

QLDC Proposed District Plan:

- Chapter 21 Rural Zone
- Chapter 22 Rural Residential and Rural Lifestyle Zone
- Chapter 25 Earthworks
- Chapter 27 Subdivision and Development
- Chapter 29 Transport
- Chapter 31 Signs
- Chapter 36 Noise

*Rules subject to appeal

Rule / Regulation	Activity Status	Reason
Chapter 21 Rural Zone		
21.4.9	Discretionary	The use of land or buildings for residential activity
21.4.10	Discretionary	For the identification of a building platform of not less than 70m ² and not greater than 1000m ² if platforms are deemed necessary at detailed design phase
21.4.11	Discretionary	The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks.
21.4.15	Permitted	Residential Visitor Accommodation and Homestays
21.4.19*	Discretionary	Visitor Accommodation
21.4.21	Non-complying	Retail sales where the access is onto a State Highway
21.4.34*	Non-complying	Any activity not otherwise provided for – Community Activity; Commercial Activity; Service Activity; Education Activity
Standards - some bulk and location standards may be breached; to be confirmed once further details confirmed		
21.5.1	Restricted Discretionary	Setback from Internal Boundaries – 15m
21.5.2	Restricted Discretionary	Setback from Roads – ▪ 20m: any building from a road boundary ▪ 50m: setback of any building from State Highway 6 between Lake Hayes and the Shotover River
21.5.4	Restricted Discretionary	minimum setback of any building from the bed of a wetland, river or lake shall be 20m – the site contains water races
21.5.7 21.5.7.1 21.5.7.2 21.5.7.3	Non-complying	▪ All fixed exterior lighting must be directed away from adjoining sites and roads; ▪ No activity on any site will result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects; ▪ There must be no upward light spill.
27.7.1	Restricted Discretionary	No structures within 10m of boundary except fences and structures associated with farming
21.7.2 21.7.2.1 21.7.2.2 21.7.2.3	Restricted Discretionary	Buildings appearance - All exterior surfaces must be coloured in the range of browns, greens or greys, including; ▪ Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and ▪ All other surface finishes except for schist, must have a light reflectance value of not greater than 30%.

		▪ In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.
21.7.3*	Restricted Discretionary	Building Size - ground floor area of any building must not exceed 500m ²
21.7.4	Restricted Discretionary	Building Height - maximum height shall be 8m
21.9.4	Restricted Discretionary	Retail sales – building with GFA greater than 25m ² must be setback 30m from road boundaries
Chapter 22 Rural Residential and Lifestyle Zone		
Rules		
22.4.2 22.4.2.1	Permitted Activity	The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register
22.4.2.3	Restricted Discretionary	Building on site with no platform
22.4.2.4	Discretionary	Identification of a building platform not less than 70m ² and not greater than 1000m ² for the purposes of a residential unit
22.4.3	Permitted Activity	Residential activity
22.4.4	Permitted Activity	Residential Flat
22.4.7	Permitted	Residential Visitor Accommodation and Homestays
22.4.10*	Discretionary	Visitor accommodation including the construction or use of buildings
22.4.12	Non-complying	Any building within a Building Restriction Area that is identified on the District Plan web mapping application
22.4.13	Non-complying	Any activity not listed (i.e. community facility; educational facility; commercial activity, retirement village/ Elderly Care Home)
Standards - some of the following bulk and location standards may be breached; to be confirmed once further details confirmed		
22.5.1 22.5.1.1 22.5.1.2	Restricted Discretionary	Building Materials and Colours - All exterior surfaces* must be coloured in the range of browns, greens or greys including: ▪ Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and ▪ All other surface** finishes except for schist, must have a light reflectance value of not greater than 30%.
22.5.3	Restricted Discretionary	Building Size - maximum ground floor area of any individual building must not exceed 500m
22.5.4	Restricted Discretionary	Internal setback distance: 10m
22.5.5 22.5.5.1	Non-complying	Road setback: 20m
22.5.6	Restricted Discretionary	The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.
22.5.8	Non-complying	Maximum building height: 8m
22.5.9 22.5.9.1 22.5.9.2 22.5.9.3	Non-complying	Lighting and Glare – ▪ All fixed exterior lighting must be directed away from adjacent roads and sites. ▪ Activities on any site must not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site. ▪ There must be no upward light spill.

