plant or tree dies, is destroyed or becomes diseased it shall be replaced by the site owner.
- (b) No buildings shall be constructed within the Terrace Buffer Areas identified on the Structure Plan.

ix Density

The density of residential units within each Activity Area shall achieve limits set out in Table 1 plus or minus ten percent (10%).

Table 1:

Activity Area	Density
1a – 1f	13.3 units per hectare
2a	33.3 units per hectare
2b and 2c	22.2 units per hectare
3	22.2 units per hectare
4	4 units per hectare
5a – 5e	Not Applicable

Density shall be calculated on the net area of land available for development and excludes land vested or held as reserve, open space, access or roading.

12.30.5.2 Zone Standards

i Structure Plan

All activities and developments must be carried out in accordance with the Structure Plan.

ii Catchment Stormwater Management Plan

A catchment stormwater management plan for the zone shall be lodged for approval by the Council within 12 months after the zone becomes operative and shall be approved by Council prior to any development in the zone. For the purposes of this Rule the required catchment stormwater management plan:

- (a) Shall include:
 - (i) identification of the catchment area boundary;
 - (ii) anticipated stormwater runoff volume at maximum development potential;
 - (iii) indicative secondary overflow paths for a 100 year ARI event or a 1% AEP event;
 - (iv) proposed stormwater management options which are to be adopted at the time of subdivision, such as piping, open swales, etc;
 - (v) proposed stormwater treatment and disposal options, including treatment facility options for roading, public carparking areas and commercial carparking areas;

- (vi) flexibility to enable alternative options to be explored prior to obtaining engineering approval required for subsequent subdivision consents;

- (b) Shall not be required to include:

- (i) detailed engineering design;
- (ii) investigation into individual lot onsite stormwater disposal;

- (c) Shall be approved by the Council subject to a condition that the consent applicant obtain any required discharge permit from the Otago Regional Council."

iii Village Green

A minimum of 2000m² shall be provided for as a Reserve in Activity Area 3 for the purposes of establishing a village green, if the site is not used for educational activities.

iv Building Height

The maximum height of all buildings above ground level shall not exceed the limits set out in Table 2:

Table 2:

Activity Area	Maximum Height
1a – 1f	8 metres
2a, 2b and 2c	10 metres
3	12 metres
4	4.5 metres
5a – 5e	3.5 metres

v Building Coverage

The maximum building coverage for all activities on any site within each Activity Area shall not exceed the limits set out in Table 3.

Table 3:

Activity Area	Building Coverage
1a – 1f	40%
2a	60%
2b and 2c	70%
3	30%
4	20%
5a – 5e	Not Applicable

vi Fences

- (a) Within Activity Area 5a – 5e, the Terrace Buffer Area and the Wetland Setback there shall be no solid fences or walls. For the purposes of this rule solid fences do not include post and wire fences.
- (b) Within Activity Area 5b there shall be no fencing, except post and wire fencing, along the boundary of the Activity Area.

vii Outline Development Plan

- a) No development shall take place within any part of Activity Areas 1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c or 3 until an Outline Development Plan in respect of the area being developed has been approved by the Council pursuant to Rule 12.30.3.3.iii, Rule 12.30.3.3.iv, Rule 12.30.3.3.viii or Rule 12.30.3.4.ii.
- b) The first Outline Development Plan lodged in respect of Activity Area 2a or Activity Area 2b or Activity Area 2c must include an area of land allocated for neighbourhood retail activities. When such

Outline Development Plan has been approved, this rule shall not apply to any subsequent Outline Development Plan in respect of the balance of Activity Areas 2a, 2b and 2c.

- c) Any variation of an approved Outline Development Plan which contains an area of land allocated for neighbourhood retail activities must retain that area allocated for that purpose.
- d) No development shall take place within any part of Activity Areas 1c and 2c until an Outline Development Plan in respect of those two areas combined has been approved by the Council.

viii Airport Noise - Queenstown Airport

- (a) On any site located within the zone, any building or part of a building used for an Activity Sensitive to Aircraft Noise shall be insulated from aircraft noise so as to meet an indoor design level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required. This control shall be met in either of the following two ways:

EITHER:

- (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

OR:

- (ii) The building shall be constructed and finished in accordance with the provisions of Table 4.

Table 4: Sound Insulation Requirements – Acceptable Constructions.

Building Element	Minimum Construction	
External Walls	Exterior Lining:	Brick or concrete block or concrete, or 20mm timber or 6mm fibre cement
	Insulation:	Not required for acoustical purposes

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	Frame:	One layer of 9mm gypsum or plasterboard (or an equivalent combination of exterior and interior wall mass)
Windows / Glazed Doors		4mm glazing with effective compression seals or for double glazing 6mm-6mm airgap-6mm
Pitched Roof	Cladding:	0.5mm profiled steel or masonry tiles or 6mm corrugated fibre cement
	Insulation:	100mm thermal insulation blanket/batts
	Ceiling:	1 layer 9mm gypsum or plaster board
Skillion Roof	Cladding:	0.5mm profiled steel or 6mm fibre cement
	Sarking:	None Required
	Insulation:	100mm thermal insulation blanket/batts
	Ceiling:	1 layer 9mm gypsum or plasterboard
External Door		Solid core door (min 24kg/m ²) with weather seals

Note: The specified constructions in this table are the minimum required to meet the acoustic standards. Alternatives with greater mass or larger thicknesses of insulation will be acceptable. Any additional construction requirements to meet other applicable standards not covered by this rule (e.g. fire, Building Code etc) would also need to be implemented

ix Noise

- (a) Sound from activities in Activity Areas 2a, 2b and 3 measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- (i) daytime (0800 to 2200 hrs) 60 dB L_{Aeq(15 min)}
 - (ii) night-time (2200 to 0800 hrs) 50 dB L_{Aeq(15 min)}
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}

- (b) Sound from activities in Activity Areas 1, 1a, 4 and 5a – 5e measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- (i) daytime (0800 to 2200 hrs) 50 dB L_{Aeq(15 min)}
 - (ii) night-time (2200 to 0800 hrs) 40 dB L_{Aeq(15 min)}
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}
- (c) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (d) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999.
- (e) The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.
- (f) The noise limits in (a) and (b) shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

x Nature and Scale of Activities

- (a) Within Activity Areas 1a – 1f:
- (i) No goods shall be displayed, sold or offered for sale from a site other than handicrafts, goods grown, reared or produced on the site.
 - (ii) No more than three full-time equivalent persons who permanently reside elsewhere than on the site shall be employed in undertaking a non-residential activity on the site.

