

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of Hearing Streams 1B –
Urban Development

**STATEMENT OF EVIDENCE OF NICHOLAS KARL GEDDES
ON BEHALF OF**

**CLARK FORTUNE MACDONALD & ASSOCAITES
(Submitter 414)**

Dated 20th February 2016

QUALIFICATIONS AND EXPERIENCE

- 1 My name is Nicholas Karl Geddes. I hold a degree of Bachelor of Science majoring in Geography and Graduate Diploma in Environmental Science from Otago University.
- 2 I have fifteen years' experience as a resource management practitioner, with past positions as a Planner in local Government in Auckland, private practice in Queenstown and contract work in London, England. I currently hold a planning consultant position with Clark Fortune McDonald & Associates Limited.
- 3 I was employed by a Queenstown consultancy in 1999 before moving to Auckland City Council in 2001 where I held a senior planning position with Auckland City Environments. Leaving Auckland in 2005 I worked in London as a planner for two and a half years before returning to Queenstown where I have been practicing as a planning consultant since.
- 4 I have been a practicing consultant involved in a wide range of developments, district plan policy development and the preparation and presentation of expert evidence before Councils.
- 5 I have read the Code of Conduct for Expert Witnesses in the Environment Court consolidated Practice Note (2014). I agree to comply with this Code of Conduct. This evidence is within my area of expertise, except where I state I am relying on what I have been told by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

- 6 I have prepared evidence in relation to Chapter 4: Urban Development where I assess and explain:
- a. Objectives and Policies;
 - b. Chapter 41: Jacks Point;
 - c. The Section 42A Report;
 - d. Submission 414.

Abbreviations: Proposed District Plan – PDP, Urban Growth Boundary – UGB.

CHAPTER 4: OBJECTIVES AND POLICIES

- 7 Consideration of Objectives and Policies of Chapter 4 has been completed within the body of this evidence while Attachments seek to provide a summary of directly comparative policies from zones applicable to the UGB which seek the same outcome as the relevant Chapter 4 policy and comments are made where appropriate.
- 8 Objectives and Policies have been adopted from the Section 42A report.

4.2 Objectives and Policies

Objective 4.2.1

Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

- 9 Coordination of urban development with infrastructure and services is required by Policies 4.2.1.2, 4.2.3.1 and 4.2.3.4 which are discussed further below.
- 10 Protection of the environment, rural amenity and outstanding natural landscapes and features is the subject of Policy 4.2.2.4 which is discussed further below.

Policies 4.2.1.1 – 4.2.1.7

- 11 Policies 4.2.1.2 to 4.2.1.7 are listed in Attachment A with all other corresponding policies contained within the underlying zones relevant to the Urban Growth Boundary which seek similar or directly comparative outcomes. These are policies found in Chapters 3,7,8,9,10,11,12, 13, 14, 16, 22 and 27 of the Proposed District Plan.
- 12 Particular emphasis must be added on the policies which are listed from Chapter 3 being a District Wide policy which must be applied to consenting of all urban development.
- 13 With the exception of Chapter 41 (discussed below), the remaining listed policies appear in all zones in which Chapter 4 umbrellas. It is considered that Policies 4.2.1.2 to 4.2.1.7 are overlapped by strong and standalone policies.

Objective 4.2.2

Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges.

- 14 Management of growth of major centres within distinct and defensible urban edges is accepted. It is considered that the mechanism to manage growth and defend urban edges is supported by strong and standalone policies contained in Chapters of the PDP within the UGB.

Policy 4.2.2.1

- 15 Policy 4.2.2.1 is listed in Attachment B with all other corresponding policies contained within the underlying zones which seek similar or directly comparative outcomes. These are policies found in Chapters 3,7,8,9,10,11,12, 13, 14, 16, 22 and 27 of the Proposed District Plan.

Policy 4.2.2.2:

Urban Growth Boundaries are of a scale and form which is consistent with the anticipated demand for urban development over the planning period, and the appropriateness of the land to accommodate growth.

- 16 The section 32 analysis, section 42A report and Council's expert evidence seek to anticipate demand for urban development and identify appropriate land to accommodate growth. This policy is considered to enable administrative direction where Policy 4.2.2.5 would appear to promote its amendment if necessary.

Policy 4.2.2.3

Within Urban Growth Boundaries, land is allocated into various zones which are reflective of the appropriate land use.

- 17 All land within UGB is contained in various zones which have been listed in the various Attachments to this evidence.

Policy 4.2.2.4

- 18 Policy 4.2.2.4 is listed in Attachment B with all other corresponding policies contained within the underlying zones which seek similar or directly comparative outcomes. It is considered that these corresponding policies.

Policy 4.2.2.5

Urban Growth Boundaries may need to be reviewed and amended over time to address changing community needs.

- 19 This policy is considered to provide effective administrative direction.

Objective 4.2.2

Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.

- 20 Compact urban form is directed by density and development controls as they relate to each zone within the UGB. All a different reflecting the character of each zone. It is considered that compact urban form will occur through the provisions in the zone not those in Chapter 4.

- 21 Providing integration of urban form requires the both strategic and zone provisions. Chapter 3 provides strong policy to support integration while this is reinforced through provisions in the remaining relevant zones.

- 22 Maximum efficiency in infrastructure operation and provision is associated with urban development within existing residential zones and this is supported by Mr Ulrich Glasner's evidence. This is accepted.

- 23 Policy 4.2.1.2, 4.2.3.1 and 4.2.3.4 are the strongest policies in relation to infrastructure contained in Chapter 4. However, there are standalone policies in every zone within UGB and in those which apply across all zones Chapters 3 and 27 which require effectively the

same consideration towards maximising the efficiency in infrastructure operation and provision.

