

## Breakdown of the rules that consent will be required under in the various planning documents

QLDC is in the process of undertaking its district plan review and as such the below rule triggers are from the Operative District Plan (Rural zone) and the Proposed District Plan (split zone - Rural Lifestyle zone and Rural zones). Although most relevant rules within the Proposed District Plan zones are operative pursuant to s86(F) of the RMA, as there is an appeal relating to the zoning of the site consent would technically be required under both plans.

The site is further part of the QLDC Masterplan exercise over the whole Ladies Mile area. The below table includes where consent would be required against the proposed provisions which will apply to the QLDC Te Pūtahi Ladies Mile Structure Plan Area. The provisions are currently being worked on by the QLDC Masterplan team, and there is no formal plan change notified as yet (Anticipated to be notified in sometime in 2022). These rules have no legal effect and are subject to change. These rules have been provided for context only on how the proposal aligns with the proposed Masterplan that is currently being developed.

The rule triggers below are a summary of the activities which require consent and also standards which may be breached. Given the project will be subject to more detailed design, the rules below capture potential bulk and location non-compliances. Final confirmation of compliance or non-compliance will be provided at the time an application is made to the EPA.

The following activities will require consent: Community Activity; Residential Activity; the subdivision of land and construction of buildings, into management lots, unit tile lots and fee simple titles; earthworks (including bulk earthworks), this forms part of the subdivision consent; discharges associated with earthworks and construction activities; landscaping, including planting; works to clear existing vegetation; works to construct pedestrian and vehicular access, roading, parking, and other transport infrastructure required for the development; works to construct three waters services and upgrade existing three waters services, both within the site and within road reserve external to the site.

QLDC PROPOSED DISTRICT PLAN		
Rule / Regulation	Activity Status	Reason
Chapter 21 Rural Zone		
21.4.9	Discretionary	Land or buildings for residential activity
21.4.10	Discretionary	For the identification of a building platform of not less than 70m <sup>2</sup> and not greater than 1000m <sup>2</sup>

21.4.11	Discretionary	The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks.
21.4.17	Discretionary	Commercial activities ancillary to and located on the same site as commercial recreational or recreational activities
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
<b>Standards</b> - 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 – <ul style="list-style-type: none"> <li>20m: any building from a road boundary</li> <li>50m: setback of any building from State Highway 6 between Lake Hayes and the Shotover River</li> </ul>
21.5.7	Non-complying	<ul style="list-style-type: none"> <li>All fixed exterior lighting must be directed away from adjoining sites and roads;</li> <li>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;</li> <li>There must be no upward light spill.</li> </ul>
21.5.7.1		
21.5.7.2		
21.5.7.3		
27.7.1	Restricted Discretionary	No structures within 10m of boundary except fences and structures associated with farming
21.7.2	Restricted Discretionary	Buildings appearance
21.7.2.1		All exterior surfaces must be coloured in the range of browns, greens or greys, including;
21.7.2.2		<ul style="list-style-type: none"> <li>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</li> <li>All other surface finishes except for schist, must have a light reflectance value of not greater than 30%.</li> <li>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.</li> </ul>
21.7.2.3		

21.7.3	Restricted Discretionary	Building Size - ground floor area of any building must not exceed 500m <sup>2</sup>
21.7.4	Restricted Discretionary	Building Height - maximum height shall be 8m
21.9.1	Discretionary	Commercial recreational activities must be undertaken on land, outdoors and must not involve more than 12 persons in any one group
21.9.4	Restricted Discretionary	Retail sales – building with GFA greater than 25m <sup>2</sup> must be setback 30m from road boundaries

## Chapter 22 Rural Residential and Lifestyle Zone

### Rules

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 <sup>2</sup> and not greater than 1000m <sup>2</sup> for the purposes of a residential unit
22.4.3	Permitted Activity	Residential activity
22.4.4	Permitted Activity	Residential Flat
22.4.10	Discretionary	Visitor accommodation including the construction or use of buildings
22.4.13	Non-complying	Any activity not listed  (i.e. community facility; educational facility; commercial activity)

**Standards** - some of the following bulk and location standards may be breached; to be confirmed once further details confirmed