(iii) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to a visitor accommodation activity located on the site, such as outdoor furniture.

(iv) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

(b) Within Activity Areas 2a, 2b, 2c, 3, 4 and 5a – 5e:

(i) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.

(ii) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

xi Open Space - Escarpment Vegetation – Activity Area 5b

(a) Any land within Activity Area 5b shall be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago.

(b) Planting on any land within Activity Area 5b shall be in accordance with the plant list contained within Part 1 of Appendix 1.

(c) Indigenous vegetation established within Area 5b shall not be removed.

xii Riverside Protection Area (Activity Area 5c) and Wetland Vegetation (Activity Area 5d)

(a) Any land within the Riverside Protection Area and Activity Area 5d shall be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago, except this rule shall not apply to crack willow along the bank of the Shotover River.

(b) Planting on any land within Activity Area 5d shall be in accordance with the plant list contained within Part 2 of Appendix 1.

xiii Wetland Setback

No buildings shall be constructed within the Wetland Setback identified on the Structure Plan.

xiv Glare

All fixed exterior lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the bottom of the light bulb.

xv Roof Colours

The colour of any roof on any building shall be within the range of browns, greens, greys and blue greys.

xvi Community Housing

No development shall take place within the zone until a Stakeholders Deed has been entered into between all landowners in the zone and the Queenstown Lakes Community Housing Trust which will ensure that 26 residential sites containing (in total) at least 9100m² located within Areas 2a, 2b and 2c, individually titled and serviced, will be delivered to the Queenstown Lakes Community Housing Trust for nil consideration.

xvii Area 1f Fill Works

- (a) No residential units shall be constructed within Activity Area 1f until such time as fill works are constructed in accordance with the plans contained in Appendix 3. The fill works shall be:
 - (i) located within the Fill Area shown on the Fill Area Plan in Appendix 3.
 - (ii) constructed to achieve a height throughout the Fill Area no lower than the Minimum Required Ground Level shown on the Fill Area Plan and the Fill Area Cross-Sections Plan in Appendix 3, assuming that the ground levels detailed in the Fill Area Plan are extrapolated across the Fill Area to achieve a plane surface."
 - (b) No works of any nature shall interfere with, damage or otherwise adversely affect the fill works constructed under subclause (a) of this rule so that those fill works shall be maintained permanently.
 - (c) No residential units shall be constructed within Activity Area 1f until the outer batter (facing the Shotover River) of the fill works required to be implemented under subclause (a) of this rule has been topsoiled and planted to achieve a permanent vegetative cover.
 - (d) No works of any nature (excluding mowing or other plant maintenance works) shall interfere with, damage or otherwise adversely affect the vegetative cover on the outer batter implemented under subclause (c) of this rule so that that vegetative cover shall be maintained permanently.
- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
 - (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Rule 12.30.6.2 below.
 - (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
 - (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
 - (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.30.6.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i **Controlled Activity - Neighbourhood Retail Activities in Activity Areas 2a, 2b and 2c**

Conditions may be imposed to ensure:

- (a) Compatibility with amenity values of the surrounding environment, taking into account:
 - (i) The visual amenity of the street and neighbouring properties

12.30.6 Resource Consents - Assessment Matters

12.30.6.1 General

- (ii) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (iii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iv) Loss of privacy
 - (v) The proximity of outdoor facilities to residential neighbours
 - (vi) Hours of operation
 - (vii) The ability to landscape/plant to mitigate visual effects
 - (viii) Whether the external appearance of the buildings complements the surrounding urban character.
- (b) That adverse effects from the activity are avoided, remedied or mitigated in terms of:
- (i) The adequacy and location of car parking for the site
 - (ii) Noise, vibration and lighting from vehicles entering and leaving the site
 - (iii) Pedestrian safety within the vicinity of the activity.
- (c) Mitigation of noise emissions beyond the property boundary, taking into account:
- (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example loading areas, rubbish collection), and the ability to screen those activities by vegetation, fencing or building
 - (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.
- ii Controlled Activity - Buildings for Educational Facilities, Community Activities, health care and child day care facilities in Activity Area 3**
- Conditions may be imposed in respect of:
- (a) Location and external appearance to avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
 - (b) The relationship of the building to its neighbours in terms of its built form, and to other built elements in the zone, including public open spaces.
 - (c) The relationship of parking, access and manoeuvring areas in respect of access point options for joint use of car parking and the safety of pedestrians.
 - (d) The extent and quality of any landscaping proposed and the effectiveness of proposed planting in enhancing the general character of the area, screening car parking areas, and the impact on residential uses.
- iii Controlled Activity – Residential Activities in Activity Area 4**
- (a) Whether and the extent to which:

- (i) the layout and size of the buildings reflects the scale of Hicks Cottage.
- (ii) the building design, external appearance, and use of external materials are sympathetic to or complementary with Hicks Cottage (without necessarily replicating the historic style of Hicks Cottage)

iv Planting in the Terrace Buffer Areas

The extent to which proposed planting when mature:

- (a) Will mitigate visibility of buildings in terms of views from public places outside of Shotover Country Special Zone to the northwest, west and southwest.
- (b) Will achieve a visual vegetation screen which, when separate plantings are calculated together, extends along 50% of the length of the Terrace Buffer Area within that site (as illustrated in Appendix 2).
- (c) Is located in a manner which relates to the built form within the site and is designed in a manner to reduce the bulk and hard unnatural lines associated with buildings in the landscape when viewed from the public places mentioned in (a) above.
- (d) Will achieve (a) to (c) above in winter as well as summer.

v Controlled Activity – Area 1f Fill Works

- (a) Whether and to what extent appropriate measures are proposed to:
 - (i) control dust emissions.
 - (ii) avoid or remedy the deposition of fill material on any roads used in the course of cartage of material.