Policies 4.2.3.1 – 4.2.3.8

- 24 With the exception of Policy 4.2.3.5 (below) Policies 4.2.3.1 to 4.2.3.8 are listed in Attachment C with all other corresponding policies contained within the underlying zones relevant to the Urban Growth Boundary which seek similar or directly comparative outcomes.
- 25 The outcome of each policy contained in Attachment B is considered to be achieved by those listed from Chapters 3,7,8,9,10,11,22 and 27 of the Proposed District Plan.

Policy 4.2.3.5

For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.

- 26 Local Government Act policy enables Council to manage and determine priority towards connections into public infrastructure. It is not fully understood why this policy needs to reinforce this discretion.

Objective and Policies 4.2.4 and 4.2.4.1 – 4.2.4.4

- 27 Objective and Policies 4.2.4 and 4.2.4.1 – 4.2.4.4 are listed in Attachment D with corresponding policies contained within the underlying zones relevant to the Urban Growth Boundary and cross referenced with Chapter 4 where appropriate.

Objective and Policies 4.2.5 and 4.2.5.1 – 4.2.5.2

- 28 Objective and Policies 4.2.5 and 4.2.5.1 – 4.2.5.2 are listed in Attachment E with all other corresponding policies contained within the underlying zones relevant to the Urban Growth Boundary and cross referenced with Chapter 4 where appropriate.

Objective and Policies 4.2.6 and 4.2.6.1

- 29 Objective and Policies 4.2.6 and 4.2.6.1 are listed in Attachment F with all other corresponding policies contained within the underlying zones relevant to the Urban Growth Boundary and cross referenced with Chapter 4 where appropriate.

Summary;

- 30 What additional influence will Chapter 4 have above or beyond the strong underlying policy base set by the respective zones (and Chapter 27) over which this Strategic Chapter seeks to umbrella?
- 31 I submit that the additional influence is not sufficient to justify an added layer of policy.
- 32 The Chapter will not direct appropriate urban development or restrict inappropriate urban development any further than the underlying policies. Any urban development which is considered against the Objectives and Policies which exist throughout the underlying zones will achieve the outcomes sought by Chapter 4 objectives and policies.
- 33 Therefore, it is my opinion Chapter 4 becomes without merit and unnecessary.

CHAPTER 41: JACKS POINT

- 34 Objectives and Policies which direct urban development within the Jacks Point Zone and appear to remotely align with those in Chapter 4 are listed in Attachment G. With further extension of these policies by way of consenting they could realise the intentions set out in Chapter 4.
- 35 However, the intentions of Chapter 4 become almost fanciful due to the nature of the Jacks Point Zone which does not have public Infrastructure, a public roading network, public reserves or public open spaces. It is not located near a public transport route and has one cycle way link to Kelvin Heights.
- 36 In addition, a majority (if not all) residential sites are bound by a covenant which prohibits further subdivision of each lot and/or the construction of an additional residential unit.
- 37 It is accepted that areas within Hanley Downs have been approved by Plan Change 44 for further density of housing. However, it is considered that the zone as a whole does not afford the same liberalisation of planning controls as other zones.
- 38 It is noted that Chapter 4 provides an admission (Policy 4.2.2.4) that not all land within the UGB will be suitable for development. However, I submit that there is insufficient scope within this policy to accept that this zone should be included within Chapter 4 while there is no public infrastructure to align with intensification and covenants prohibit further urban development.

COUNCIL SECTION 42A REPORT

- 39 Commentary on Chapter 4 is largely contained within 'Goal 2' (pages 24 – 29) of the Section 42A report (planners report). which appears on while expert evidence is attached and referenced where appropriate.
- 40 Centrally located visitor accommodation is written into policies of zoned which abut the township and other settlements.
- 41 The planners report supports outcomes sought by Chapter 4 objectives and policies. It is accepted that these outcomes have merit in terms of growth management. However, I do not believe Chapter 4 is necessary to ensure these outcomes occur. Rather, with a comprehensive catalogue of objectives and policies in other strategic chapters and zones the outcome sought by Chapter 4 will be realised without further guidance.
- 42 The planners report relies on the evidence of Mr Clinton Bird in relation to 'Urban Design'. Mr Bird's evidence offers key findings which are comprehensively referenced in the body of his evidence. Reading these it is clear that Chapter 4 has a set of desired outcomes where I would like to discuss some of these. I have added emphasis:

Key Finding

(b)"...objective of achieving compact urban form..."

(d)"... compact towns..."

- 43 It is considered that compact urban form is consistently referenced in the objectives and polices of each zone. The ability to achieve compact and functional urban form and compact towns is determined by the development controls set in each zone. Any urban development which aligns itself with these policies will meet the above outcome without the influence of Chapter 4.

Key Finding

(c)"...the enabled increase in intensification of development..."

(e)"...the intensification of development..."

(f)"...increased development intensity..."

- 44 It is considered that 'intensification' is dependent on a combination of density, building coverage, height and parking controls. A reduction in parking requirements where close to public transport helps to maximise buildable area on a site but we have to put this to one side as it is not part of the current plan review. Apart from parking the remaining planning instruments to enable an increase in intensification are located within planning controls which relate to each zone within the UGB not Chapter 4.

Key Finding

(c)"...protect the outstanding natural landscapes of the District from the adverse effects of urban sprawl..."

This protection is sought within Chapters 21, 22 and 27. Importantly, it is the subject of Chapter 6 Landscape. Given the depth of Objectives, Policies and Controls within these Chapters it is considered that Chapter 4 cannot offer any further protection.

Key Finding

(g)"...development of respectful of and responsive to the unique character and identity of the District's settlements' buildings, public spaces and natural landscape settings..."

