

27 SUBDIVISION & DEVELOPMENT

27.1

Purpose

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

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

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

Good subdivision design will be encouraged by the use of the QLDC Land Development and Subdivision Code of Practice, and the QLDC Subdivision Design Guidelines. These are guiding principles to give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals. Proposals at odds with these documents are not likely to be consistent with the policies of the Subdivision and Strategic Directions chapters, and therefore, may not achieve the purpose of the RMA.

Except where specific provisions are provided to assess subdivision, such as the Rural, Gibbston and Rural Lifestyle Zones, the subdivision chapter is the primary method to ensure that the District's neighbourhoods are quality environments that take into account the character of local places and communities.

27.2

Objectives and Policies

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

- Policies
- 27.2.1.1** Require subdivision to be consistent with the QLDC Land Development and Subdivision Code of Practice, while recognising opportunities for innovative design.
 - 27.2.1.2** Support subdivision that is consistent with the QLDC Subdivision Design Guidelines, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.
 - 27.2.1.3** Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.
 - 27.2.1.4** Where minimum allotment sizes are not proposed, the extent any adverse effects are mitigated or compensated by achieving:
 - desirable urban design outcomes.
 - greater efficiency in the development and use of the land resource.
 - affordable or community housing.

- 27.2.1.5** The Council recognises that there is an expectation by future landowners that the effects and resources required of anticipated land uses will have been resolved through the subdivision approval process.
- 27.2.1.6** Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.
- 27.2.1.7** Recognise there will be certain subdivision activities, such as boundary adjustments, that are undertaken only for ownership purposes and will not require the provision of services.

27.2.2 Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.

- Policies
- 27.2.2.1** Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.
 - 27.2.2.2** Ensure subdivision design maximises the opportunity for buildings to front the road.
 - 27.2.2.3** Open spaces and reserves are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance, and are a practicable size for their intended use.
 - 27.2.2.4** Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community facilities, services, trails, public transport and adjoining neighbourhoods.
 - 27.2.2.5** Subdivision design will provide for safe walking and cycling connections that reduce vehicle dependence within the subdivision.
 - 27.2.2.6** Subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists.
 - 27.2.2.7** Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.
 - 27.2.2.8** Encourage informal surveillance of streets and the public realm for safety by requiring that the minority of allotments within a subdivision are fronting, or have primary access to, cul-de-sacs and private lanes.
 - 27.2.2.9** Encourage informal surveillance for safety by ensuring open spaces and transport corridors are visible and overlooked by adjacent sites and dwellings.

27.2.3 **Objective - Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited.**

- Policies
- 27.2.3.1** Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies **27.2.2.4**, **27.2.2.6** and **27.2.2.8**.
- 27.2.3.2** While acknowledging potential limitations, encourage small scale and infill subdivision to:
- Ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
 - Where possible, locate lots so that they over-look and front road and open spaces;
 - Where possible, avoid the creation of multiple rear sites;
 - Where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;
 - Identify and create opportunities for connections to services and facilities in the neighbourhood.
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27.2.4 **Objective - Identify, incorporate and enhance natural features and heritage.**

- Policies
- 27.2.4.1** Enhance biodiversity, riparian and amenity values by incorporating existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces.
- 27.2.4.2** Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage items and protected features scheduled or identified in the District Plan.
- 27.2.4.3** The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.
- 27.2.4.4** Encourage the protection of heritage and archaeological sites, and avoid the unacceptable loss of archaeological sites.
- 27.2.4.5** Ensure opportunity for the input of the applicable agencies where the subdivision and resultant development could modify or destroy any archaeological sites.
- 27.2.4.6** Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.

- 27.2.4.7** Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.

27.2.5 Objective - Require infrastructure and services are provided to lots and developments in anticipation of the likely effects of land use activities on those lots and within overall developments.