- (iii) ensure that the outer batter (facing the Shotover River) of the fill works is topsoiled and planted to achieve a permanent vegetative cover.

vi Restricted Discretionary Activity – Multi-Unit Developments

- (a) Whether the location and external appearance avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings and their private open spaces;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
- (b) The proximity or bulk of the buildings, in terms of visual dominance, loss of access to daylight or views from adjoining sites and buildings, which is out of character with the local environment.
- (c) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- (d) The ability to provide adequate vehicle parking and manoeuvring space on site.
- (e) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (f) The extent of a positive contribution to the street scene and neighbourhood character in terms of definition of, and engagement with, the public realm.

vii Restricted Discretionary Activity – Setbacks from High Voltage Transmission Line

1. For resource consent to buildings and structures:
 - (a) Risk to the structural integrity of the transmission line;
 - (b) Effects on the ability of the transmission line owner to operate, maintain and upgrade the high-voltage transmission network;
 - (c) The proximity of buildings and structures to electrical hazards;
 - (d) The risk of electrical hazards affecting public safety, and risk of property damage;
 - (e) The risk of electrical faults causing disruption to electricity supply;
 - (f) The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk;
 - (g) The risk of electrical hazards due to the mature height of any associated vegetation, including within landscaped areas;
 - (h) The siting of buildings in relation to the transmission line to minimise visual effects caused by the transmission line;
 - (i) The potential for radio interference to result;
 - (j) Extent of compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001)
 2. For earthworks:
 - (a) Effects on the integrity of the transmission line;
 - (b) Volume, area and location of the works, including temporary activities such as stockpiles;
 - (c) Time of the works;
 - (d) Site remediation;
 - (e) The use of mobile machinery near the transmission line which may put the line at risk;
 - (f) Extent of compliance with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34: 2001).
 3. For the planting of vegetation:
 - (a) The risk of electrical hazards due to the mature height of vegetation.
- viii Restricted Discretionary Activity – Residential Activities in Activity Area 4**
- (a) Whether and the extent to which measures have been, or are proposed to be, put in place to provide appropriate protection against flood hazard.
- ix Restricted Discretionary Activity – Buildings less than 50m² in area within Activity Areas 5b – 5e**
- Conditions may be imposed to ensure:
- (a) That adverse effects from the activity are avoided, remedied or mitigated in terms of:
 - (i) the visual amenity of open spaces and view corridors as viewed from adjoining roads
 - (ii) the extent to which any building will have a size, form, proportions, roofline and external appearance which will not result in visual dominance
 - (iii) the extent of planting and earthworks that do not detract from the open spaces and view corridors as viewed from adjoining roads
 - (iv) the extent, location and need for lighting

- (v) the relationship of parking, access and manoeuvring areas and the safety of pedestrians.

x Setback from Roads

- (a) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical use of the remainder of the site.
- (b) The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
- (c) The ability to provide adequate opportunity for landscaping in the vicinity of road boundaries, which will mitigate the effects of building intrusion into the street scene.
- (d) The ability to provide adequate on-site parking and manoeuvring for vehicles.
- (e) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity of road boundaries.
- (f) The extent to which the proposed building will have size, form, proportions, roof line, style, external appearance which are similar to or in keeping with existing buildings on the site.
- (g) Where a multi unit development extends within the minimum road boundary setback required by Rule 12.30.5.1(d), the extent to which the building design avoids or mitigates blank or featureless or flat front facades and achieves architectural interest by way of variation in building form along the façade.

xi Setback from Internal Boundaries

- (a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- (b) Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- (c) Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the suburban living environment.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping around buildings.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- (h) Any adverse effects on adjoining sites of the proximity of buildings housing community or private recreation facilities in terms of noise, glare or vibration which is inconsistent with the suburban living environment.
- (i) The ability to mitigate adverse effects of the proposal on adjoining sites.

xii Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.

- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site.

xiii Earthworks

1. Environmental protection measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites
 - (b) Whether the earthworks will take into account the sensitivity of the landscape.
 - (c) The potential for cumulative effects on the natural form of existing landscapes.
 - (d) The proposed rehabilitation of the site.
- ### 3. Effects on adjacent sites
- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
 - (c) Whether cut, fill and retaining are done in accordance with engineering standards.
- ### 4. General amenity values
- (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
 - (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

- (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value

- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
- (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.
- (c) Whether the activity incorporates an accidental discovery protocol agreed to with Kai Tahu Ki Otago.

xiv Nature and Scale of Non-Residential Activities

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.

- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

xv Residential Activity in Activity Area 3

- (a) The likely demand for educational and/or community facilities within the balance of the 15 year period.
- (b) Steps taken or proposed to be taken by the Ministry of Education to establish a primary school within the balance of the 15 year period.

- (c) The extent to which residential activities may hinder or prevent the ability to meet anticipated demand within the balance of the 15 year period for educational and/or community facilities.

xvi Outline Development Plan – Activity Areas 1a, 1b, 1c, 1d, 1e and 1f (Rule 12.30.3.3.iv)

Whether and the extent to which:

- a) The subdivision layout is efficient, legible and promotes multiple use by vehicles, pedestrians and cyclists as demonstrated by cross sections for all road types indicating carriageway width, parking, footpaths, cycle provision, landscaping and stormwater provision. The Council expects roading cross sections to illustrate the width, character, landscaping, anticipated speed environment, and how the roading corridors provide for cyclists and pedestrians, as well as cars.
- b) The urban structure provides effective connectivity for vehicles, pedestrians and cyclists.
- c) The subdivision layout and lot configuration, dimensions and orientation will minimise long narrow lots with narrow street frontages that result in multi-unit / comprehensive developments fronting shared driveways.
- d) The urban structure is well connected. The Council will not normally approve an Outline Development Plan which proposes that more than 20% of streets be cul de sacs which serve more than 20 lots (this excludes private accessways).
- e) The street blocks are designed to be walkable.
- f) The number of rear sites have been minimised.
- g) The subdivision layout contributes to the creation of an active street frontage

- h) Subdivision or development will achieve the target density for the Activity Area.

- i) Public open space areas form part of an open space network to provide pedestrian and cycle linkages to other open space, Activity Areas and surrounding communities.

- j) The methods used to adequately manage the boundary along Activity Area 5e (transmission corridor), including the ownership of land within the open space corridor and ensuring buildings are setback a sufficient distance to meet the safety requirements of Transpower.

- k) The amount and location of public open spaces are commensurate with the residential densities anticipated within the Activity Area.

- l) Whether public open spaces have direct street frontage and are located on visually prominent sites such as at intersections.