- 45 I submit that the character and identity of an urban environment needs to be defined at a level which recognises the diversity across each of the residential zones and characters and identities which pertain to each. It cannot be achieved at a District Wide level.
- 46 Each zone identifies its character and identity in the prelude to the Objectives and Policies and all development controls differ in each zone which recognises and promotes diversity across the District.
- 47 I do not believe a strategic chapter can appropriately seek to provide the outcome detailed in (g) above.

Key Finding

(h)"... If the potentially adverse environmental effects (such as visual dominance, overshadowing, overlooking and loss of privacy, and noise) of increased development intensification are to be appropriately managed, the quality of any associated architectural design and/or urban design controls will be important..."

- 48 Increased development intensification has been discussed earlier.

- 49 Visual dominance, over-shadowing, overlooking, loss of privacy and noise are all administered by development controls set out in relevant Chapters of the District Plan. With the exception of noise, each of these 'effects' has a different threshold dependent on the zone in which the activity is being located.
- 50 I do not believe a strategic chapter can appropriately seek to provide the outcome detailed in (h) above.
- 51 The planners report relies on the evidence of Ms Marion Read in relation to 'Landscape'. Ms Read's evidence seeks to qualify the Proposed District Plans management of landscapes within the District with particular reference to the merits of the Strategic Direction Chapter 3 and Landscape Chapter 6.
- 52 I find justification in her words towards Chapter 3 and Chapter 6 while Chapter 4 remains absent.

SUBMISSION 414

- 53 The contents of the original submission suggested that the Section 32 analysis towards Chapter 4 was 'fundamentally flawed'. This was in relation to the consideration of an zone (Jacks Point) in a section 32 analysis which was the subject of a plan change (44) and a decision was pending.
- 54 It was not understood at the time the submission was lodged that a decision on the contents of the plan change that could remove elements promoted in a section 32 analysis could occur without compromising the integrity of the analysis.
- 55 Para 12.63 of the planners report confirms that Chapter 4: "does not seek to prevent private plan changes to amend UGBs or making a resource consent application with similar intent in specific locations where there is sufficient evidence to support urban development in areas outside the UGBs".

CONCLUSION

- 56 Chapter 41: Jacks Point objectives and policies have not been liberalised sufficiently so urban development within this zone can reasonably meet the objectives and polices of Chapter 4 while legal instruments registered on properties at Jacks Point also prevent the objectives and polices of Chapter 4.

- 57 Expert evidence relied upon in the planners report lists outcomes sought by Chapter 4 which are considered to be much better aligned with the objectives and policies and development controls contained in other Strategic Chapters and/or in the zones under which Chapter 4 seeks to provide strategic direction too.
- 58 The outcomes sought by Chapter 4 objectives and policies are considered to have merit towards managing growth. These outcomes are also shared in equal by the objectives and policies of other Strategic Chapters and objectives and policies of each zone which is relevant to Chapter 4.
- 59 It is considered that the outcomes of Chapter 4 will be achieved by the objectives and policies of each zone which diminishes the merit of Chapter 4 and results in this Chapter becoming an unnecessary layer of policy.
- 60 A key objective of the plan review is to stream line policy. It is considered that Chapter 4 in direct opposition to this objective.

Nick Geddes

PLANNER

BSc (Geog), GradDip EnvSci

26th February 2016

Chapter 4: Urban Development

Policies 4.2.1.1 – 4.2.1.7

4.2.1.1 Land within and adjacent to the major urban settlements will provide the focus for urban development, with a lesser extent accommodated within smaller rural townships.

Policies contained in Residential Chapters and Chapters 10, 12, 13, 14, 15 & 16 seek to promote urban development within these zones while Chapter 3 & 6 seek to avoid sporadic urban development coupled with Chapter 21, 22 and 27.

4.2.1.2 Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

3.2.1.7 Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's infrastructure, including designated Airports, key roading and communication technology networks.

Chapter 7: Low Density Residential

7.2.1.1 Low density zoning and development is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.

7.2.7.2 Development is designed consistent with the capacity of existing infrastructure networks and seeks low impact approaches to storm water management and efficient use of potable water supply.

Chapter 8: Medium Density Residential

8.2.7 Ensure medium density development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

Chapter 9: High Density Residential

9.2.6 High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Chapter 10: Arrowtown Residential Historic Management Zone

- 10.2.4 Objective - Ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.
- 10.2.4.1 Ensure access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.
- 10.2.4.2 Seek low impact approaches to storm water management.

Chapter 22: Rural Residential & Rural Lifestyle

- 22.2.4 Ensure new development does not exceed available capacities for servicing and infrastructure.

Chapter 27: Subdivision & Development

- 27.2.5 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.
- 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.
- 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.
- 27.2.5.12 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.
- 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.

4.2.1.3 Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.

Chapter 7: Low Density Residential

7.2.2.1 Enable residential development on allotments of a size consistent with a low density character, which are typically larger than 450 square metres, but enable infill development at a higher density where it is low scale and discrete, and relates well to existing land use.

7.2.7.3 Development is integrated with, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

7.2.6 Provide for community activities and facilities that are generally best located in a residential environment close to residents.

Chapter 8: Medium Density Residential

8.2.3.1 Enable a higher density of development and the potential for non-notification of resource consent applications where building form and design is able to achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.

8.2.5.1 Promote active living through providing or enhancing connections to public places and active transport networks (walkways and cycleways).

