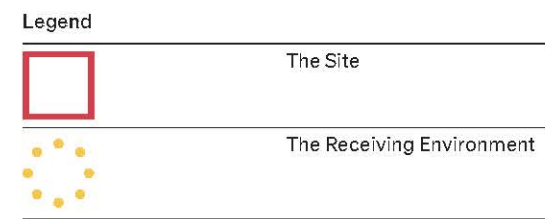




The Receiving Environment



Scale: 1:20,000 @ A3
Data Source: grip.maps.co.nz

Local Context Plan

Legend



The Site



Scale: 1:10,000 @ A3

Data Source: grip.maps.co.nz

The Site

Legend



The Site



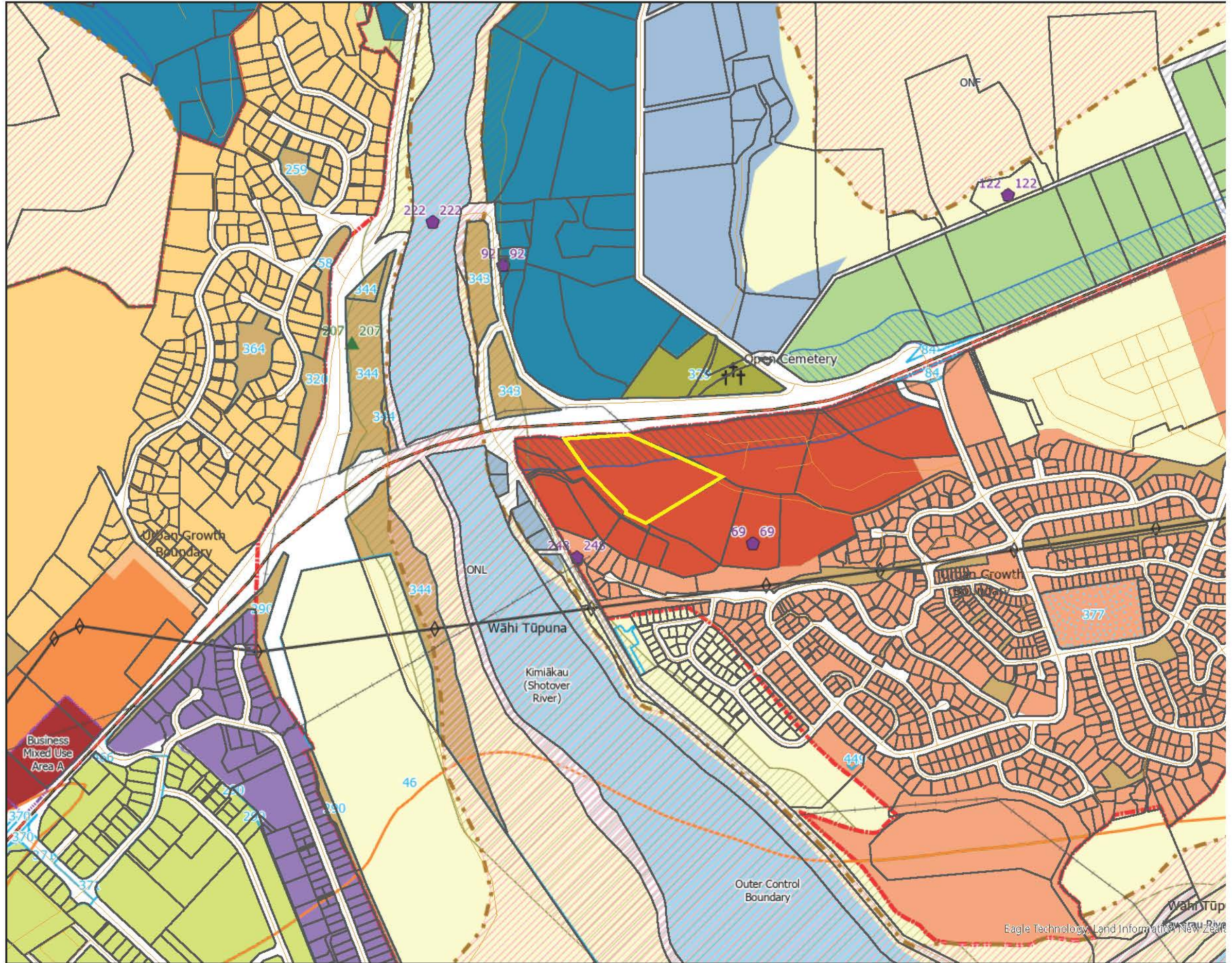
Scale: 1:20,000 @ A3

Data Source: grip.maps.co.nz

Queenstown Lakes District Council Operative and Proposed District Plan

Legend

- Roads
- ▭ Parcels and
- Zones
- Zones
- Large Lot Residential
- Lower Density Suburban
- Medium Density
- High Density
- Rural
- Rural
- Rural
- Business Mixed
- General Industrial and
- Community
- Informal
- Wakatipu Basin Lifestyle
- Wakatipu Basin Rural Amenity
- Road
- Water (zone Rural unless otherwi
- Precincts
- Community Purpose - Cemetery
- Overlay Polygons
- OverlayType
- Landscape Classification
- ▨ Wāhi
- ▨ Urban Growth
- ▨ Queenstown
- ▨ Unformed
- ▨ Landscape Priority
- Specific Controls
- Control Type
- ▨ Building Restriction
- ▨ Specific Provisions
- ▨ Designations
- Overlay Lines
- Landscape
- National Grid Transmission
- Aurora Distribution
- State
- Overlay Points
- FeatureType
- Historic Heritage
- ▲ Protected
- †† Open
- ▭ The Site