22.5.1	Restricted Discretionary	Building Materials and Colours -
22.5.1.1		All exterior surfaces* must be coloured in the range of browns, greens or greys including: <ul style="list-style-type: none"><li>▪ Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</li><li>▪ All other surface** finishes except for schist, must have a light reflectance value of not greater than 30%.</li></ul>
22.5.1.2		
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	Non-complying	Road setback: 20m
22.5.5.1		
22.5.8	Non-complying	Maximum building height: 8m
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	Non-complying	Density: <ul style="list-style-type: none"><li>▪ One residential unit located within each building platform.</li><li>▪ On sites less than 2ha there must be only one residential unit.</li><li>▪ 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.</li></ul>
22.5.12.1		
22.5.12.2		
22.5.12.3		
Chapter 24 Wakatipu Basin (Rural Amenity Zone)		
Rules		
24.4.3	Controlled	The construction of buildings for residential activity, including residential flats, that are located within a building platform approved by a resource consent and registered on the applicable record of title

24.4.6	Restricted Discretionary	The construction of buildings for residential activity not provided for by other Rules
24.4.7	Non-Complying	The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a site where there is such a building platform.
24.4.21	Discretionary	Visitor accommodation
24.4.23	Discretionary	Community activities
<b>Standards</b> some of the following standards may be breached; to be confirmed once further details confirmed		
24.5.1	Non Complying	Residential Density
24.5.4	Restricted Discretionary	Building Material and Colours
24.5.5	Restricted Discretionary	Building Ground Floor Area
24.5.6	Restricted Discretionary	Building Coverage
24.5.7	Restricted Discretionary	Setback from internal boundaries
24.5.8	Non Complying	Height of buildings
24.5.9	Restricted Discretionary	Setback from Roads
24.5.10	Restricted Discretionary	Setback from Escarpment, Ridgeline and River Cliff Features
24.5.22	Controlled	Homestay
<b>Chapter 25 Earthworks</b>		

Rules		
25.4.2	Restricted Discretionary	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.  Rural Lifestyle: 400m <sup>3</sup>  Rural: 1000m <sup>3</sup>
25.4.5.3	Discretionary	Earthworks within the setting or extent of place of a listed heritage feature in Chapter 26.8 – Historic Heritage.
<b>Standards</b> 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:  <ul style="list-style-type: none"> <li>2,500m<sup>2</sup> where the slope is 10° or greater</li> <li>10,000m<sup>2</sup> where the slope is less than 10°</li> </ul>
25.5.15; 25.5.16; 25.5.17; 25.5.18	Restricted discretionary	Maximum depth of any cut shall not exceed 2.4m; maximum height of any fill shall not exceed 2m. Earthworks for farm tracks and access ways in the Rural zone shall comply with standards 25.5.17.1 to 25.5.17.3. Earthworks in relation to boundaries
25.5.21	Restricted discretionary	No more than 300m <sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to Earthworks.
<b>Chapter 26 Historic Heritage</b>		
26.5.7	Restricted discretionary	Additions and alterations to a listed class 3 building. The proposal may include an addition to the listed heritage building on site.
26.5.9	Restricted discretionary	Development within the setting or extent of place  For the purpose of this rule, development mean new buildings and structures, earthworks requiring consent under Chapter 25, car park areas exceeding 15m <sup>2</sup> within the view from a public road, and car park areas exceeding 40m <sup>2</sup> located elsewhere.
<b>Chapter 27 Subdivision and Development</b>		
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
27.5.13	Discretionary	The subdivision of land containing a heritage or any other protected item scheduled in the District Plan.
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
27.7.18	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 <sup>2</sup> in area and not greater than 1000m <sup>2</sup> in area.  Rural; Rural Lifestyle
<b>Chapter 29 Transport</b>		
<b>Rules</b>		
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.
<b>Standards</b>		
26.5.1, 26.5.2, 26.5.6, 26.5.9, 26.5.14, 26.5.22	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 <sup>2</sup> in area per site