- 8.2.7.1 Medium density development is provided close to town centres and local shopping zones to reduce private vehicle movements and maximise walking, cycling and public transport patronage.
- 8.2.7.2 Medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure networks.
- 8.2.8 Provide for community activities and facilities that are generally best located in a residential environment close to residents.
- 8.2.8.1 Enable the establishment of community activities and facilities where adverse effects on residential amenity in terms of noise, traffic, hours of operation, lighting, glare and visual impact can be suitably avoided or mitigated.
- 8.2.8.2 Ensure any community uses or facilities are of limited intensity and scale, and generate only small volumes of traffic.
- 8.2.8.3 Ensure any community uses or facilities are of a design, scale and appearance compatible with a residential context.

Chapter 9: High Density Residential

- 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres.
- 9.2.4 Provide for community facilities and activities that are generally best located in a residential environment close to residents.
- 9.2.6 High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Chapter 10: Arrowtown Residential Historic Management Zone

- 10.2.3 Objective - Provide for community activities and services that are generally best located in a residential environment close to residents.
- 10.2.3.1 Enable the establishment of small scale community facilities and activities where adverse effects on the character and amenity values of the area in terms of noise, traffic and visual impact can be avoided or mitigated.

Chapter 12: Queenstown Town Centre

- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.
- 12.2.4.2 Ensure that the Town Centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:

- (a) Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
- (b) Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
- (c) Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; and
- (d) Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary

12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.

Chapter 13: Wanaka Town Centre

13.2.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the town centre.

13.2.6 Objective – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.

13.2.6.1 Implement programmes of street and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the town centre.

13.2.6.2 Provide pedestrian linkages that promote coherence of the built form of the town centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.

Chapter 14: Arrowtown Town Centre

14.2.2.1 Provide for the controlled expansion of town centre activities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential zoned land adjoining the town centre.

14.2.1.4 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre.

14.2.1.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.

14.2.5.1 Implement programmes of street and other public open space improvements in a manner that is consistent with the town's heritage values, to enhance pedestrian amenity and improve the flow of pedestrians through the town centre.

- 14.2.5.2 Pedestrian linkages enable people to easily negotiate their way through and around the town centre, including linkages with the Arrow River recreation area.

Chapter 16: Business Mixed Use

- 16.2.1 Objective – An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.
- 16.2.1.4 Residential and visitor accommodation activities are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.
- 16.2.2.4 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.

Chapter 27: Subdivision & Development

- 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.
- 27.2.5.1 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.

4.2.1.4 Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

- 3.2.4.7 Facilitate public access to the natural environment.
- 3.2.4.7.1 Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.
- 3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.
- 3.2.6.3 Provide a high quality network of open spaces and community facilities.
- 3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people.
- 3.2.6.3.2 That open spaces and community facilities are located and designed to be desirable, safe, accessible places.
- 3.2.6.4 Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design.

Chapter 7: Low Density Residential

- 7.2.7.3 Development is integrated with, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).

Chapter 8: Medium Density Residential

- 8.2.5.1 Promote active living through providing or enhancing connections to public places and active transport networks (walkways and cycleways).
- 8.2.5.2 Design provides a positive connection to the street and public places, and promotes ease of walkability for people of all ages.
- 8.2.7.1 Medium density development is provided close to town centres and local shopping zones to reduce private vehicle movements and maximise walking, cycling and public transport patronage.
- 8.2.7.2 Medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure networks.

Chapter 9: High Density Residential

- 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres.
- 9.2.6.1 Promote high-density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.
- 9.2.6.2 Development supports active living through providing or enhancing connections to public places and active transport networks (walkways, trails and cycleways).
- 9.2.6.3 Development provides facilities to encourage walking and cycling, such as provision of bicycle parking spaces and, where appropriate for the scale of activity, end-of-trip facilities (shower cubicles and lockers).

Chapter 12: Queenstown Town Centre

- 12.2.4.2 Ensure that the Town Centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:
 - (a) Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
 - (b) Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
 - (c) Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; and
 - (d) Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary

- 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.

Chapter 13: Wanaka Town Centre

- 13.2.6 Objective – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.
- 13.2.6.1 Implement programmes of street and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the town centre.
- 13.2.6.2 Provide pedestrian linkages that promote coherence of the built form of the town centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.

Chapter 14: Arrowtown Town Centre

- 14.2.5 Objective – The town centre’s transport network and pedestrian linkages recognise Arrowtown’s heritage values, enabling the safe and convenient movement of people and goods.
- 16.2.2.4 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.

Chapter 16: Business Mixed Use

- 16.2.2.4 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.

Chapter 27: Subdivision & Development

- 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.
- 27.2.5.1 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.

4.2.1.5 Urban development is contained within or immediately adjacent to existing settlements.

Policies contained in Residential Chapters and Chapters 12, 13, 14, 15 & 16 seek to promote urban development within these zones while Chapters 3, 6, 21, 22 & 27 seek to avoid sporadic urban development.

Chapter 6: Landscape

- 6.3.1.43 That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.
- 6.3.1.76 When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption degradation to of the values derived from open rural landscapes.
- 6.3.1.1110 Recognise the importance of protecting the landscape character and visual amenity

values, particularly as viewed from public places.

- 6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.
- 6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.
- 6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects., Pparticularly where the subdivision and development would constitute sprawl along roads.
- 6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.
- 6.3.3.1 Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.
- 6.3.3.2 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.
- 6.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.
- 6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

The following policies seek to promote urban development within existing settlements:

Chapter 14: Arrowtown Town Centre

- 14.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.
- 14.2.3 Objective – Arrowtown town centre is a focus for commercial, cultural, entertainment and visitor activities.
- 14.2.3.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enables the town centre to have a broad economic base.
- 14.2.3.2 Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities of the town centre.