Not to Scale

Data Source: Queenstown Lakes District Council

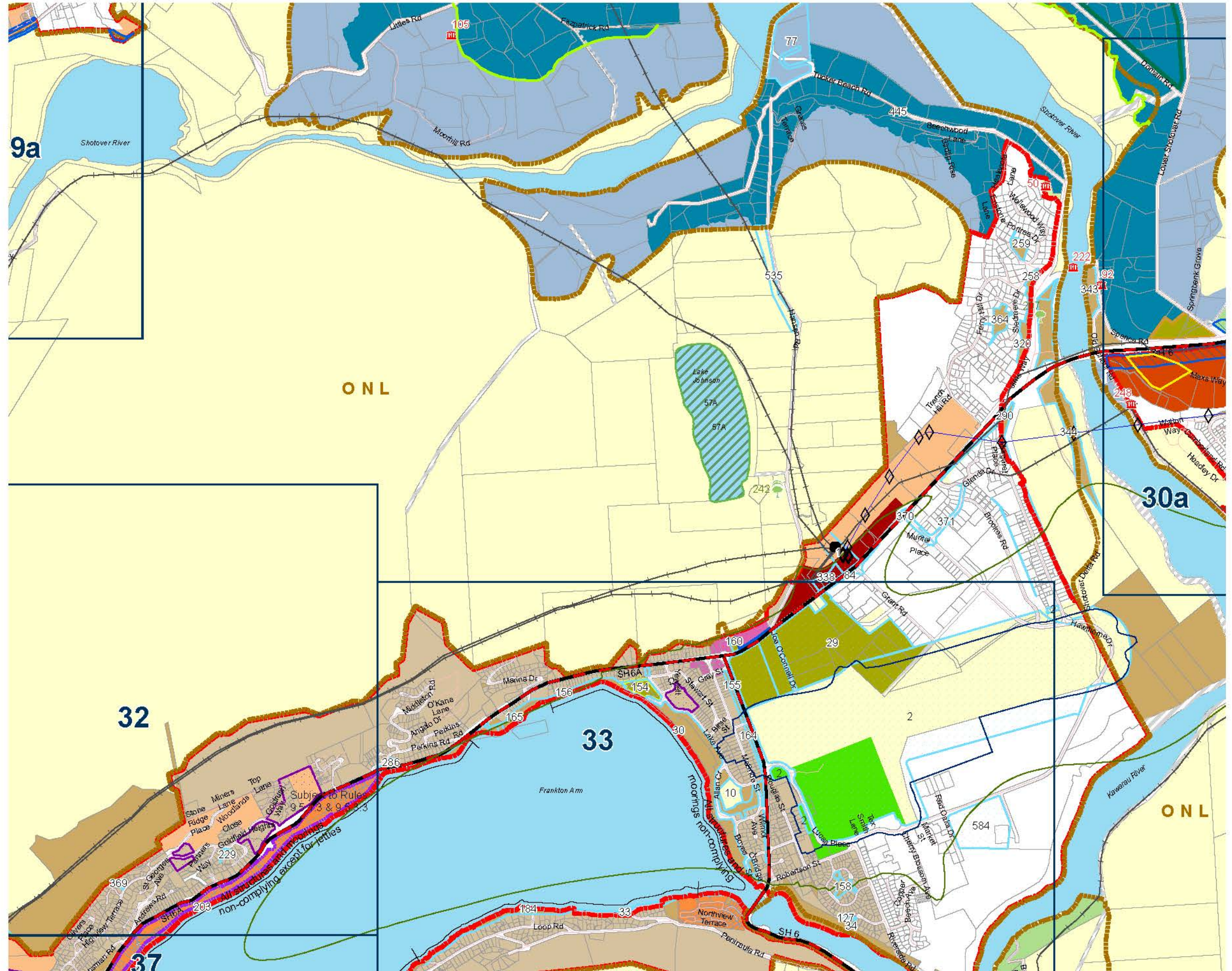
Queenstown Lakes District Council PDP Decisions Version - Map 31

Legend

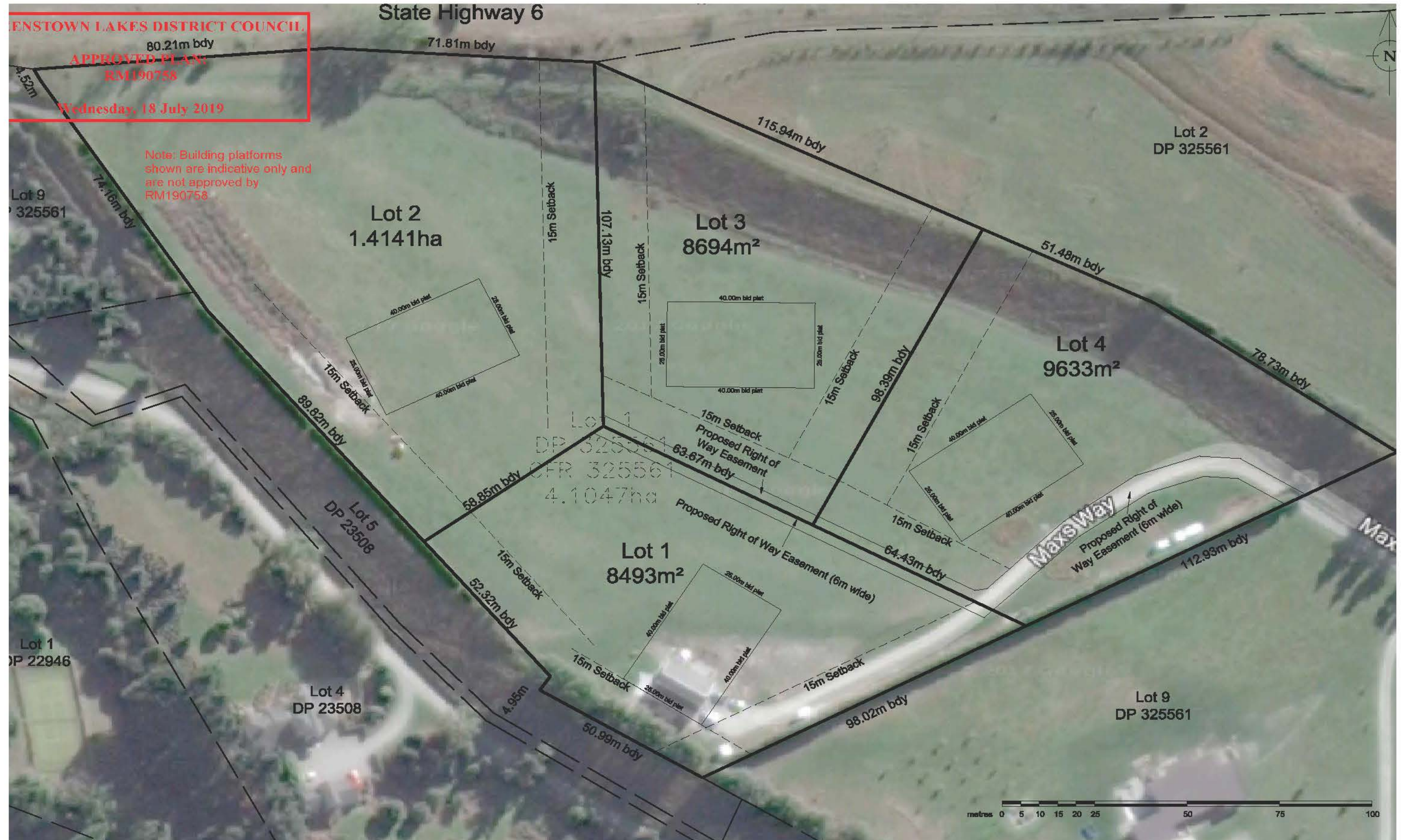
- ◇ Transpower Pylons
- Transpower AC Substation
- 🏛️ Historic Heritage Features
- 🌳 Protected Tree
- 🌿 Protected Avenue of Trees/Other Vegetation
- ⚡ Aurora Distribution Lines - For Information Only
- Transmission Corridor
- ✈️ Queenstown Airport Air Noise Boundary (Ldn65)
- ✈️ Queenstown Airport Outer Control Boundary (Ldn55)
- Roads
- State Highway
- Ridge/Escarpment Line
- ▭ Parcel/Road Boundary
- 📏 Specific Rules Apply
- 🏡 Landscape Classification (ONF, ONL, RCL)
- 🏠 Urban Growth Boundary
- 🌿 Significant Natural Area
- 🛣️ Unformed Roads
- 🏠 Designated Areas
- 🏠 Building Restrictions
- 🏠 Visitor Accommodation Sub-Zone
- 🏠 Community Purpose - Campground
- 🏠 Community Purpose - Cemetery
- 🏠 Business Mixed Use
- 🏠 Airport Zone
- 🏠 Community Purposes
- 🏠 Informal Recreation
- 🏠 Nature Conservation
- 🏠 Wakatipu Basin Lifestyle Precinct
- 🏠 Wakatipu Basin Rural Amenity Zone
- 🏠 Local Shopping Centre
- 🏠 Large Lot Residential A
- 🏠 High Density Residential
- 🏠 Medium Density Residential
- 🏠 Lower Density Suburban Residential
- 🏠 Rural
- 🏠 Rural Lifestyle
- 🏠 Rural Residential
- 🏠 Water (zone Rural unless otherwise shown)
- 📍 The Site