- m) Whether public open spaces are fronted by land uses around them rather than backing onto them.

- n) The extent of public transport facilities and/or infrastructure and/or space enables its future development.

xvii Outline Development Plan – Activity Areas 2a, 2b, 2c and 3 (Rule 12.30.3.3.iii)

Whether and the extent to which:

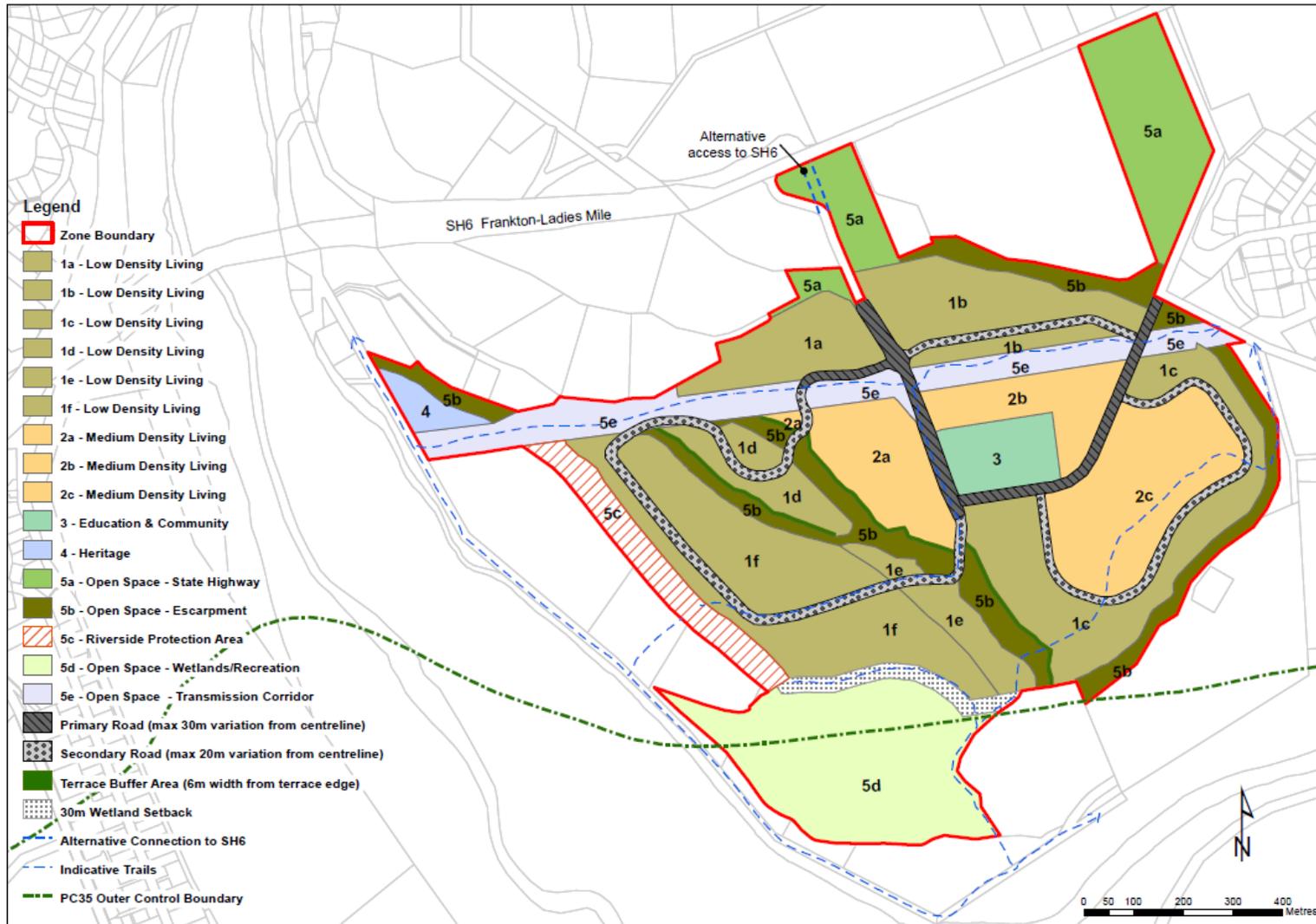
- a) The subdivision layout is efficient, legible and promotes multiple use by vehicles, pedestrians and cyclists as demonstrated by cross sections for all road types indicating carriageway width, parking, footpaths, cycle provision, landscaping and stormwater provision. The Council expects roading cross sections to illustrate the width, character, landscaping, anticipated speed environment, and how the roading corridors provide for cyclists and pedestrians, as well as cars.

- b) The urban structure provides effective connectivity for vehicles, pedestrians and cyclists.
- c) The subdivision layout and lot configuration, dimensions and orientation will:
 - (i) maximise solar gain by a layout that maximises north south aligned streets and/or establishing fixed building platforms that enable generous private open space to the northerly aspect of dwellings
 - (ii) enable dwelling units to connect with the street;
 - (iii) have logical boundaries;
 - (iv) minimise long narrow lots with narrow street frontages that result in multi-unit / comprehensive developments fronting shared driveways.
- d) The urban structure is well connected. The Council will not normally approve an Outline Development Plan which proposes any cul de sacs in Activity Area 2a, 2b, 2c and 3 which serve more than 20 lots (this excludes private accessways).
- e) The street blocks are designed to be walkable.
- f) The number of rear sites have been minimised.
- g) Building development achieves adequate separation from boundaries to mitigate dominance of buildings and loss of privacy and to facilitate access to sunlight, outdoor living, views, opportunity for gardens and landscape planting.
- h) The subdivision layout contributes to the creation of an active street frontage
- i) Subdivision or development will achieve the target density for the Activity Area.
- j) Public open space areas form part of an open space network to provide pedestrian and cycle linkages to other open space, Activity Areas and surrounding communities.
- k) The methods used to adequately manage the boundary along Activity Area 5e (transmission corridor), including the ownership of land within the open space corridor and ensuring buildings are setback a sufficient distance to meet the safety requirements of Transpower.
- l) The amount and location of public open spaces are commensurate with the residential densities anticipated within the Activity Area.
- m) Public open spaces and the urban form are designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) including mutual passive surveillance between dwellings and street/public space.
- n) Public open spaces have direct street frontage and are located on visually prominent sites such as at intersections.
- o) Public open spaces are fronted by land uses around them rather than backing onto them.
- p) Imaginative, efficient and comprehensive design solutions and design guidelines encourage high quality development.
- q) The scale and location of areas to be developed for convenience retail takes into account proximity to housing (effects on residential amenity values), vehicle and pedestrian accessibility and vehicle parking.
- r) The staging of development is necessary to promote the logical progression of development, the cost effective provision of infrastructure, public amenities and critical mass capable of contributing to a sense of community.