Chapter 15: Local Shopping Centre Zone

- 15.2.1 Objective – Enable a range of activities to occur in the Local Shopping Centre Zone to meet the day to day needs of the community and ensure that they are of a limited scale that supplements the function of town centres.
- 15.2.1.1 Provide for a diverse range of activities that meet the needs of the local community, enable local employment opportunities and assist with enabling the economic viability of local shopping centres.
- 15.2.1.2 Ensure that local shopping centres remain at a small scale that does not undermine the role and function of town centres.
- 15.2.1.3 Enable residential and visitor accommodation activities, but limit their establishment to above ground floor level to ensure that the integrity of activities occurring at street level is maintained, and that the core commercial function of the centres is not eroded.

Chapter 16: Business Mixed Use

- 16.2.1 Objective – An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.
- 16.2.1.1 Accommodate a variety of activities while managing the adverse effects that may occur and potential reverse sensitivity.
- 16.2.1.2 To enable a range and mix of compatible business, residential and other complementary activities to achieve an urban environment that is desirable to work and live in.
- 16.2.1.3 Avoid activities that have noxious, offensive, or undesirable qualities from locating within the Business Mixed Use Zone to ensure that appropriate levels of amenity are maintained.
- 16.2.1.4 Residential and visitor accommodation activities are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.
- 16.2.1.5 For sites fronting Gorge Road in Queenstown, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.
- 16.2.1.6 Provide appropriate noise limits to minimise adverse noise effects received within the Business Mixed Use Zone and by nearby properties.
- 16.2.1.7 Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to avoid reverse sensitivity.

- 16.2.1.8 Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places and promote lighting design that mitigates adverse effects on the night sky.
- 16.2.1.9 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the appropriate levels of amenity.
- 4.2.1.6 Avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values; or compromise the viability of a nearby township.**

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

- 3.2.1.1 Recognise, develop and sustain the Queenstown and Wanaka central business areas town centres as the hubs of New Zealand's premier alpine resorts and the District's economy.
- 3.2.1.1.1 Provide a planning framework for the Queenstown and Wanaka central business areas town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.
- 3.2.1.1.2 Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka central business areas town centres as the primary focus for the District's economic activity.
- 3.2.2.1 Ensure urban development occurs in a logical manner:
 - to promote a compact, well designed and integrated urban form;
 - to manage the cost of Council infrastructure; and
 - to protect the District's rural landscapes from sporadic and sprawling development.
- 3.2.5.1 Protect the natural character quality of the Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.
- 3.2.5.2 Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. Maintain and enhance the landscape character of the Rural Landscape Classification, whilst acknowledging the potential for managed and low impact change.
- 3.2.5.3 Direct new urban subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

- 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.
- 3.2.5.4.1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.
- 3.2.5.4.1 Provide for rural living opportunities in appropriate locations.

Chapter 6: Landscapes

Policies within Chapter 6 seek to avoid sporadic urban development, protect the natural environment, rural amenity and landscape values. These have been listed under Policy 4.2.1.5 above.

Chapter 7: Low Density Residential

Policies within Chapter 7 seek to promote urban development within this zone.

Chapter 11: Large Lot Residential

- 11.2.2.2 Commercial development located on the periphery of residential and township areas shall avoid undermining the integrity of the town centres, urban rural edge and where applicable, the Urban Growth Boundaries.

Chapter 22: Rural Residential & Rural Lifestyle

- 22.2.1 Maintain and enhance the district's landscape quality, character and visual amenity values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.
 - 22.2.1.1 Ensure the visual prominence of buildings is avoided, particularly development and associated earthworks on prominent slopes, ridges and skylines.
 - 22.2.1.2 Set minimum density and building coverage standards so the open space, natural and rural qualities of the District's distinctive landscapes are not reduced.
 - 22.2.1.3 Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.
 - 22.2.1.4 Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.
 - 22.2.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.
 - 22.2.1.6 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.

- 22.2.1.7 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.
- 22.2.2.2 Any development, including subdivision located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

Chapter 27: Subdivision & Development

- 27.2.4.7 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- o Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - o 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.

4.2.1.7 Urban development is located so as to maintains the productive potential and soil resource of rural land.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

- 3.2.5.5 Recognise that agricultural land use is fundamental to the character of our landscapes.
- 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.
- 3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.
- 3.2.4.1 Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.

Chapter 21: Rural

- 21.2.1 Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

- 21.2.2 Sustain the life supporting capacity of soils.
- 21.2.2.1 Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.
- 21.2.2.2 Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.
- 21.2.2.3 Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.

Chapter 22: Rural Residential & Rural Lifestyle

- 22.2.2 Ensure the predominant land uses are rural, residential and where appropriate, visitor and community activities.
- 22.2.2.1 Provide for residential and farming as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle Zones.

Chapter 4: Urban Development

Policies 4.2.2.1 – 4.2.2.5

4.2.2.1 Urban Growth Boundaries define the limits of urban growth, ensuring that urban development is contained within those identified boundaries, and urban development is avoided outside of those identified boundaries.

Policies contained in Residential Chapters and Chapters 12, 13, 14, 15 & 16 seek to promote urban development within these zones while Chapters 3, 6, 21, 22 & 27 seek to avoid sporadic urban development.

4.2.2.2 Urban Growth Boundaries are of a scale and form which is consistent with the anticipated demand for urban development over the planning period, and the appropriateness of the land to accommodate growth.

Refer to body of evidence.

4.2.2.3 Within Urban Growth Boundaries, land is allocated into various zones which are reflective of the appropriate land use.

Refer to body of evidence.

4.2.2.4 Not all land within Urban Growth Boundaries will be suitable for urban development, such as (but not limited to) land with ecological, heritage or landscape significance; or land subject to natural hazards. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 3: Strategic Direction

3.2.2.2 Manage development in areas affected by natural hazards.

3.2.2.2.1 Ensure a balanced approach between enabling higher density development within the District's scarce urban land resource and addressing the risks posed by natural hazards to life and property.