🕒 Not to Scale

Data Source: Queenstown Lakes District Council









RM190758 s95 - Proposed Subdivision of Lot 1 DP 325561 Maxs Way

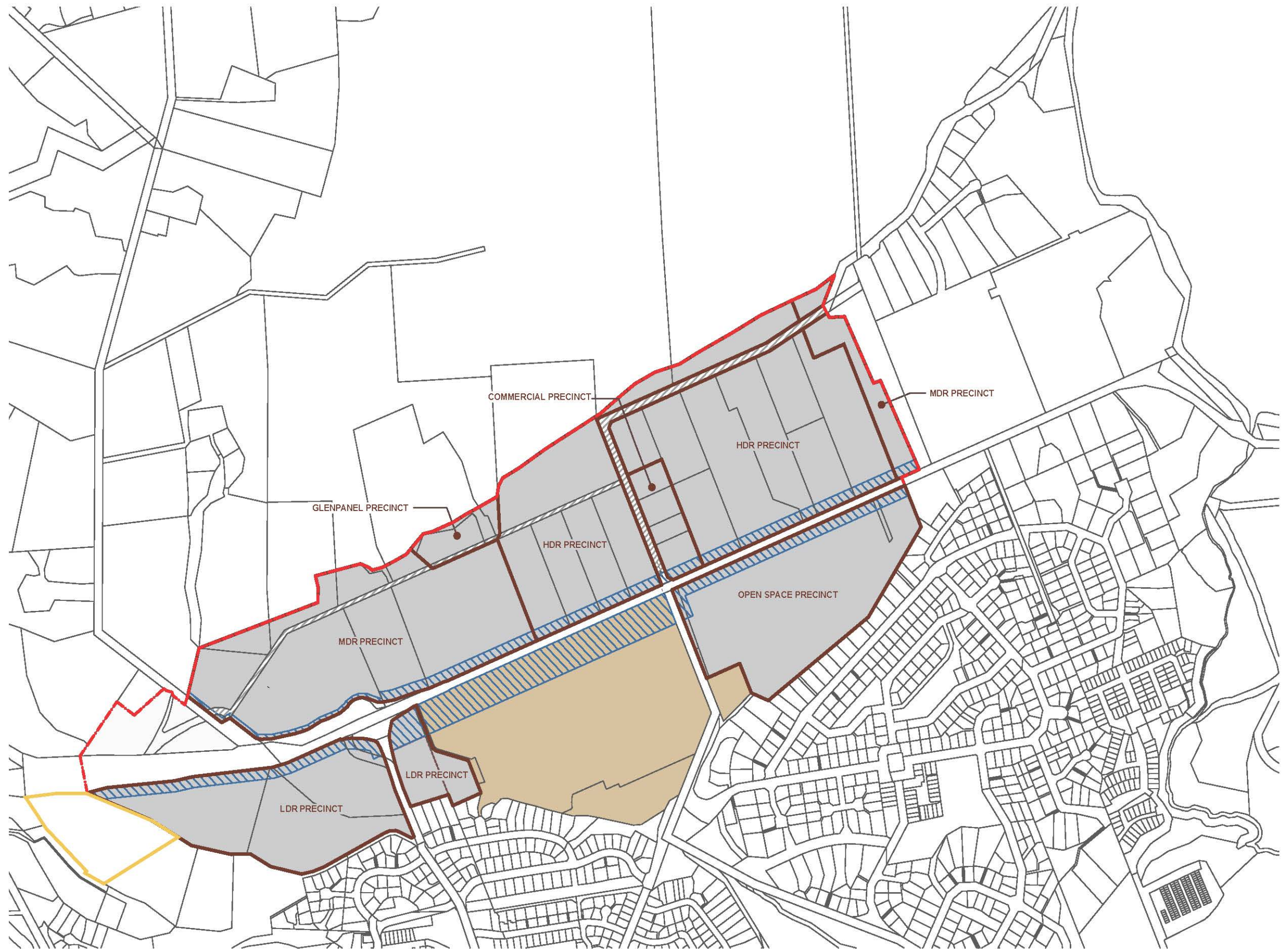


Te Pūtahi Ladies Mile Zoning Plan

(Draft Issue 22.04.2022)

Key

-  Urban Growth Boundary Extension
-  Building Restriction Area
-  Te Pūtahi Ladies Mile Zone
-  Precinct
- HDR** High Density Residential
- MDR** Medium Density Residential
- LDR** Low Density Residential
-  Lower Density Suburban Residential Zone
-  Unformed Legal Road
-  The Site