## Chapter 35 Temporary Activities and Relocated Buildings

35.4.16	Discretionary	Any temporary activity not otherwise listed as a permitted activity in this table.
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## 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.
<b>OPERATIVE DISTRICT PLAN</b>		
<b>Section 5 Rural General</b>		
Rule / Regulation	Activity Status	Reason
<b>Rules</b>		
5.3.3.2(i)(a) & (b)	Controlled	Buildings in platforms
5.3.3.2(iii)	Controlled	Commercial Recreation Activities
5.3.3.2(vi)	Controlled	Residential Flat
5.3.3.3(i)(a) and (b)	Discretionary	Buildings and buildings platforms
5.3.3.3(ii)	Discretionary	Commercial Activities located on sites with recreational activities
5.3.3.3(iii)	Discretionary	Visitor Accommodation
5.3.3.3(xi)	Restricted Discretionary	Any activity, which is not listed as a Prohibited or Non-Complying Activity and which complies with all the relevant Zone Standards but does not comply with one or more of the Site Standards.
5.3.3.3(xii)	Discretionary	Any structure erected within 10 metres of a road boundary
5.3.3.4(i)	Non-complying	Commercial activities
5.3.3.4(v)	Non-complying	The identification of any building platform less than 70m <sup>2</sup> or greater than 1,000m <sup>2</sup> in area.
5.3.3.4(vi)	Non-complying	Any activity, which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant Zone Standards.

Standards		
5.3.5.1(iii)	Restricted discretionary	The following limitations apply to all activities; except; residential activities and VA; <ul style="list-style-type: none"> <li>maximum GFA of all buildings on the site for the activities shall be 100m<sup>2</sup>;</li> <li>No goods, materials or equipment shall be stored outside a building</li> </ul>
5.3.5.1(iv)	Restricted Discretionary	Buildings in excess of 25m <sup>2</sup> GFA for retail sales shall be setback from road boundaries 30m
5.3.5.1(vi)	Restricted Discretionary	The minimum setback from internal boundaries for buildings shall be 15m
5.3.5.1(ix)	Restricted Discretionary	Commercial Rec Activities must be outdoors and no more than 5 people
5.3.5.2(i)	Non-complying	Building Height 8m
5.3.5.2(ii)	Non-complying	Setback from roads 20m Setback from State Highway 50m
5.3.5.2(iii)	Non-complying	No retail sales from site accessed from State Highway
5.3.5.2(v)	Non-complying	Noise (0800 to 2000 hrs): 50 dB LAeq(15 min) (2000 to 0800 hrs) 40 dB LAeq(15 min) (2000 to 0800 hrs) 70 dB LAFmax
5.3.5.2(vii)	Non-complying	Exterior lighting shall be directed away from adjacent sites and roads
5.3.5.2(viii)	Non-complying	Screening, Storage areas for waste materials, outdoor display areas and parking associated with commercial activities, shall generally be positioned, and managed to minimise any adverse visual effect
Section 14 Transport		
Rules		

14.2.2.3(ii)	Restricted discretionary	Any activity which does not comply with the following Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard
<b>Standards</b>		
14.2.4.1(i); (vi); (ix); (xi); (vi)	Restricted discretionary	<p>Minimum Parking Space Numbers</p> <p>Parking Area and Access Design</p> <p>Reverse Manoeuvring</p> <p>Queuing</p> <p>Distance of vehicle crossings from intersections</p>
<b>Section 15 Subdivision, Development &amp; Financial Contributions</b>		
<b>Rules</b>		
15.2.3.3(i)	Restricted Discretionary	Subdivision which complies with Zone Subdivision Standards but does not comply with Site Subdivision standards shall be a Discretionary Subdivision Activity
15.2.3.3(vi)	Discretionary	In the Rural General Zone all subdivision and location of residential building platforms
<b>Standard</b>		
15.2.6.3(i)	Discretionary	No minimum Lot size
15.2.21.1	Controlled	Earthworks associated with any subdivision of land in any zone
<b>Section 18 Signs</b>		
18.2.5	Discretionary	Any activity which is listed as a Discretionary Activity (DIS) in Activity Tables 1 – 4, or signage that is not specifically covered in Activity Tables 1 - 4.
<b>Section 19 Relocated Buildings, Temporary Buildings and Temporary Events</b>		
19.2.2.3(ii)(a) & (b)	Discretionary	Temporary Events and Sale of Liquor
<b>Section 22 Earthworks</b>		