- s) The extent of public transport facilities and/or infrastructure and/or space enables its future development.
 - t) Visitor parking and pick up/drop off areas are provided to and within Activity Area 3 for education activities.
 - u) Consideration is given to providing a communal open space area as a central community focus for residential development within the zone.
 - v) Consideration is given to achieving high quality residential amenities and community cohesion.
 - w) In respect of Activity Area 3, if the proposed Outline Development Plan does not include a school, consideration is given to provision of an area for future community activities which is at least 0.5 hectares in size, has significant road frontage, and is of a shape and in a location appropriate to provide open space and/or community facilities for the benefit of the wider community within the zone.
 - x) A communal open space area as a central community focus for residential development within the zone is provided for either as part of the educational facilities or as a village green.
- xviii Outline Development Plan – Part Activity Areas 1a, 1b, 1c, 1d, 1e and 1f (Rule 12.30.3.3.viii)**
- (a) Those matters detailed in Assessment Matter (xv) above.
 - (b) Whether and the extent to which the Outline Development Plan for part of an Activity Area takes into account, and will not compromise, efficient, logical, and coordinated development of the remainder of that Activity Area.
- xix Departure from Outline Development Plan – Activity Areas 1a, 1b, 1c, 1d, 1e and 1f (Rule 12.30.3.3.ix)**
- Those matters detailed in Assessment Matter (xv) above.
- xx Outline Development Plan – Part Activity Areas 2a, 2b, 2c and 3 (Rule 12.30.3.4.ii)**
- (a) Those matters detailed in Assessment Matter (xvi) above.
 - (b) Whether and the extent to which the Outline Development Plan for part of an Activity Area takes into account, and will not compromise, efficient, logical, and coordinated development of the remainder of that Activity Area.
- xxi Departure from Outline Development Plan – Activity Areas 2a, 2b, 2c and 3 (Rule 12.30.3.4.iii)**
- Those matters detailed in Assessment Matter (xvi) above.
- xxii Density (Rule 12.30.5.1.ix)**
- Whether and the extent to which the proposed increased density:
- (a) Can be achieved without undermining or adversely affecting desirable urban outcomes promoted by the relevant Outline Development Plan.
 - (b) Will achieve greater efficiency in the development and use of the land resource.
 - (c) Will assist in achieving affordable or community housing.
 - (d) Can be adequately serviced without adverse effect on infrastructural capacity.
- xxiii Community Housing**
- (a) Whether and the extent to which any alternative proposal to supply land for community housing purposes achieves the outcome which would result from application of provisions relating to affordable/community housing introduced into the District Plan by Plan Change 24.

- (b) Whether and the extent to which an application for consent to develop part of the land within the zone provides for the appropriate proportionate share of the community housing intended to result from development of all of the land within the zone.

Structure Plan



Appendix 1 - Plant List

Part 1: Terrace Escarpment / Grey Shrubland Areas (Activity Area 5b).				
Species	Common Name	Height (m) at maturity	Spacing ¹ (m)	Ecological Benefits ²
Grasses				
<i>Aciphylla aurea</i>	<i>golden speargrass</i>	1	1.5	host for invertebrates
<i>Poa cita</i> *	<i>silver tussock</i>	0.6	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Poa colensoi</i> *	<i>blue tussock</i>	0.3	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Chionochloa rigida</i> *	<i>snow tussock</i>	1.5	1	host plant for invertebrates, filter sediments, moderate ground temperature
<i>Festuca novae-zelandiae</i> *	<i>hard tussock</i>	0.5	.75	host plant for invertebrates, filter sediments, moderate ground temperature
Small Shrubs				
<i>Aristotelia fruticosa</i> *	<i>mountain wineberry</i>	2	2	flowers and fruit provide food native birds
<i>Carmichaelia petriei</i> *	<i>native broom</i>	2.5	1.5	host plant for native moths
<i>Coprosma propinqua</i> *	<i>mingimingi</i>	3	2	host plant for native moths and provides food for lizards and native birds
<i>Coprosma rigida</i>	<i>coprosma</i>	2	2	provide food for lizards and native birds
<i>Olearia odorata</i>	<i>scented tree daisy</i>	3	2	important host plant for native moths
<i>Corokia cotoneaster</i> *	<i>korokia</i>	2.5	2	provide food for lizards and native birds
<i>Myrsine divaricata</i>	<i>weeping mapou</i>	3	2	
<i>Olearia avicenniaefolia</i>	<i>tree daisy</i>	6	2	important host plant for native moths
<i>Melicytus alpinus</i>	<i>porcupine scrub</i>	1	1	food source for lizards
<i>Ozothamnus vauvilliersii</i> *	<i>cottonwood</i>	2	2	invertebrates
<i>Cortaderia richardii</i> *	<i>toetoe</i>	2	1.25	
<i>Discaria toumatou</i> *	<i>matagouri</i>	3	2	Support existing shrubland
<i>Halocarpus bidwillii</i>	<i>bog pine</i>	3	2	
<i>Leonohebe cupressoides</i> *	<i>Cypress hebe</i>	2	2	nationally endangered species
<i>Hebe odora</i>	<i>hebe</i>	1	1.5	host for invertebrates
<i>Coprosma intertexta</i>	<i>coprosma</i>	3	2	relict species
<i>Coprosma rugosa</i> *	<i>coprosma</i>	3	1.5	provide food for lizards and native birds
<i>Coprosma virescens</i>	<i>coprosma</i>	3	1.5	
<i>Olearia cymbifolia</i> *		2	2	host for invertebrates

¹ Spacing is the distance between plants of the same species. Spacing between different species within a planted area will vary depending on density required on maturity and the character of the community to be achieved.