Scale: 10,000 @A3

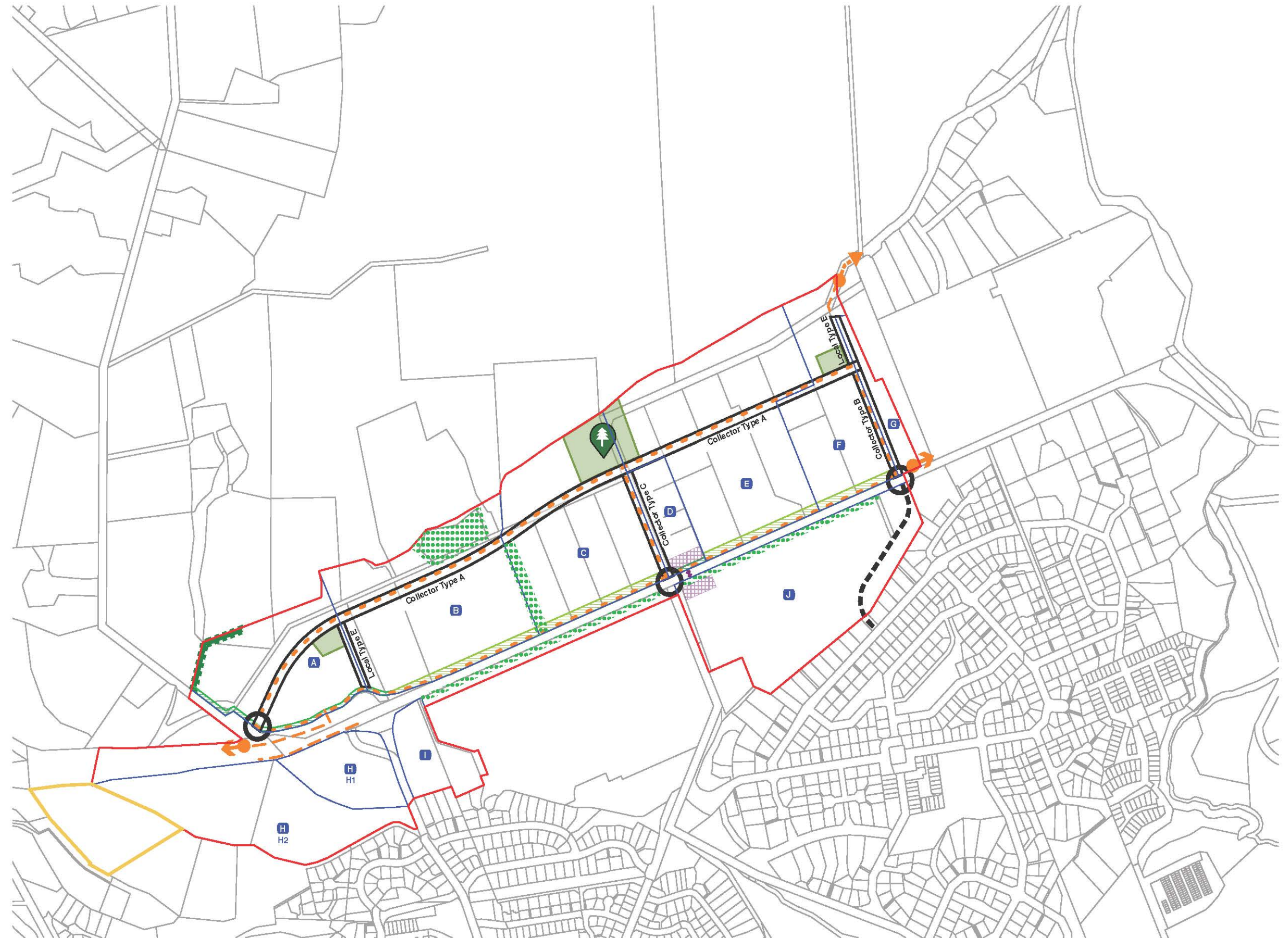
Data Source: QLDC

Te Pūtahi Ladies Mile Structure Plan - General

(Draft Issue 02.05.2022)

Key

-  Structure Plan Extent
-  Proposed Intersection
-  Structure Plan Roads
-  Road Link
-  Key Crossing
-  Crossing Curtilage Area Overlay
-  Major Active Travel Route
-  Active Travel Access Provision
-  Active Travel connection to existing routes
-  Potential future Active Travel link
-  Amenity Access Area 20m
-  Amenity Access Area 10m
-  Open Space
-  Community Park (1.5 - 2Ha)
-  Landscape Buffer
-  Sub-Area
-  Existing Trees to be retained
-  The Site



Scale: 1:10,000 @ A3

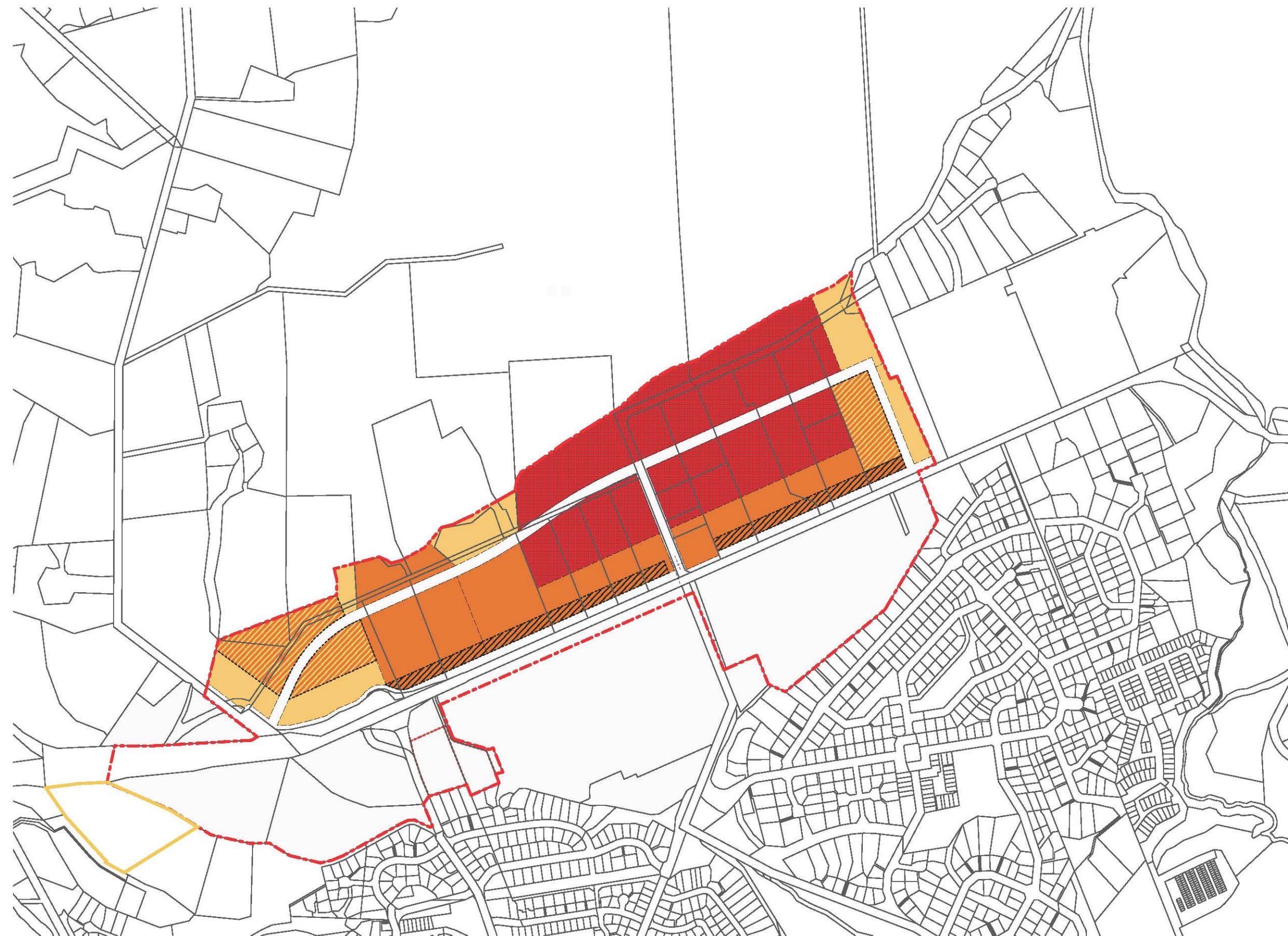
Data Source: QLDC

Te Pūtahi Ladies Mile Structure Plan - Building Heights

(Draft Issue 09.06.2022)

Key

- Structure Plan Extent
- 8m maximum
- 13m maximum
- min. 2 storey overlay
- max. 3 storey overlay
- 24.5m maximum (max. 6 storey)
- The Site