Transport, Access and Roads

- Policies
- 27.2.5.1** Integrate subdivision roading with the existing road networks in an efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.
- 27.2.5.2** Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.
- 27.2.5.3** Provide trail, walking, cycling and public transport linkages, where useful linkages can be developed.
- 27.2.5.4** The design of subdivision and roading networks to recognise topographical features to ensure the physical and visual effects of subdivision and roading are minimised.
- 27.2.5.5** Ensure appropriate design and amenity associated with roading, vehicle access ways, trails, walkways and cycle ways within subdivisions by having regard to:
- The location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency.
 - The number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency.
 - The standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails.
 - The provision and vesting of corner splays or rounding at road intersections.
 - The provision for and standard of street lighting, having particular regard to the avoidance of upward light spill.
 - The provision of appropriate tree planting within roads.
 - Any requirements for widening, formation or upgrading of existing roads.
 - Any provisions relating to access for future subdivision on adjoining land.
 - The provision of public transport routes and bus shelters.

Water supply, stormwater, wastewater

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

Water

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

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

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

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

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

27.2.5.11 Ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with the Council's 10 Year Plan Development Contributions Policy.

Stormwater

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

- Recognise and encourage viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- The capacity of existing and proposed stormwater systems;
- The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- The location, scale and construction of stormwater infrastructure;
- The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including the control of water-borne contaminants, litter and sediments, and the control of peak flow.

Wastewater

27.2.5.13 Treating and disposing of sewage is provided in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.

27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:

- The method of sewage treatment and disposal;
- The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
- Ensure the method of reticulation is appropriate for the visual amenity values of the area by generally requiring services are underground;
- Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place;
- Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use.

27.2.6 Objective - Cost of services to be met by subdividers.

Policies

27.2.6.1 Require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), that are attributable to the effects of the subdivision or development, including where applicable:

- roading, walkways and cycling trails;
- water supply;
- sewage collection, treatment and disposal;
- stormwater collection, treatment and disposal;

- trade waste disposal;
- provision of energy;
- provision of telecommunications and computer media;
- provision of reserves and reserve improvements.

27.2.6.2 Contributions will be in accordance with Council's 10 Year Plan Development Contributions Policy.

27.2.7 Objective - Create esplanades where opportunities arise.

- Policies
- 27.2.7.1** Create esplanades reserves or strips where opportunities exist, particularly where the subdivision is of large-scale or has an impact on the District's landscape. In particular, Council will encourage esplanades where they:
- are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
 - have high actual or potential value with regard to the maintenance of indigenous biodiversity;
 - comprise significant indigenous vegetation or significant habitats of indigenous fauna;
 - are considered to comprise an integral part of an outstanding natural feature or landscape;
 - would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
 - would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.
- 27.2.7.2** To use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Resource Management Act 1991.

27.2.8 Objective - Facilitate boundary adjustments, cross-lease and unit title subdivision, and where appropriate, provide exemptions from the requirement of esplanade reserves.

- Policies
- 27.2.8.1** Enable minor cross-lease and unit title subdivision of existing units without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.
- 27.2.8.2** Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:
- The location of the proposed boundaries;
 - In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
 - Boundary treatment;
 - Easements for access and services.

27.3.1 District Wide

The rules of the zone the proposed subdivision is located within are applicable. Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes
24	Signs (18 ODP)	25	Earthworks (22 ODP)	26	Historic Heritage
28	Natural Hazards	29	Transport (14 ODP)	30	Energy and Utilities
31	Hazardous Substances (16 ODP)	32	Protected Trees	33	Indigenous Vegetation
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations		Planning Maps		

27.3.2 Earthworks associated with subdivision

27.3.2.1 Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.

27.3.3 Zones exempt from the Proposed District Plan and subdivision chapter

27.3.3.1 The following zones are not part of the Proposed District Plan: stage 1 (at the date of notification: 26 August 2015) and the subdivision chapter shall not apply to the following:

- a Frankton Flats A Zone
- a Frankton Flats B Zone
- b Remarkables Park Zone
- c Mount Cardrona Station Zone
- d Three Parks Zone
- e Kingston Village Special Zone
- f Open Space Zone

27.3.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter:

- a Jacks Point
- b Waterfall Park
- c Millbrook

27.4

Rules - Subdivision

27.4.1 All subdivision activities are discretionary activities, except otherwise stated:

27.4.2 The following shall be non-complying activities:

- a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.
 - Jacks Point Zone
 - b The further subdivision of an allotment that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle Zone and Rural Residential Zone.
 - c The subdivision of a building platform.
 - d The subdivision of a residential flat from the residential unit it is ancillary to, except where this is permitted in the Low Density Residential Zone.
 - e A subdivision under the Unit Titles Act where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.
 - f For avoidance of doubt, a Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use resource consent shall be a discretionary activity.
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27.4.3 The following shall be Restricted Discretionary activities:

- a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.