² Planting will increase diversity and boost or introduce local seed sources which may assist natural regeneration within and potentially beyond the site

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<i>Phormium cookianum</i> *	mountain flax	1.5	1.5	provide food for native birds
<i>Phormium tenax</i> *	NZ flax	3	2	provide food for native birds
Tall Shrubs/Small Trees				
<i>Hoheria glabrata</i>	mountain ribbonwood	5	2	host / food plant for invertebrates,
<i>Olearia fragrantissima</i>	scented tree daisy	8	2	host for invertebrates
<i>Phyllocladus alpinus</i>	mountain toatoa	5	2	
<i>Olearia lineata</i> *	narrow leaf tree daisy	6	3	host plant for native moths
<i>Leptospermum scoparium</i> *	manuka	5	2	host for invertebrates
<i>Olearia avicenniaefolia</i> *	tree daisy		1.25	host for invertebrates
<i>Olearia hectorii</i> *	Hector's tree daisy	6	3	host for invertebrates
Trees				
<i>Nothofagus solandri</i> var <i>cliffortioides</i> *	mountain beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Nothofagus menziesii</i>	silver beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Podocarpus hallii</i> *	hall's totara	10	3	shelter/ roosting/ nesting habitat for birds
<i>Cordyline australis</i> *	cabbage tree	6	3	provide food for native birds
<i>Plagianthus regius</i> *	manatu	12	3	
<i>Sophora microphylla</i> *	kowhai	8	3	important food for invertebrates and birds

* Species marked with an asterisk establish well in similar sites elsewhere within the Wakatipu Basin

Part 2: Wetland (Activity Area 5d)

Species	Common Name	Height (m) at maturity	Spacing (m)	Ecological Benefits
<i>Carex buechananii</i> *	Buchanans sedge	0.5	1	Provide cover for invertebrates
<i>Carex gaudichaudiana</i> *	Gaudichauds sedge	0.15	.5	Maintain existing diversity in wetter areas
<i>Carex secta</i> *	Pukio	1.5	1.5	Important for invertebrates and wetland birds
<i>Carex sinclairii</i> *	Sinclair's sedge	0.4	.5	Increase and/ sustain diversity
<i>Chionochloa rubra</i> *	red tussock	1.5	1.25	Reinstate diversity
<i>Coprosma propinqua</i> *	mingimingi	3	2	provide food for lizards and native birds
<i>Cordyline australis</i>	cabbage tree	6	3	provide food for native birds
<i>Cortaderia richardii</i>	toetoe	2	1	provide cover for invertebrates and birds
<i>Juncus edgariae</i>	wiwi	1	1	Increase and support diversity
<i>Juncus pallidus</i>	giant rush	1-2	2	Increase and support diversity
<i>Olearia hectorii</i> *	Hector's tree daisy	6	3	host plant for native moths – a willow replacement
<i>Olearia lineata</i> *	narrow leaved tree	6	3	host plant for native moths – plant as a minor component

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	daisy			
<i>Olearia odorata</i>	scented tree daisy	3	2	host plant for native moths
<i>Plagianthus regius</i> *	manatu	10 - 15	3	Reinstate diversity
<i>Phormium tenax</i>	NZ flax	2	2	food source for native birds
<i>Podocarpus hallii</i> *	hall's totara	15	3	
<i>Sophora microphylla</i> *	kowhai	8	3	important host plant for native moths

Part 3: Terrace Buffer Areas

Species	Common Name	Height (m) at maturity	Spacing (m)	Ecological Benefits
Big trees				
<i>Carpinus betulus</i>	european hornbeam	15	10	Provides shade for residents, visitors and birds
<i>Corylus avellana</i> **	hazelnut	5 to 10	5	Provides nuts for residents, visitors and birds; resting habitat for passerines
<i>Cordyline australis</i>	cabbage tree	6	3	provides nectar, fruit and seeds for native birds
<i>Olearia hectorii</i> *	Hector's tree daisy	10	5	host plant for native moths
<i>Plagianthus regius</i> *	ribbonwood	10 – 15	3	important host plant for invertebrates
Small trees and shrubs				
<i>Coprosma propinqua</i> *	mingimingi	3	2	lhost plant of native moths and provides fruit and seeds for lizards and native birds
<i>Corokia cotoneaster</i> *	korokia	2	2	provides nectar, fruit and seeds for lizards and native birds
<i>Olearia avicenniaefolia</i> *	aakeake	3	2	host plant for native moths
<i>Olearia lineata</i> *	narrow leaved tree daisy	6	3	host plant for native moths
<i>Olearia odorata</i>	scented tree daisy	3	2	host plant for native moths
<i>Phormium cookianum</i>	mountain flax	1.5	1.5	source of nectar for native birds
<i>Sophora microphylla</i>	kowhai	8	5	important host plant for native moths

** two varieties needed for hazelnut production, not self fertilising

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Part 4: Riverside Protection Area (Activity Area 5c).				
Species	Common Name	Height (m) at maturity	Spacing (m)	Ecological Benefits
Area A - Big trees				
<i>Juglans regia</i> ***	English walnut	20 - 25	15	Provides shade, and nuts for residents, visitors and birds; resting habitat for passerines
<i>Castanea sativa</i>	sweet chestnut	12 to 20	12	Provides shade, and nuts for residents, visitors and birds; resting habitat for passerines
<i>Quercus ellipsoides</i>	<i>Pin oak</i>	15	12	Shade, resting habitat for residents, visitors and birds
Area A - Small trees and shrubs				
<i>Corylus avellana</i> **	hazelnut	5 to 10	5	Provides nuts for residents, visitors and birds; resting habitat for passerines
<i>Sophora microphylla</i>	kowhai	8	5	important host plant for native moths
Moist depressions/ areas of impeded drainage – <i>Carex bucanani</i> , red tussock, toetoe, <i>Carex sinclairii</i> ; pasture grass elsewhere under canopies.				
Area A and B - Big Trees				
<i>Salix alba</i> 'Vitellina'	weeping willow	15	10	Shade, resting habitat for passerines
<i>Olearia hectorii</i> *	Hector's tree daisy	10	5	host plant for native moths
Area A and B - Small trees and shrubs				
<i>Sophora microphylla</i> *	kowhai	8	5	important host plant for native moths
<i>Cordyline australis</i>	cabbage tree	6	3	provides nectar, fruit and seeds for native birds
<i>Hoheria glabrata</i>	mountain lacebark	10	3	provides nectar for invertebrates, hosts insects which feed birds
<i>Coprosma propinqua</i> *	mingimingi	3	2	provide food for lizards and native birds
Area B - Big trees				
<i>Hoheria glabrata</i>	mountain lacebark	10	3	provides nectar for invertebrates, hosts insects which feed birds
<i>Cordyline australis</i>	cabbage tree	6	3	provides nectar, fruit and seeds for native birds
<i>Sophora microphylla</i>	kowhai	8	5	important host plant for native moths
<i>Plagianthus regius</i> *	ribbonwood	10 – 15	3	important host plant for invertebrates
<i>Olearia hectorii</i> *	hector's tree daisy	10	5	host plant for native moths
<i>Podocarpus hallii</i> *	hall's totara	15	5	provides fruit and seeds for birds
Area B - Small trees and shrubs				
<i>Olearia lineata</i> *	narrow leaved tree daisy	6	3	host plant for native moths
<i>Olearia odorata</i>	scented tree daisy	3	2	host plant for native moths
<i>Coprosma propinqua</i> *	mingimingi	3	2	provide food for lizards and native birds
<i>Myrsine divaricata</i>	weeping matipo	3	2	provides fruit and seeds for native birds
With marginal/ transition planting towards the wetland using red tussocks, toetoe, <i>Carex buchananii</i>				