Scale: 1:10,000 @A3

Data Source: QLDC

Existing Consented Development



Scale: 1:2,000 @A3



Potential Development - Proposed Low Density (LDR) Precinct



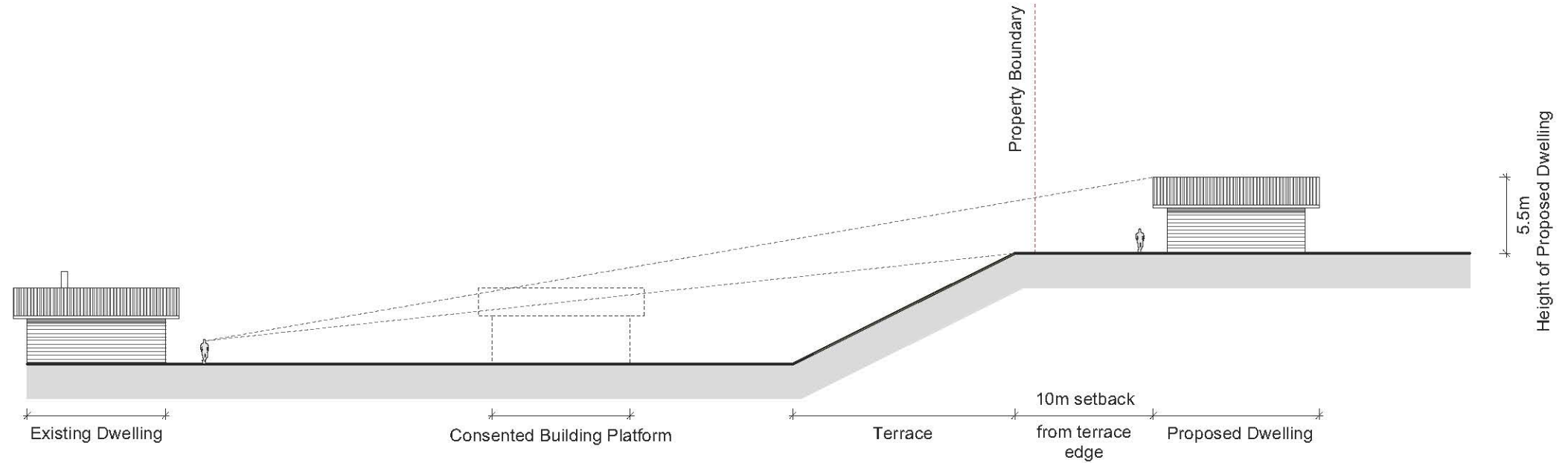
Scale: 1:2,000 @A3



Cross Sections A - C

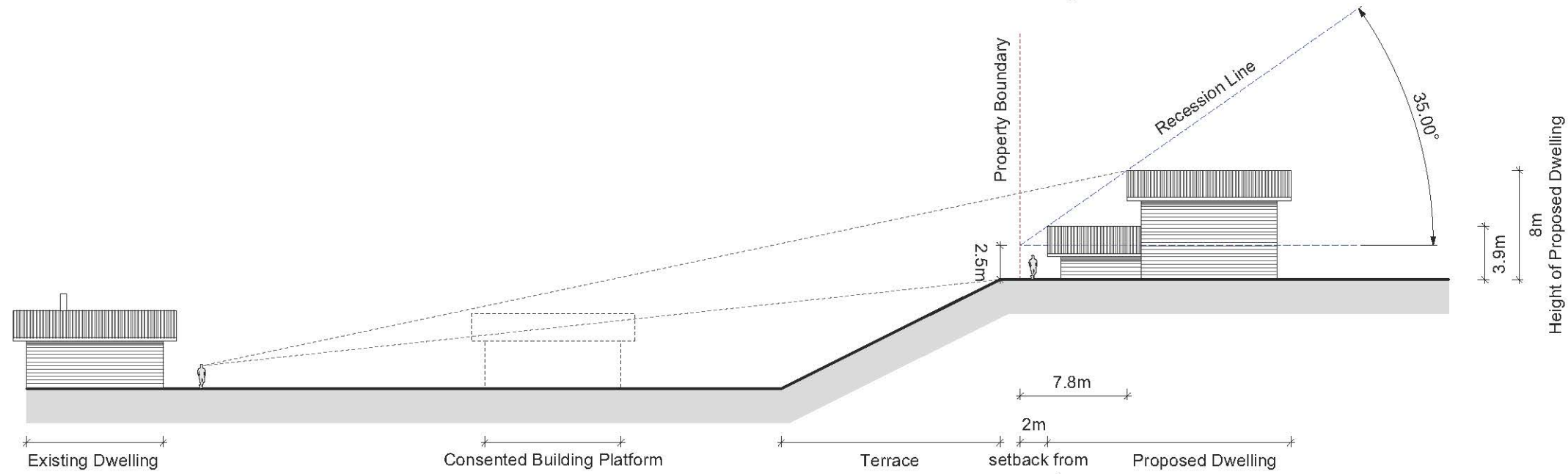
CROSS SECTION A

Existing as per Stage 2 Koko Ridge - 10m setback from terrace edge with 5.5m height restriction



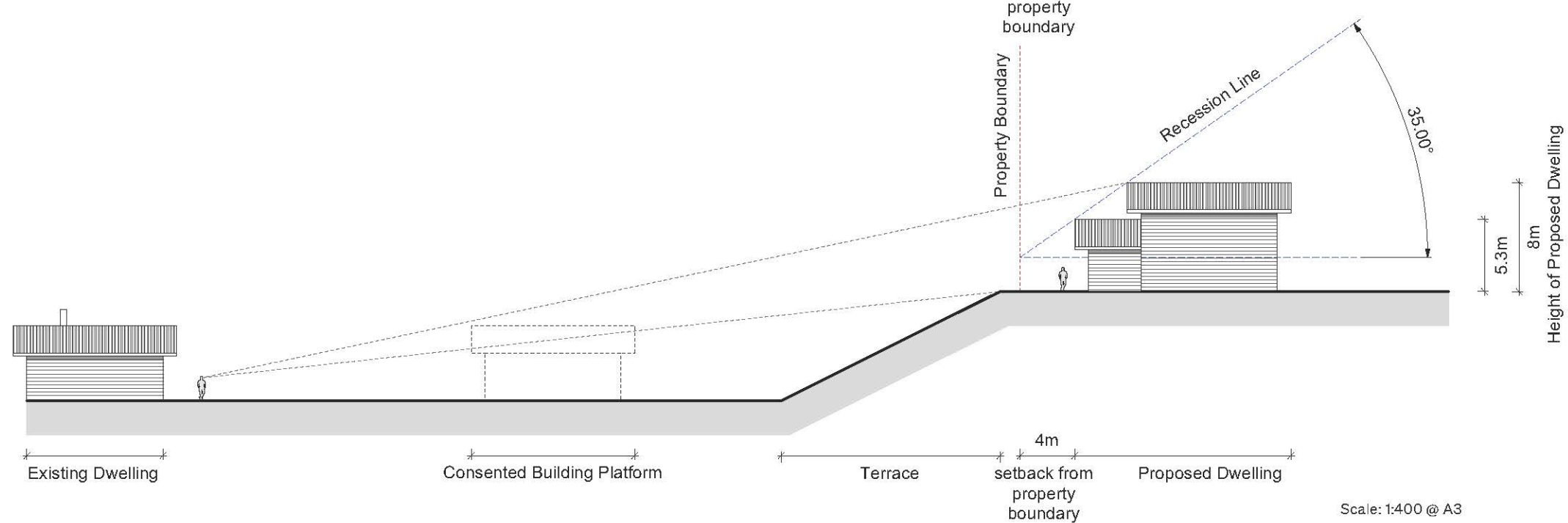
CROSS SECTION B

As per proposed Low Density (LDR) Precinct Variation - 2m setback from northern property boundary with 8m building height restriction



CROSS SECTION C

As per Rebuttal Recommendation - setback from northern property boundary according to recession line, 8m building height restriction