22.5.10	Non-complying	Heavy Vehicle Storage No more than one heavy vehicle shall be stored or parked outside, overnight on any site for any activity.
22.5.12 22.5.12.1 22.5.12.2 22.5.12.3	Non-complying	Density: - One residential unit located within each building platform. - On sites less than 2ha there must be only one residential unit. - On sites equal to or greater than 2 hectares there must be no more than one residential unit per two hectares on average with a minimum of 1 residential unit per one hectare. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
Chapter 25 Earthworks		
Rules		
25.4.2 (25.5.4; 25.5.6; 25.5.7)	Restricted Discretionary	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2. Rural Lifestyle: 400m ³ Rural: 1000m ³ Outstanding Natural Feature: 10m ³
Standards some of the following standards may be breached; to be confirmed once further details confirmed		
23.5.11 25.5.11.1 25.5.11.2	Restricted discretionary	Earthworks over a contiguous area of land shall not exceed the following area: 2,500m² where the slope is 10° or greater 10,000m² where the slope is less than 10°
25.5.15	Restricted discretionary	The maximum depth of any cut shall not exceed 2.4 metres.
25.5.16	Restricted discretionary	The maximum height of any fill shall not exceed 2 metres.
25.5.17	Restricted discretionary	Earthworks for farm tracks and access ways in the Rural zone shall comply with standards 25.5.17.1 to 25.5.17.3.
25.5.18	Restricted discretionary	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: Earthworks not supported by retaining walls: - a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a max batter slope angle of 1:3; or 300mm plus a batter slope angle of a maximum of 1:3 as measured from the crest of the cut. Earthworks supported by retaining walls: - Cut or fill must be setback a distance at least equal to the height of the retaining wall; - Cut and fill equal to or less than 0.5m in height is exempt from this rule.
25.5.19	Restricted discretionary	Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m ³
25.5.21	Restricted discretionary	No more than 300m ³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.
Chapter 27 Subdivision and Development		
27.5.5	Controlled	Where land use consent is approved for a multi unit commercial or residential development, including visitor accommodation development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent
27.5.8	Restricted Discretionary	All subdivision activities, unless otherwise provided for in the District's Rural Lifestyle Zones
27.5.12	Discretionary	All subdivision activities, unless otherwise provided for in the District's Rural Zone
27.5.22	Non-complying	Subdivision that does not comply with the minimum lot areas specified in Part 27.6

27.5.24	Non-complying	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone
27.7.28 27.7.30	Non-complying	In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m ² in area and not greater than 1000m ² in area. Rural; Rural Lifestyle
Chapter 29 Transport		
Rules		
29.4.11*	Restricted Discretionary	High Traffic Generating Activities
29.4.18	Restricted Discretionary	Construction of any unformed road into a formed road for the purpose of vehicular access.
Standards		
29.5.1*, 29.5.2, 29.5.3, 29.5.6, 29.5.7; 29.5.8, 29.5.9, 29.5.12; 29.5.14, 29.5.15; 29.5.20; 29.5.21; 29.5.22,	Restricted Discretionary	Minimum Parking Requirements; Location and Availability of Parking Spaces; Drop off/ pick up (set down) areas in all zones except in the Queenstown Town Centre Zone, the Wānaka Town Centre Zone, and the Arrowtown Town Centre Zone; Queueing ; Access and Road Design; Minimum distances of Vehicle Crossings from Intersections
Chapter 31 Signs		
Rules		
31.10.2	Discretionary	Any operational, directional and safety signage relating to the movement of vehicles and people around the zone
31.10.3	Discretionary	Any sign activity which is not listed in Table 31.4 or Rules 31.10.1 or 31.10.2.
Standards		
31.5.12	Restricted Discretionary	Signs on land adjoining State Highways
31.11.1	Discretionary	Signage within the Rural Zone exceeding 2m ² in area per site
Chapter 36 Noise		
Standards		
36.5.1	Non-complying	Zone sound is received in: Rural Zone Any point within the notional boundary of a residential unit. residential unit. 0800h to 2000h: 50 dB LAeq(15 min) 2000h to 0800h: 40 dB LAeq(15 min) & 75 dB LAFmax
36.5.2	Non-complying	Zone sound is received in: Wakatipu Basin Lifestyle Precinct Rural Lifestyle Zone Any point within any site. 0800h to 2000h: 50 dB LAeq(15 min) 2000h to 0800h: 40 dB LAeq(15 min)
36.5.13	Discretionary	Construction Noise Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803.

- Section 5 Rural General

The following rules are triggered by virtue of an unresolved appeal on the comparative Proposed District Plan rule.

Rule / Regulation	Activity Status	Reason
Section 5 Rural General		
Rules		
5.3.3.3(iii)	Discretionary	Visitor Accommodation

Otago Regional Council

Otago Regional Council - Omnibus Plan Change - Plan Change 8 and Plan Change 1		
Rule / Regulation	Activity Status	Reason
Rule 14.5	Restricted Discretionary	Earthworks for residential development

National environmental standard for assessing and managing contaminants in soil to protect human health

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011		
Rule / Regulation	Activity Status	Reason
Regulation 9		Earthworks for disturbance of soil, change in land use and subdividing land where detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7
Regulation 10		Earthworks for disturbance of soil, change in land use and subdividing land where a detailed site investigation of the piece of land must exist and states that the soil contamination exceeds the applicable standard in regulation 7 ; remedial conditions recommended by the detailed site investigation are complied with
Regulation 11		If not a controlled or restricted discretionary activity, regulation 11 applies