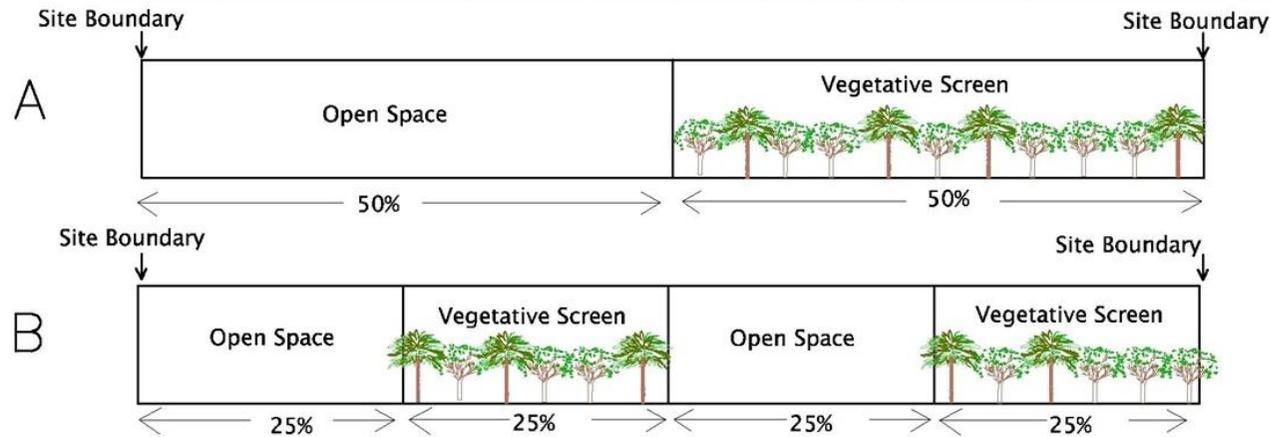
*** must be at least 3 metres above the watertable

SHOTOVER COUNTRY SPECIAL ZONE - RULES

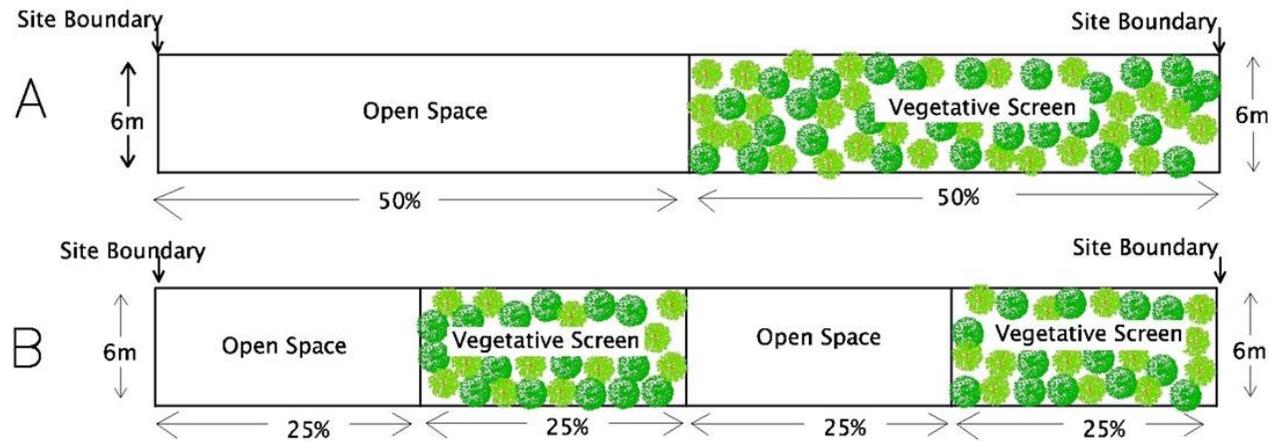
12

Appendix 2: Illustrative Diagrams – Terrace Buffer Areas – 12.30.6.2.iv(b)