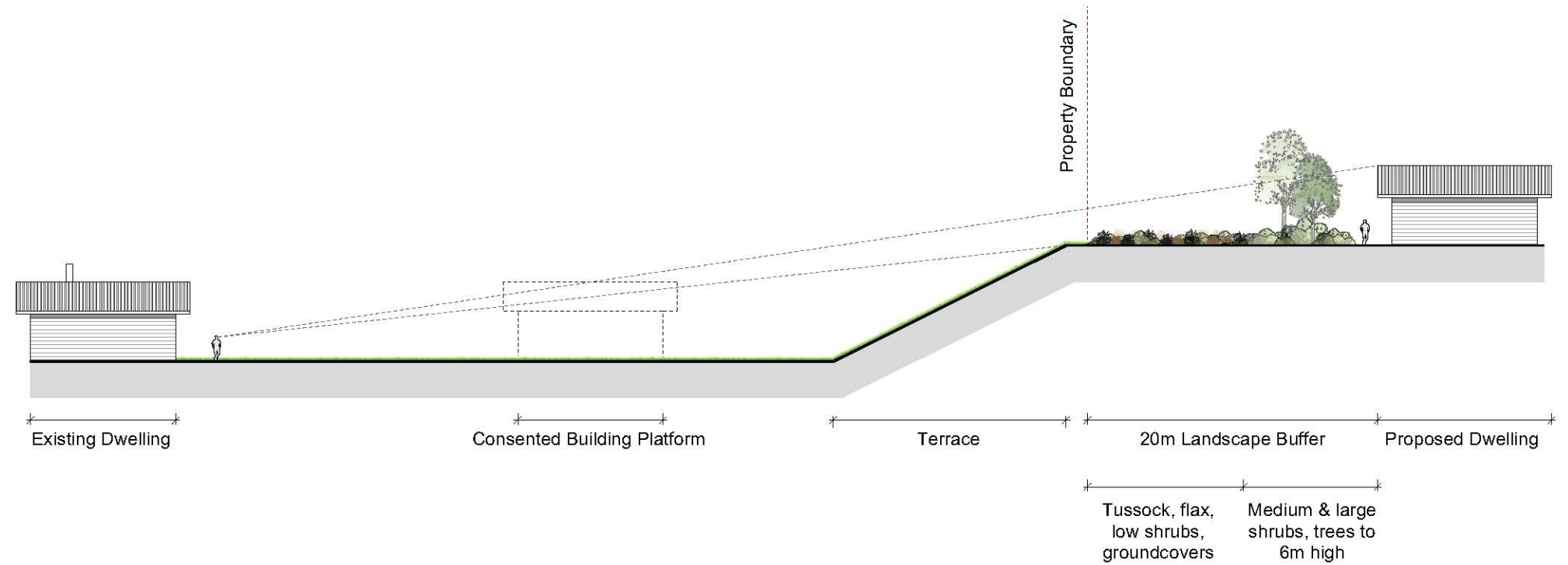
Scale: 1:400 @ A3

Cross Section D



CROSS SECTION D

As per proposed Plan Change - 20m setback from northern property boundary, 5.5m building height restriction





5.5m
Height of Proposed Dwelling

Scale: 1:400 @ A3

Viewpoint Location Plan

Legend

	The Site
	Viewpoint Location Photographs

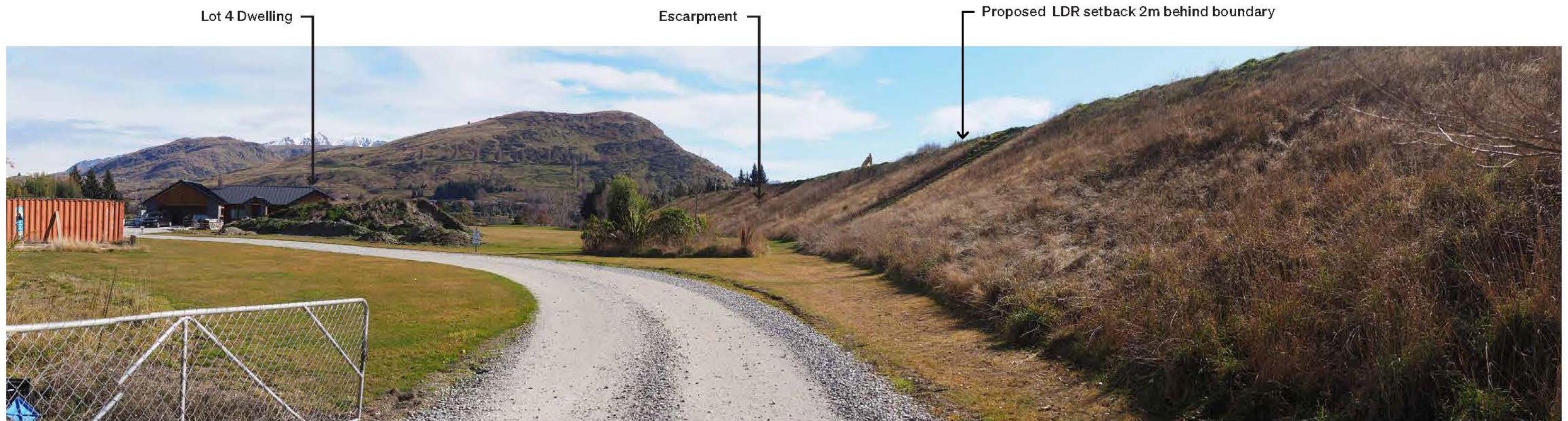



Not to Scale
Data Source: map.grip.co.nz

Viewpoint Photographs



Viewpoint 1: Located along Maxs Way approaching the entrance to 53 Maxs Way, facing north towards and into the site. The northern property boundary and location of the proposed LDR runs along the top of the escarpment, approximately 32m away. **Visibility and effects on amenity arising from the proposed LDR - will be High**

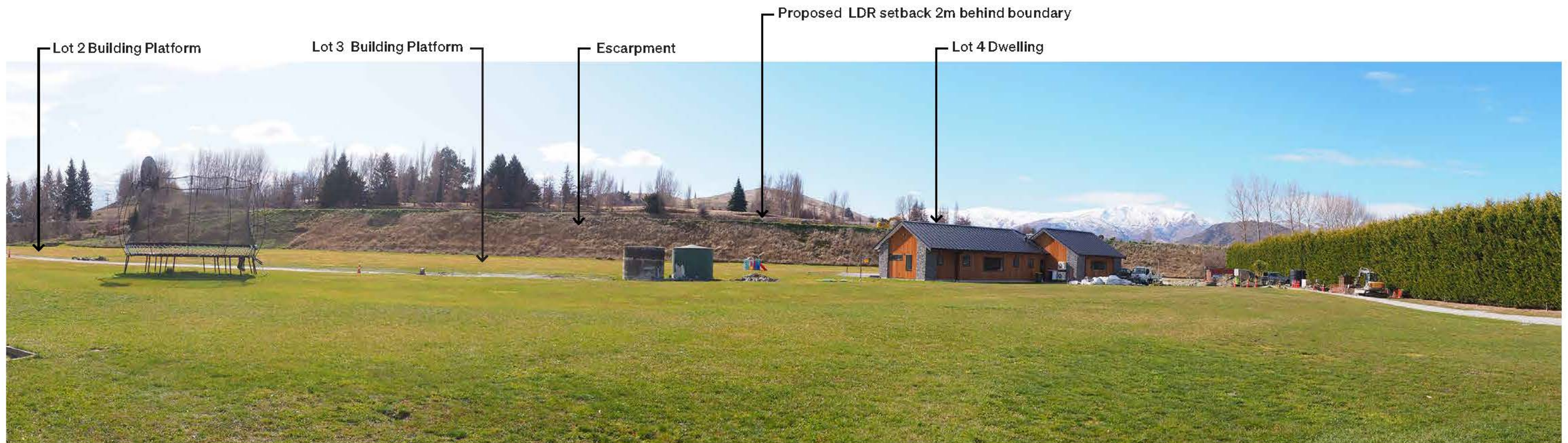


Viewpoint 2: Located at the farm gate entrance to 53 Maxs Way, looking west along the south face of the escarpment. The proposed LDR is located at the top of the escarpment, setback 2m and running parallel to the northern property boundary, approximately 27m away. **Visibility and effects on amenity arising from the proposed LDR - will be High**