27.5

Rules - Standards for Subdivision Activities

27.5.1 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
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²
Airport Mixed Use		No minimum
Industrial	Industrial A	200m ²
	Industrial B	1000m ² Except that the minimum lot size shall be 200m ² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.
Residential	High Density	450m ²
	Medium Density	250m ²
	Low Density	450m ²
	Queenstown Heights Sub Zone	1500m ²
	Arrowtown Residential Historic Management	800m ²
	Large Lot Residential	4000m ² 2000m ² in the following locations: Between Studholme Road and Meadowstone Drive
Township	Makarora	1000m ²
	Kingston	800m ²
	Glenorchy	800m ²
	Lake Hawea	800m ²
	Luggate	800m ²
	Kinloch	800m ²
	Albert Town	600m ²
	Riverside Stage 6 Subzone A	50-55% of lots will be developed to a minimum area of 400m ² Average lot size: 600m ² Maximum lot size: 800m ²

Zone		Minimum Lot Area
	Riverside Stage 6 Subzone B	Average lot size: 800m ² (minimum 700m ² , maximum 1000m ²)
	Riverside Stage 6 Subzone C	Minimum 1,000m ² , maximum 2000m ²
Rural	Rural. Gibbston Character. Hydro Generation.	No minimum
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
	Rural Lifestyle at Makarora.	No minimum, providing the average lot size is not less than 2 hectares.
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ²
	Rural Residential Ferry Hill Subzone	4000m ² with no more than 17 lots created for residential activity
Jacks Point	Residential Activity Areas FP-1 Activity Area FP-2 Activity Area	380m ² 4000m ² Average 2ha 2 hectares Average 40ha Subdivision shall comply with the average density requirements set out in Rule 41.5.8.
Millbrook		No minimum
Waterfall Park		No minimum

27.5.1.1 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.

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

Zone		Minimum Dimension (m = metres)
Residential	Medium Density	12m x 12m
	Large Lot Urban	30m x 30m
	Township and All others	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

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

27.5.1.4 The subdivision of land containing a heritage or any other protected item and scheduled in the District Plan shall be a Discretionary activity.

27.5.1.5 The subdivision of land identified on the planning maps as a Heritage Landscape.

27.5.1.6 The subdivision of a site containing a known archaeological site, whether identified and scheduled in the District Plan or not, shall be a discretionary activity.

27.5.1.7 Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan shall be a Discretionary activity.

27.5.2 Subdivision associated with infill development

27.5.2.1 The specified minimum allotment size in Rule 27.5.1, and minimum dimensions in Rule **27.5.1.2** shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued). Where the residential unit is not established, construction shall be completed to not less than the installation of the roof.

27.5.3 Subdivision associated with residential development on sites less than 450m² in the Low Density Residential Zone

27.5.3.1 In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5.1 shall not apply in cases where the residential units are not established, providing;

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

In addition to any other relevant matters, prior to certification under S224(c), pursuant to s221 of the Act, the consent holder shall register on the certificate of title of the applicable allotments:

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

27.5.4 Standards related to servicing and infrastructure

Water

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

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

- a All Residential, Industrial, Business, Town Centre Corner Shopping Centre, and Airport Mixed Use Zone.
- b Township Zones at Lake Hawea, Albert Town, Luggate, Glenorchy and Kingston.
- c Rural-Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes.
- d Resort Zone, Millbrook and Waterfall Park.

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

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

27.6

Rules - Exemptions

27.6.1 The following activities are permitted and shall not require resource consent.

- 27.6.1.1** An adjustment to existing cross-lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross-lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained resource consent.
- 27.6.1.2** The following activities shall not be considered for the provision of Esplanade reserves or strips:
- Activities that qualify as exempt under rules (27.6.1.1) above.
 - Where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve, then section 230 of the Act shall not apply.