Rules		
22.3.2.3(a)	Restricted discretionary	Earthworks that are not Permitted, Controlled, Discretionary, Non-Complying or Prohibited Activity and that do not comply with the Site Standards
22.3.2.3(b)	Discretionary	Earthworks with a total volume of over 50,000 cubic metres
Standards		
22.3.3(i)	Restricted discretionary	Maximum volume of earthworks undertaken in 12 months
22.3.3(ii)	Restricted discretionary	Height of cut and fill and slope
22.3.3(vii)	Restricted discretionary	Construction noise arising from earthworks activities shall be subject to the limits in, and shall be measured and assessed in accordance with, NZS 6803:1999 "Acoustics – Construction Noise"
QLDC Te Pūtahi Ladies Mile Structure Plan Area – DRAFT provisions		
Chapter 8 – Medium Density Residential		
Rule Regulation	Activity Status	Reason
Rules		
8.4.27	Restricted Discretionary	Two or more residential units per site
8.4.29	Restricted Discretionary	Education Activities, including buildings, within the Te Pūtahi Ladies Mile Structure Plan area
Standards - some bulk and location standards may be breached; to be confirmed once further details confirmed		
8.5.20	Non-complying	Development shall be undertaken in accordance with the structure plan

8.5.21	Non-complying	Density - Development shall achieve an average density of 40 residential units per hectare (+/- 5%) across the gross developable area of the Sub-Area the site is located in.
8.5.22; 8.5.23; 8.5.26; 8.5.27, 8.5.28; 8.5.29; 8.5.30; 8.5.31; 8.5.34; 8.5.36	Restricted Discretionary	Building Height; Recession plane; Building coverage; boundary setbacks; outlook space; outdoor living space; glare; building separation distance; maximum building length; garages;
8.5.41	Non-complying	Integrating development with infrastructure Development in the Sub-Areas listed below may not proceed unless the corresponding infrastructure item is provided for:  B: Roundabout on Lower Shotover Road at Spence Road; Bus stops on State Highway 6, west of the Stalker Road roundabout;  At grade signalised pedestrian/ cycle crossings across State Highway 6 west of Stalker Road roundabout

#### Chapter XX Draft Te Pūtahi Ladies Mile Transport-Specific Provisions

#### Rules Te Pūtahi Ladies Mile

X.X.4	Non-complying	Staging development to integrate with transport infrastructure Development (except for utilities and other physical infrastructure) within the Te Pūtahi Ladies Mile Sub-Areas prior to all the corresponding transport infrastructural works listed below being completed  A - Roundabout on Lower Shotover Road at Spence Road
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#### Standards Te Pūtahi Ladies Mile

X.X.5	Non-complying	Development shall be undertaken in accordance with the Structure Plan.
X.X.6	Restricted Discretionary	Maximum Parking Requirements

#### Chapter 25 Earthworks

#### Rule

25.4.2	Restricted Discretionary	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.
<b>Standards</b>		
25.5.5	Restricted Discretionary	Max volume 500m <sup>3</sup>
<b>Chapter 27 Subdivision &amp; Development</b>		
<b>Rules</b>		
27.5.7	Restricted Discretionary	All urban subdivision activities
X.X.1	Restricted Discretionary	Subdivision of land at Te Pūtahi Ladies Mile
X.X.2	Non-complying	Subdivision that is not in accordance with the Structure Plan, except that the location where roads intersect with State Highway 6 or Lower Shotover Road may be varied by up to 5m where required to achieve integration with these intersections
<b>Standards</b>		
27.6	Non-complying	Minimum Lot Areas  High Density – no minimum  Medium Density – no minimum
27.7.14.1	Restricted Discretionary	Subdivision consistent with structure plan
27.7.14.1	Non-complying	Subdivision inconsistent with structure plan
X.X.2	Non-complying	Subdivision that is not in accordance with the Structure Plan, except that the location where roads intersect with State Highway 6 or Lower Shotover Road may be varied by up to 5m where required to achieve integration with these intersections
X.X.3	Non-complying	Subdivision that is not in accordance with the Structure Plan, except that the location where roads intersect with State Highway 6 or Lower Shotover Road may be varied by up to 5m where required to integrate with these intersections

## Chapter 29 Transport

**Standards** - standards may be breached; to be confirmed once further details confirmed

29.5.6; 29.5.14; 29.5.2X	Restricted discretionary	Drop off/set down areas; max parking requirements; roading and access; car parking
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## Otago Regional Council Water Plan - Omnibus Plan Change - Plan Change 8 and Plan Change 1

Rule Regulation	/	Activity Status	Reason
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14.5	Restricted Discretionary	Earthworks for residential development
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