Viewpoint Photographs



Viewpoint 3: Located inside the 53 Maxs Way site, approximately 40m from the farm gate entrance, looking west along the escarpment. The proposed LDR is located at the top of the escarpment, set back 2m from the northern property boundary, approximately 27m away. **Visibility and effects on amenity arising from the proposed LDR will be High**



Viewpoint 4: Located from 53 Maxs Way site outdoor living area, looking north towards the escarpment. The proposed LDR is situated 2m beyond the northern property boundary at the top of the escarpment, approximately 145m away. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**

Viewpoint Photographs



Viewpoint 5: Located from the outdoor living area of consented Lot 2, looking north east toward the escarpment. The proposed LDR is set back 2m beyond the northern property boundary at the top of the escarpment, approximately 65m away. **Visibility and effects on amenity arising from the proposed LDR - will be Moderate to High**

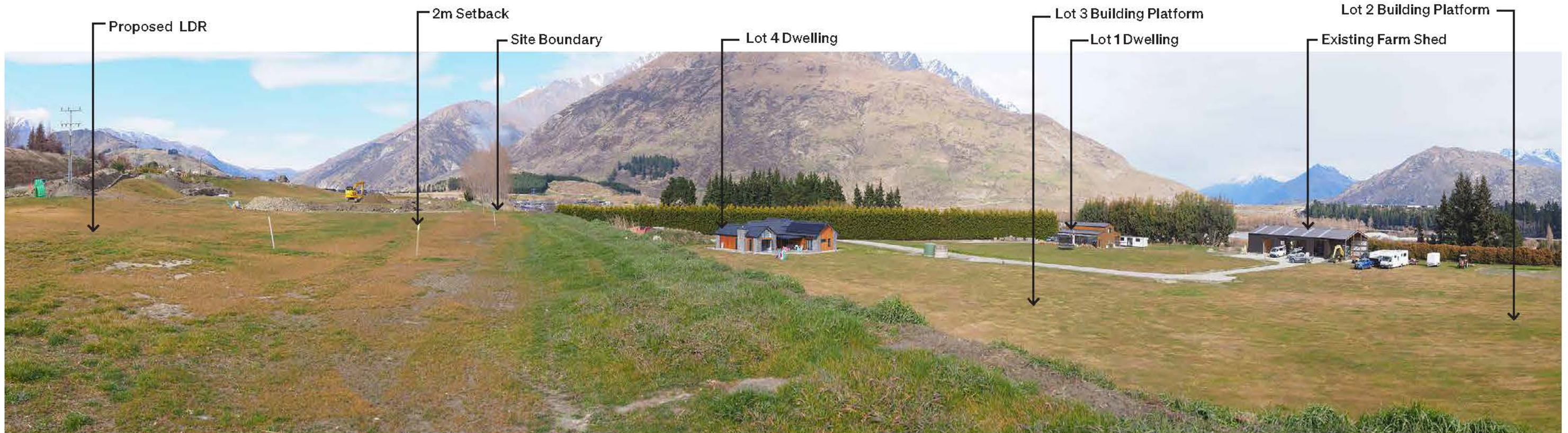


Viewpoint 6: Located from the outdoor living area of consented Lot 3, looking north towards the escarpment. The proposed LDR is located at the top of the escarpment, set back 2m beyond the northern property boundary, approximately 36m away. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**

Viewpoint Photographs

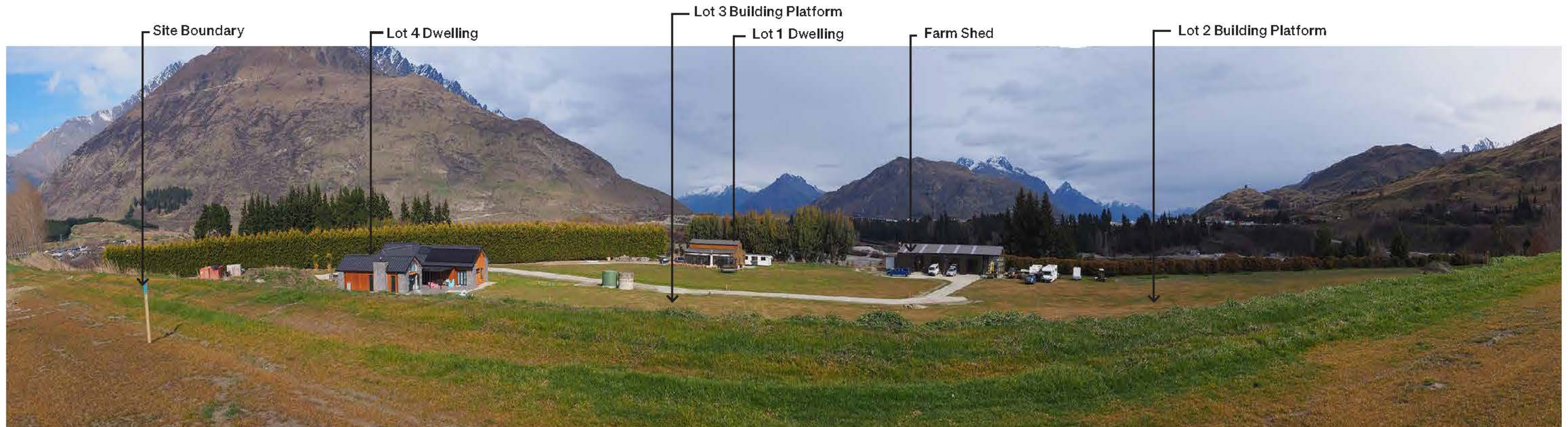


Viewpoint 7: Located within outdoor living area of 53A / Lot 4 Maxs Way facing north towards the escarpment and northern property boundary. The proposed LDR is setback 2m from the northern property boundary located at the top of the escarpment, approximately 65m away. **Visibility and effects on amenity arising from the proposed LDR - will be High**