27.7

Location-specific objectives, policies and provisions

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

27.7.1 **Objective - Peninsula Bay, Ensure effective public access is provided throughout the Peninsula Bay land.**

- Policies
- 27.7.1.1** Ensure that before any subdivision or development occurs within the Peninsula Bay Low Density Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.
- 27.7.1.2** Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.
- 27.7.1.3** Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality recreation resource, with excellent linkages, and opportunities for different community groups.

In addition to the above, refer: Open Space Zone Objective 2, Part 20 of the Operative District Plan.

27.7.2 Objective - Kirimoko, Wanaka – To create a liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.

- Policies
- 27.7.2.1** Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.
 - 27.7.2.2** Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.
 - 27.7.2.3** Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies (all zoned Low Density Residential) and that visually sensitive areas such as the spurs are left undeveloped (building line restriction area).
 - 27.7.2.4** Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.
 - 27.7.2.5** Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
 - 27.7.2.6** Provide for road and walkway linkages to neighbouring developments.
 - 27.7.2.7** Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.
 - 27.7.2.8** Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.
 - 27.7.2.9** Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
 - 27.7.2.10** Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.
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27.7.3 Kirimoko Structure Plan - Matters of Discretion for Restricted Discretionary Activities

- 27.7.3.1** In order to achieve Objective 27.7.2 and policies **27.7.2.1** to **27.7.2.10**, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following:
 - Any earthworks required to create any vehicle accesses of building platforms;
 - The design of the subdivision including lot configuration and roading patterns;

- Creation and planting of road reserves;
- The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- The protection of native species as identified on the structure plan as green network;

27.7.4 Objective - Large Lot Residential Zone between Studholme Road and Meadowstone Drive - Ensure protection of landscape and amenity values in recognition of the zone's low density character and transition with rural areas.

- Policies
- 27.7.4.1** Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wanaka township.
- 27.7.4.2** Subdivision and development within land identified as 'Urban Landscape Protection' by the 'Wanaka Structure Plan 2007' shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.

27.7.5 Objective - Bob's Cove Rural Residential Zone (excluding sub-zone) – Recognise the special character of the Bob's Cove Rural Residential Zone.

- Policies
- 27.7.5.1** Have regard to the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the Council's standards, then in order to maintain the rural character of the zone, the street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on the night sky.

27.7.6 Objective - Ferry Hill Rural Residential Sub Zone – Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.

- Policies
- 27.7.6.1** At the time of considering a subdivision application, the following matters shall be had particular regard to:
- The subdivision design has had regard to minimising the number of accesses to roads;
 - the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;

- The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;
- The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.

27.7.7 Objective - Makarora Rural Lifestyle Zone – The avoidance or mitigation of the effects of natural hazards and the maintenance and enhancement of landscape character, visual amenity and nature conservation values.

Natural Hazards

- Policies
- 27.7.7.1** Particular regard shall be had to the avoidance or mitigation of natural hazards identified on the Council's hazard register associated with the location of a building platform and future anticipated land uses within the building platform.
- 27.7.7.2** The Council shall be satisfied as to whether consultation has been undertaken with the Otago Regional Council with regard to any matters associated with defences against water, and in particular taken the opportunity to reconcile any potential issues associated with flood defence works encouraged by the Otago Regional Council, and the District Plan's objectives, policies and servicing standards for subdivision in the Makarora Rural Lifestyle Zone.

Landscape Values, Rural Character

- 27.7.7.3** In recognition of the landscape values within the Makarora Rural Lifestyle Zone, regard shall be had to the potential merits with the concentration or clustering of built form to areas with high potential to absorb development while retaining areas that are more sensitive in their natural state.
- 27.7.7.4** In considering the appropriateness of the form and density of development, including the identification of building platforms in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:
- The extent to which the location and size of proposed building platforms either detracts from or has the potential to enhance landscape values and rural character;
 - whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (i.e. open space held in one title whether jointly or otherwise);
 - whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas that are more sensitive in their natural state.