3.2.3.2 Protect the District's cultural heritage values and ensure development is sympathetic to them.

3.2.3.2.1 Identify heritage items and ensure they are protected from inappropriate development.

3.2.4.1 Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Ensure development and activities

maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.

- 3.2.4.2 Protect areas with significant Nature Conservation Values.
- 3.2.4.2.1 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.
- 3.2.4.2.2 Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.
- 3.2.4.3 Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.
- 3.2.4.3.1 That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities
- 3.2.4.4 Avoid the spread of wilding exotic vegetation with the potential to spread and naturalise to protect nature conservation values.
- 3.2.4.4.1 That the planting of identified exotic vegetation with the potential to spread and naturalise is banned.
- 3.2.4.5 Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.
- 3.2.4.5.1 That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.
- 3.2.4.6 Maintain or enhance the water quality and function of our lakes, rivers and wetlands.
- 3.2.4.6.1 That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.
- 3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting "Crime Prevention Through Environmental Design".

Chapter 6: Landscape

- 6.3.1.43 That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.
- 6.3.1.76 When locating urban growth boundaries or extending urban settlements through plan

changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption degradation to of the values derived from open rural landscapes.

- 6.3.1.1110 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.
- 6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.
- 6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.
- 6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects., Pparticularly where the subdivision and development would constitute sprawl along roads.
- 6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.
- 6.3.3.1 Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.
- 6.3.3.2 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.
- 6.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.
- 6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

Chapter 9: High Density Residential

- 9.2.2 High-density residential and visitor accommodation development will provide a positive contribution to the environment through design that demonstrates strong urban design principles and seeks to maximise environmental performance.

Chapter 22: Rural Residential & Rural Lifestyle

22.2.3 Objective - Manage new development and natural hazards

- 22.2.3.1 Parts of the Rural Residential and Rural Lifestyle zones have been, and might be identified in the future as susceptible to natural hazards and some areas may not be

appropriate for residential activity if the natural hazard risk cannot be adequately managed.

Chapter 26: Historic Heritage

Policies within Chapter 26 seek to protect land which affords significant heritage value.

Chapter 28: Natural Hazards

Policies within Chapter 28 requires determination as to whether land is suitable for urban development in terms of any natural hazards.

Chapter 33: Indigenous Vegetation

Policies within Chapter 33 seek to protect land which affords significant ecological value.

Chapter 27: Subdivision & Development

- 27.2.4 Identify, incorporate and enhance natural features and heritage.
- 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.
- 27.2.4.2 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.
- 27.2.4.6 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.
- 27.2.5.13 Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.

4.2.2.5 Urban Growth Boundaries may need to be reviewed and amended over time to address changing community needs.

Refer to body of evidence.

Chapter 4: Urban Development

Policies 4.2.3.1 – 4.2.3.8

4.2.3.1 Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:

- **connectivity and integration;**
- **the sustainable use of public infrastructure;**
- **convenient linkages to the public and active transport network; and**
- **housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.**

“Connectivity and integration”

Policy 4.2.1.3 reads: Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.

Policy 4.2.1.4 reads: Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

Directly related policies within Chapters 3,7,8,9,22 & 27 all address “Connectivity and integration” and have been detailed earlier.

“Sustainable use of public infrastructure”

Policy 4.2.1.2 reads: Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.

Directly related policies within Chapters 3,7,8,9,22 & 27 that relate to the “sustainable use of public infrastructure” have been listed earlier.

“Convenient linkages to the public and active transport network”

Policy 4.2.1.3 reads: Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.

Policy 4.2.1.4 reads: Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

Directly related policies within Chapters 3,7,8,9,22 & 27 all address “Convenient linkages to the public and active transport network” and have been detailed earlier.

Provision of “**community facilities**” is addressed in Policy 4.2.1.3 where policies from Chapters 3,7,8,9 and 27 relate to consideration of community facilities.

Provision for “**compact urban form**” along with “**connectivity and integration**” is found throughout the residential chapters in controls relating to bulk and location, density and lot size (Chapter 27). Some of these are listed as follows:

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 7: Low Density Residential

- 7.2.2 Ensure protection of amenity values in recognition of the zone’s lower intensity character, whilst providing for subtle and low impact change.
- 7.2.2.1 Enable residential development on allotments of a size consistent with a low density character, which are typically larger than 450 square metres, but enable infill development at a higher density where it is low scale and discrete, and relates well to existing land use.
- 7.2.4 Allow low rise, discrete infill housing as a means of providing a more diverse and affordable housing stock.
- 7.2.8 Enable low intensity forms of visitor accommodation that is appropriate for a low density environment to respond to strong projected growth in visitor numbers.
- 7.2.8.1 The zone will support the following types of peer to peer visitor accommodation where this is designed in a manner to limit effects on residential areas associated with noise, lighting, vehicle access and parking (on-street and off-street):
- bed and breakfast
 - homestay
 - commercial letting of a residential unit, dwelling or flat.

Chapter 8: Medium Density Residential Objectives and Policies

- 8.2.1.5 Higher density development is incentivised to help support development feasibility, reduce the prevalence of land banking, and ensure greater responsiveness of housing supply to demand.
- 8.2.4 Provide reasonable protection of amenity values, within the context of an increasingly intensified suburban zone where character is changing and higher density housing is sought.
- 8.2.4.1 Apply recession plane, building height, yard setback, site coverage, and window sill height controls as the primary means of ensuring reasonable protection of neighbours’ privacy and amenity values.