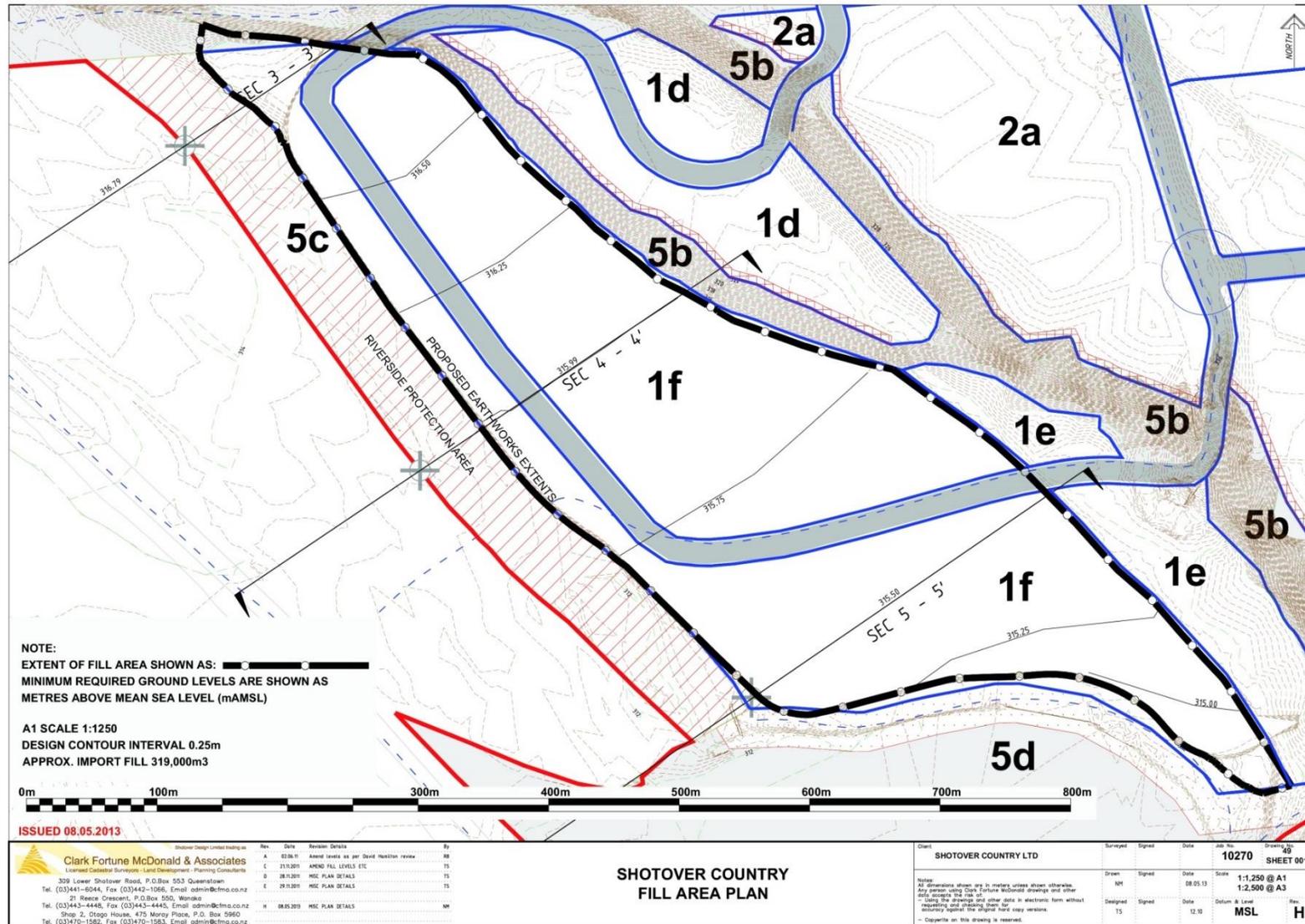
Examples of Methods to Achieve Required Outcome - Elevation (horizontal view)



Examples of Methods to Achieve Required Outcome - Plan View (birds eye view)



Appendix 3: Fill Area



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SECTION 3 - 3'

A1 SCALE: 1:1000hz 1:500 vt
A3 SCALE: 1:2000hz 1:1000 vt
2 x VERTICAL EXAGGERATION

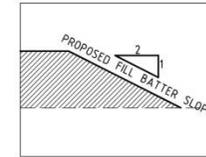
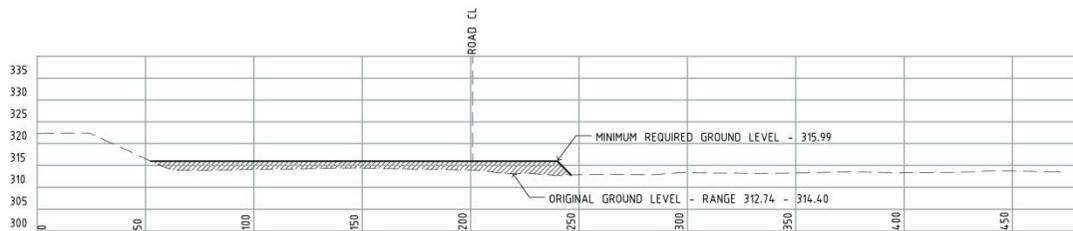
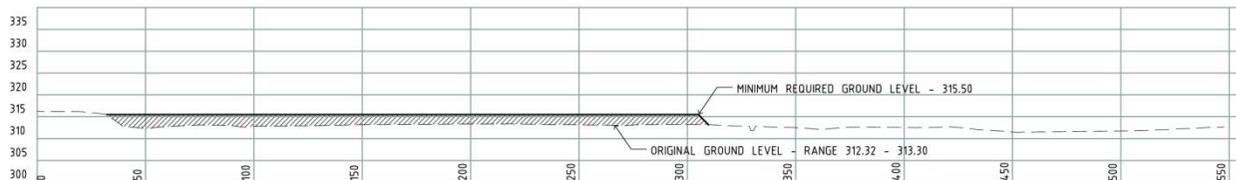


DIAGRAM A - PROPOSED FILL BATTER
(NOT TO SCALE)



SECTION 4 - 4'

A1 SCALE: 1:1000hz 1:500 vt
A3 SCALE: 1:2000hz 1:1000 vt
2 x VERTICAL EXAGGERATION



SECTION 5 - 5'

A1 SCALE: 1:1000hz 1:500 vt
A3 SCALE: 1:2000hz 1:1000 vt
2 x VERTICAL EXAGGERATION

ISSUED 08.05.2013

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Rev.	Date	Revision Details	By
H	08.05.2013	AMEND PLANS TO FINAL AGREED FILL LEVEL	NM
B	02.06.2011	AMEND SECTIONS AS PER DAVID HAMILTON REVIEW	TS
C	21.11.2011	AMEND FILL LEVELS ETC	TS
D	28.11.2011	MSZ PLAN DETAILS	TS
E	29.11.2011	MSZ PLAN DETAILS	TS
F	21.02.2012	LABEL ORIG. G. RANGE BENEATH FILL	TS
G	24.02.2012	LABEL ORIG. G. RANGE BENEATH FILL	TS

SHOTOVER COUNTRY FILL AREA CROSS - SECTIONS PLAN

Client		Surveyed	Signed	Date	Job No	Drawing No
SHOTOVER COUNTRY LTD		NM	TS	0805.13	10270	SHT003
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		TS	TS	12.10	MSL	H