27.7.8 Objective - Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

- Policies **27.7.8.1** Prohibit or defer development of the zone until such a time that:
- the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and proposed zone. This may include the provision of land within the zone for such purpose; or
 - the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or
 - the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

27.7.9 Objective - Wyuna Station Rural Lifestyle Zone - Subject to Objective 27.7.7, to enable rural living development in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

- Policies **27.7.9.1** The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:
- Prohibiting development over the sensitive areas of the zone via building restriction areas;
 - Appropriately locating buildings within the zone, including restrictions on future building bulk;
 - Using excavation of the eastern part of the terrace to form appropriate building platforms;
 - Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
 - Using native vegetation to assist visual screening of development;
 - The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.
- 27.7.9.2** Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:
- Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;

- Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
- A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

27.7.10 Objective - Industrial B Zone

Policies Reserved for Stage 2 of the District Plan Review.

27.7.11 Objective - Industrial B Zone

Policies Reserved for Stage 2 of the District Plan Review.

27.7.12 Objective - Industrial B Zone

Policies Reserved for Stage 2 of the District Plan Review.

27.7.13 Objective - Industrial B Zone

Policies Reserved for Stage 2 of the District Plan Review.

27.7.14 Objective - Jacks Point Zone - Subdivision shall have regard to identified location specific opportunities and constraints.

Policies **27.7.14.1** Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.

27.7.14.2 Matters of Discretion for Restricted Discretionary Activities:

- Consistency with the Jacks Point Zone Structure Plan identified in 41.7, including the provision of public access routes, primary, secondary and key road connections.
- Lot sizes, averages and dimensions.
- Subdivision design.
- Property access.
- Esplanade provision.
- Natural hazards.
- Fire fighting water supply.

- Water supply.
- Stormwater disposal.
- Sewage treatment and disposal.
- Energy supply and telecommunications.
- Open space and recreation.
- Easements.
- The nature, scale and adequacy of environmental protection measures associated with earthworks.

27.7.14.3 In addition to above (provision 27.7.14.1) within the R(HD) Activity Areas, have particular regard to the following matters:

- The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.
- Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.
- Road and street designs.
- The location and suitability of proposed open spaces.
- Commitments to remove wilding trees.

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

27.7.14.5 Within the R(HD) Activity Area, the creation of sites sized between 380m² and 550m², without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:

- Building setbacks from boundaries.
- Location and heights of garages and other accessory buildings.
- Height limitations for parts of buildings, including recession plane requirements.
- Window locations.
- Building coverage.
- Roadside fence heights.

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

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

- 27.7.14.8** In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:
- a The extent to which such sites are configured:
 - with good street frontage.
 - to enable sunlight to existing and future residential units.
 - To achieve an appropriate level of privacy between homes.
 - b The extent to which parking, access and landscaping are configured in a manner which:
 - minimises the dominance of driveways at the street edge.
 - provides for efficient use of the land.
 - maximises pedestrian and vehicular safety.
 - addresses nuisance effects such as from vehicle lights.
 - c The extent to which subdivision design satisfies:
 - public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
 - Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.

27.7.17 Objective – Waterfall Park - Subdivision shall provide for a range of visitor, residential and recreational facilities, sympathetic to the natural setting have regard to identified location specific opportunities and constraints.

Policies **27.7.17.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Chapter 42.

27.7.18 Waterfall Park Structure Plan - Matters of Discretion for Restricted Discretionary Activities

- 27.7.18.1** The District Wide objectives and policies in Part 27.2, with discretion restricted to:
- Allotment sizes and configuration.
 - Property access.
 - Landscaping and vegetation.
 - Heritage.

- Infrastructure and servicing (including stormwater design).
- Natural and other hazards.
- Open space or reserves.
- Earthworks.
- Easements.
- Opportunities for enhancement of ecological and natural values.
- Provision for internal walkways, cycle ways and pedestrian linkages.

27.7.19 Objective – Millbrook - Subdivision shall provide for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.

Policies **27.7.19.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Chapter 43.

27.7.20 Millbrook Structure Plan - Matters of Discretion for Restricted Discretionary Activities

27.7.20.1 The District Wide objectives and policies in Part 27.2, with discretion restricted to:

- Allotment sizes and configuration.
- Property access.
- Landscaping and vegetation.
- Heritage.
- Infrastructure and servicing (including stormwater design).
- Natural and other hazards.
- Open space or reserves.
- Earthworks.
- Easements.