- 8.2.4.2 Ensure buildings are designed and located to respond positively to site context through methods to maximise solar gain and limit energy costs.
- 8.2.4.3 Where compliance with design controls is not practical due to site characteristics, development shall be designed to maintain solar gain to adjoining properties.
- 8.2.5 Development supports the creation of vibrant, safe and healthy environments.
- 8.2.5.1 Promote active living through providing or enhancing connections to public places and active transport networks (walkways and cycleways).
- 8.2.5.2 Design provides a positive connection to the street and public places, and promotes ease of walkability for people of all ages.
- 8.2.5.3 Walking and cycling is encouraged through provision of bicycle parking and, where appropriate for the scale of activity, end-of-trip facilities (shower cubicles and lockers) for use by staff, guests or customers.
- 8.2.5.4 Public health and safety is protected through design methods to increase passive surveillance and discourage crime, such as through the provision of security lighting, avoidance of long blank facades, corridors and walkways; and good signage.
- 8.2.8 Provide for community activities and facilities that are generally best located in a residential environment close to residents.
- 8.2.8.1 Enable the establishment of community activities and facilities where adverse effects on residential amenity in terms of noise, traffic, hours of operation, lighting, glare and visual impact can be suitably avoided or mitigated.
- 8.2.8.2 Ensure any community uses or facilities are of limited intensity and scale, and generate only small volumes of traffic.
- 8.2.8.3 Ensure any community uses or facilities are of a design, scale and appearance compatible with a residential context.

Chapter 9: High Density Residential Objectives and Policies

- 9.2.1 High-density housing development and visitor accommodation will occur in urban areas close to town centres, to provide greater housing diversity and respond to strong projected growth in visitor numbers.
- 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed to greater than two storeys in Queenstown and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres.
- 9.2.4 Provide for community facilities and activities that are generally best located in a residential environment close to residents.

- 9.2.6 High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Chapter 10: Arrowtown Residential Historic Management Zone Objectives and Policies

- 10.2.3 Objective - Provide for community activities and services that are generally best located in a residential environment close to residents.
- 10.2.3.1 Enable the establishment of small scale community facilities and activities where adverse effects on the character and amenity values of the area in terms of noise, traffic and visual impact can be avoided or mitigated.
- 10.2.6 Objective - The Arrowtown Town Centre Transition Overlay provides for non-residential activities that provide local employment and commercial services to support the role of the Town Centre Zone.
- 10.2.6.1 Provide for commercial activities that are compatible with the established residential scale, character and historical pattern of development within the Arrowtown Town Centre Transition Overlay.
- 10.2.6.3 Development is sympathetic to the historical pattern of development and building scale.

Chapter 11: Large Lot Residential

- 11.2.1 High levels of residential amenity within the Large Lot Residential Zone.
- 11.2.1.1 Maintain character and amenity through minimum allotment sizes, with particular emphasis on maintaining the character and amenity of established areas.
- 11.2.1.2 Recognise opportunities for infill and subdivision to higher densities providing the amenity, open character and privacy of established neighbourhoods are not degraded and opportunities for garden and landscape plantings are retained.
- 11.2.2 Ensure the predominant land uses are residential and where appropriate, community and recreational activities.
- 11.2.2.2 Commercial development located on the periphery of residential and township areas shall avoid undermining the integrity of the town centres, urban rural edge and where applicable, the Urban Growth Boundaries.

Chapter 12: Queenstown Town Centre

- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.
- 12.2.4.2 Ensure that the Town Centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:

- (a) Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
- (b) Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
- (c) Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; and
- (d) Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary

12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.

Chapter 13: Wanaka Town Centre

13.2.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the town centre.

13.2.6 Objective – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.

13.2.6.1 Implement programmes of street and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the town centre.

13.2.6.2 Provide pedestrian linkages that promote coherence of the built form of the town centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.

Chapter 16: Business Mixed Use

16.2.1 Objective – An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.

16.2.1.4 Residential and visitor accommodation activities are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.

16.2.2.4 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.

Chapter 14: Arrowtown Town Centre Objectives and Policies

14.2.1.4 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre.

- 14.2.1.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.
- 14.2.5.1 Implement programmes of street and other public open space improvements in a manner that is consistent with the town's heritage values, to enhance pedestrian amenity and improve the flow of pedestrians through the town centre.
- 14.2.5.2 Pedestrian linkages enable people to easily negotiate their way through and around the town centre, including linkages with the Arrow River recreation area.

Chapter 27: Subdivision & Development Objectives and Polices

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

4.2.3.2 Enable an increased density of residential development in close proximity to town centres, public transport routes, community and education facilities.

Policy 4.2.1.3 applies to any urban development while policy 4.2.3.2 (above) seeks to provide the above within Urban Growth Boundaries. Policy 4.2.1.3 reads:

Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.

These policies are considered to be directly comparative where policies achieving the intention of 4.2.3.2 can be found under 4.2.3.2 and are not replicated here.

~~4.2.3.3~~ **Low density development does not compromise opportunities for future urban development**

4.2.3.4 **Urban development occurs in locations that are adequately serviced by existing public infrastructure, or where infrastructure can be efficiently upgraded.**

Policy 4.2.1.2 reads:

Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.

Policy 4.2.3.4 is considered to be directly comparative to 4.2.1.2 which has been already detailed above.

4.2.3.5 **For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.**

Refer to body of evidence.

4.2.3.6 **Development improves connections to recreational and community facilities, and enhances the amenity and vibrancy of urban areas.**

Policy 4.2.1.4 reads:

Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

Policy 4.2.1.4 relates to all urban development while Policy 4.2.3 applies within UGB. As such, overlapping policy is underlined above. Development is required to consider “**connections to recreation and community facilities**” under the policies listed within 4.2.1.3 which includes Chapters 3,7,8,9 and 27.