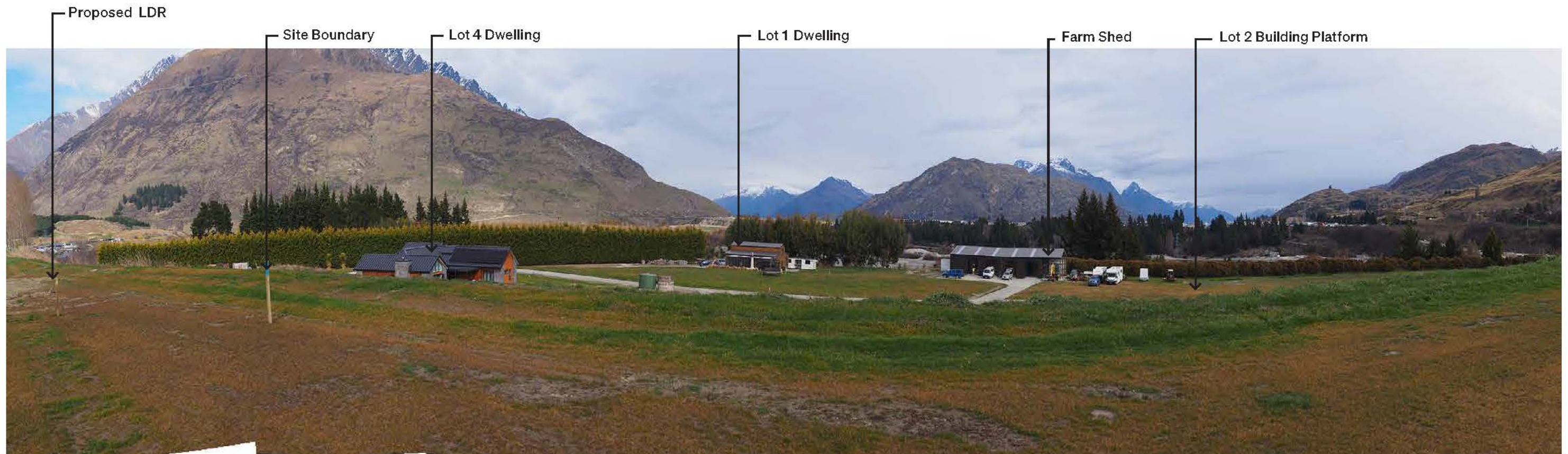


Viewpoint 8: Located at the north west corner of the site and top of the escarpment, looking directly east along the northern property boundary. The proposed LDR is setback 2m and runs parallel to the northern site boundary, approximately 2m away. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**

Viewpoint Photographs



Viewpoint 9: Located midway along the northern site boundary, looking south over the site. The proposed LDR is set back behind this location, approximately 2m away. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**

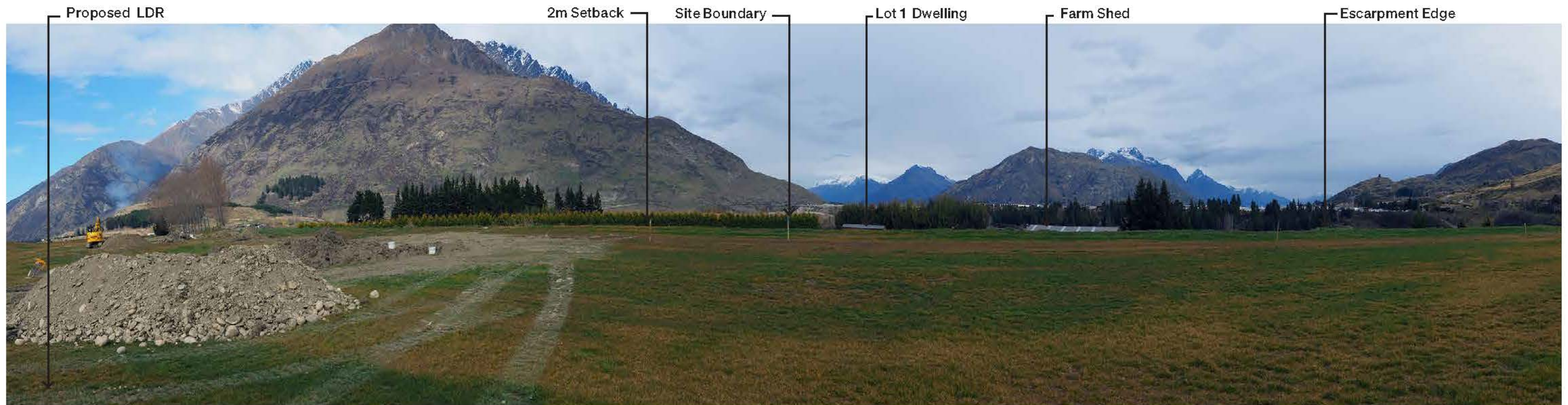


Viewpoint 10: Located from midway along the northern site boundary, setback 2m as per the proposed LDR, looking south over the site. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**

Viewpoint Photographs

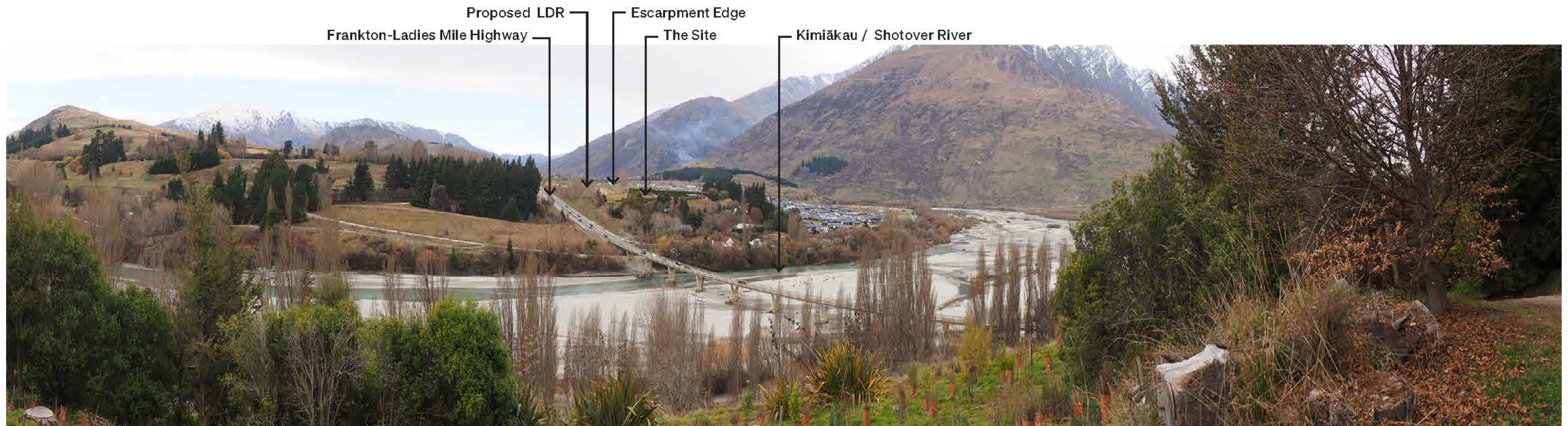


Viewpoint 11: Located from the eastern corner of the site, looking north west along the top of the escarpment, northern site boundary. The proposed LDR is set back 2m beyond the northern property boundary, approximately 2m away. **Visibility and effects on amenity arising from the proposed LDR - will be High to Very High**



Viewpoint 12: Located from midway along the northern site boundary, setback 18m further to provide a landscape buffer from the proposed LDR looking south over the site. **Visibility and effects on amenity arising from the proposed LLDR - will be Very Low to Low**

Viewpoint Photograph



Viewpoint 13: Located from Quail Rise Public Walking Trail Lookout, beyond the western site boundary, Frankton-Ladies Mile Highway and Kimiākau / Shotover River ONF looking east towards the site and proposed LDR.

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