27.8

Rules - Location Specific Standards

27.8.1 The following standards relate to anticipated subdivision in specified locations. Activities that do not meet these standards shall be a non-complying activity, unless otherwise specified.

27.8.2 Peninsula Bay

27.8.2.1 No subdivision or development shall take place within the Low Density Residential Zone at Peninsula Bay unless it is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council.

27.8.3 Kirimoko

27.8.3.1 Any subdivision shall comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan shown in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).

27.8.3.2 Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.

27.8.3.3 Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural General.

27.8.4 Industrial B Zone

- Reserved for Stage 2 of the District Plan Review.
-

27.8.5 Bob's Cove Rural Residential sub-zone

27.8.5.1 Boundary Planting – Rural Residential sub-zone at Bobs Cove:

- a. Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and
- b. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.

27.8.5.2 Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove:

- a Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council.
- b At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.
- c The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council.
- d The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and
- e This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots.
- f Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.

27.8.6 Ferry Hill Rural Residential sub-zone

27.8.6.1 Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.

27.8.6.2 Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.

27.8.6.3 Any application for subdivision consent shall:

- a Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;
- b Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;
- c Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:

- That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and
- That residential development is subject to screening along Tucker Beach Road,

27.8.6.4 Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.

27.8.6.5 Plantings elsewhere may include maple as well as indigenous species.

27.8.6.6 The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.

27.8.6.7 Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.

27.8.6.8 Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.

27.8.7 Ladies Mile

27.8.7.1 This Rule shall only apply to subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Low Density Residential or Rural Residential as shown on the Planning Maps.

- a The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.
- b No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.

27.8.8 Riverside Stage 6 - Albert Town

- Reserved for Stage 2 of the District Plan Review.

27.8.9 Jacks Point

27.8.9.1 Jacks Point Structure Plan – Subdivision failing to comply with this rule shall be a discretionary activity.

In the Jacks Point Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:

- a. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable;
- b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;
- c. Subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable;
- d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process.

27.8.9.2 Jacks Point Zone Conservation Lots - Subdivision failing to comply with rule shall be a restricted discretionary activity.

Within the Farm Preserve 1 (FP-1) Activity Area, any subdivision shall:

- a. Provide for the creation and management of open space, which may include native re-vegetation, within the “open space” areas shown on the Structure Plan, through the following:
 - (i) The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or
 - (ii) Held within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site from any future building development.

Discretion is restricted to all of the following:

- The visibility of future development from State Highway 6 and Lake Wakatipu.
- Traffic, access.
- Maintenance or enhancement of nature conservation values.
- Creation of open space and infrastructure.

27.9

Rules - Non-Notification of Applications

- 27.9.1** Except where as specified in **RULE 27.9.2**, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;
- Boundary adjustments.
 - All restricted discretionary and discretionary activities, except within the Rural Zone.

- 27.9.2** **RULE 27.9.1** does not apply to the following. The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis.

Where the application site or activity:

- Adjoins or has access onto a State highway;
- Contains an archaeological site or any item listed under the Heritage New Zealand Pouhere Taonga Act 2014;
- Requires the Council to undertake statutory consultation with iwi;
- Is in the Makarora Rural Lifestyle Zone and within an area subject to any natural hazards including erosion, flooding and inundation, landslip, rockfall, alluvion, avulsion or subsidence.
- Prior to any application for subdivision within 32m of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line traversing the Shotover Country Special Zone being processed on a non-notified basis the written approval as an affected party is required from Transpower New Zealand Limited;
- Discretionary activities within the Jacks Point Zone.

27.10

Rules - General Provisions

27.10.1 State Highways

- 27.10.1.1** Attention is drawn to the need to obtain consent from the Minister of Transport for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for sections of state highways that are LAR. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

27.10.2 Esplanades

27.10.2.1 The opportunities for the creation of esplanades are outlined in objective and policies 27.2.5. Unless otherwise stated, section 230 of the RMA applies to the standards and process for esplanades.

27.11

Natural Hazards

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

27.12

Financial Contributions

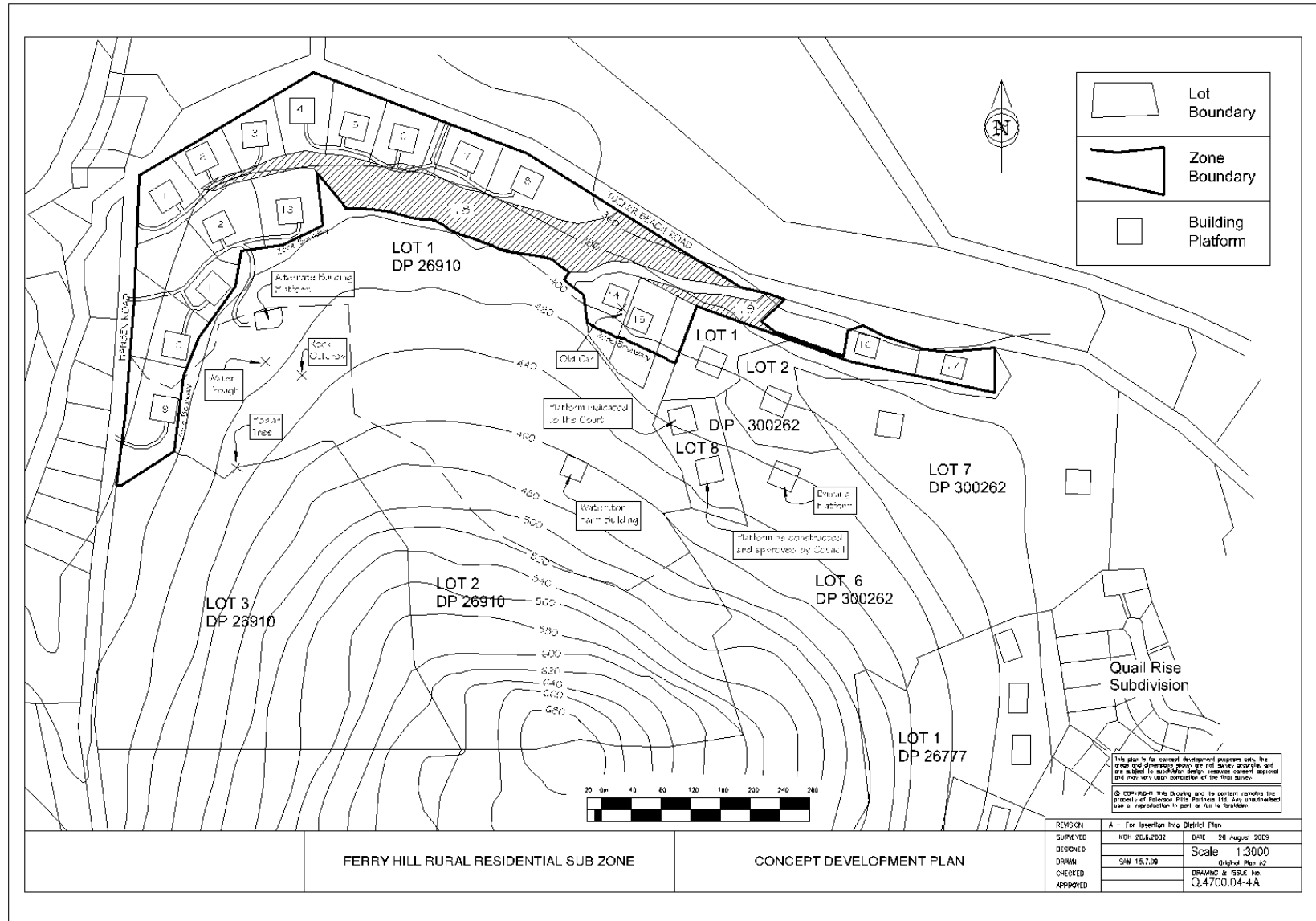
The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions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

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

27.13

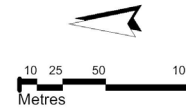
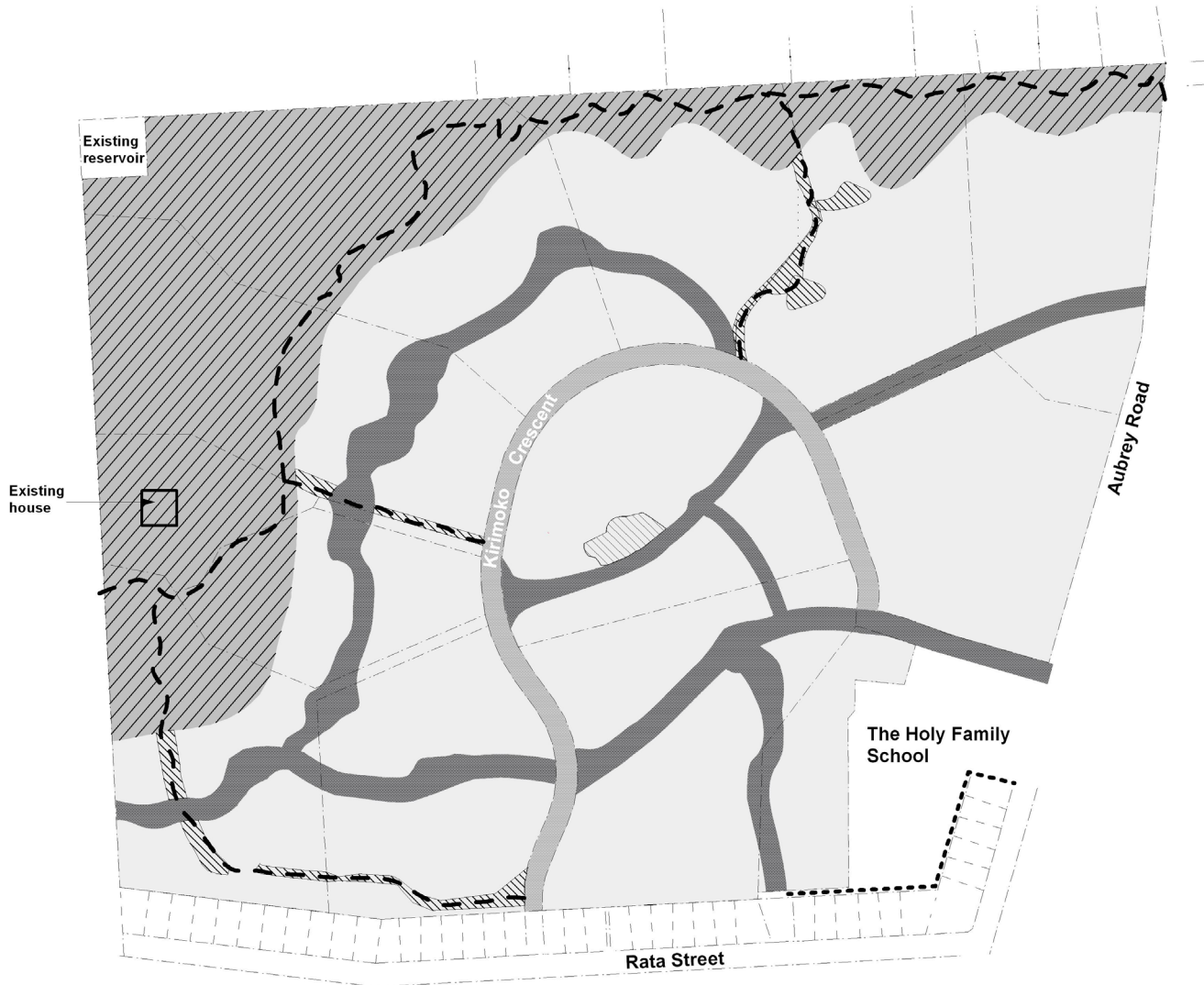
Structure Plans and Spatial Layout Plans

27.13.1 Ferry Hill Rural Residential Subzone



27.13.2 Kirimoko Structure Plan

Kirimoko Block - Wanaka - Structure Plan



1:3500 @ A3 - 1:5000 @ A4

Key	
Zones	
	Low Density Residential
	Rural General Zoning
	Road Reserves
	Green Network
	Building restriction area
	Designated Walkway Corridor (The Holy Family School)
	Walkways
	Cadastral Boundaries

October 2007 Revision C
(Following submissions to QLDC)