Development is required to consider “**amenity**” in all residential zones and the subdivision chapter. Developments enhancement of “**vibrancy**” in an urban area is not fully understood but it is sufficient to suggest policies that promote amenity values will achieve the same. Policies which already seek to achieve “amenity and vibrancy” in the relevant zones are set out below:

Chapter 3: Strategic Direction Objectives and Policies

3.2.3.1 Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.

- 3.2.6.3 Provide a high quality network of open spaces and community facilities.
- 3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people.
- 3.2.6.3.2 That open spaces and community facilities are located and designed to be desirable, safe, accessible places.
- 3.2.6.4 Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design.

Chapter 7: Low Density Residential

- 7.2.2 Ensure protection of amenity values in recognition of the zone's lower intensity character, whilst providing for subtle and low impact change.
 - 7.2.2.2 Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.
- 7.2.3 Allow higher housing densities than typical in the zone provided that it retains a low rise built form and responds appropriately and sensitively to the context and character of the locality.
 - 7.2.3.1 Ensure any higher density residential development is planned and designed to fit well within its immediate context, paying particular attention to the way the development:
 - Relates to neighbouring properties, through employing larger setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts
 - Avoids large continuous building facades that are not articulated or broken down into smaller elements
 - Provides street activation through connection between front doors and the street.
 - 7.2.4.1 Provide for compact, low rise infill housing that does not fundamentally compromise the integrity of the zone's low density character and amenity values.
- 7.2.6 Provide for community activities and facilities that are generally best located in a residential environment close to residents.
 - 7.2.6.1 Enable the establishment of community facilities and activities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.
 - 7.2.6.2 Ensure any community uses occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity.
 - 7.2.6.3 Ensure any community uses or facilities are of a design, scale and appearance compatible with a residential context.

Chapter 8: Medium Density Residential Objectives and Polices

- 8.2.2 Development provides a positive contribution to the environment through quality urban design solutions which complement and enhance local character, heritage and identity.

Chapter 9: High Density Residential Objectives and Polices

- 9.2.2 High-density residential and visitor accommodation development will provide a positive contribution to the environment through design that demonstrates strong urban design principles and seeks to maximise environmental performance.
- 9.2.3 A reasonable degree of protection of amenity values will be provided, within the context of an increasingly intensified and urban zone where character is changing.

Chapter 10: Arrowtown Residential Historic Management Zone Objectives and Policies

- 10.2.1 Objective – Ensure development retains or enhances the historic character of the zone, which is characterised by larger section sizes, low scale and single storey buildings, the strong presence of trees and vegetation and limited hard paving.

Policies

- 10.2.1.1 Apply particular development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.Chapter 11: Large Lot Residential
- 10.2.1.3 Control the subdivision of land and regulate density to ensure the character resulting from the existing large lot sizes and historical subdivision pattern is retained.

- 10.2.5 Objective – Maintain residential character and amenity.

Policies

- 10.2.5.1 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.
- 10.2.5.2 Ensure that any commercial and non-residential activities, including restaurants or visitor accommodation, maintain or enhance the amenity, quality and character of the zone and surrounding area.

Chapter 11: Large Lot Residential

- 11.2.1 High levels of residential amenity within the Large Lot Residential Zone.

Chapter 12: Queenstown Town Centre

- 12.2.1.1 Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are avoided or satisfactorily mitigated.

- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.
- 12.2.3.4 Enable residential and visitor accommodation activities within the Town Centre while:
- (a) Acknowledging that the level of amenity will be lower than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise;

Chapter 13: Wanaka Town Centre

- 13.2.4.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wanaka Town Centre Character Guideline 2011.
- 13.2.4.3 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with the amenity values of the town centre.

Chapter 14: Arrowtown Town Centre

- 14.2.4.4 Avoid the establishment of activities that are not consistent with the amenity values of the town centre, cause inappropriate environmental effects, and are more appropriately located in other zones.

Chapter 15: Local Shopping Centre

- 15.2.2 Objective – Buildings respond to the existing character, quality and amenity values of their neighbourhood setting.

Chapter 16: Business Mixed Use

- 16.2.1.2 To enable a range and mix of compatible business, residential and other complementary activities to achieve an urban environment that is desirable to work and live in.
- 16.2.2.3 Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout and design measures.

Chapter 17: Airport Mixed Use

- 17.2.2.1 Maintain Queenstown Airport as a memorable and attractive gateway to the District.
- 17.2.2.2 Manage adverse effects on amenity values arising from the on-going development, use and maintenance of Queenstown Airport.

Chapter 27: Subdivision & Development Objectives and Policies

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

4.2.3.7 The edges of Urban Growth Boundaries are managed to provide a sensitive transition to rural areas.

Refer to body of evidence.

4.2.3.8 Land use within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport is managed to prohibit or limit the establishment of Activities Sensitive to Aircraft Noise.

Objectives and Policies which seek the same or directly comparative outcomes as the policy above are listed below for the purposes of comparison:

Chapter 17: Airport Mixed Use

Objectives and Policies specified in Chapter 17 seek the same outcome as Policy 4.2.3.8:

- 17.2.1 Objective – Queenstown Airport is recognised as a generator of nationally and regionally significant economic, social and cultural benefits.
- 17.2.1.1 Provide for those aviation activities necessary to enable Queenstown Airport to operate in a safe and efficient manner.
- 17.2.1.2 Provide for a range of airport related service, business, industrial and commercial activity to support or complement the functioning of Queenstown Airport.
- 17.2.1.3 Zone sufficient land to meet the foreseeable future requirements of activities that support or complement the functioning of Queenstown Airport.
- 17.2.2 Objective – Provision for the requirements of Queenstown Airport is balanced with achieving an acceptable level of amenity for those using the airport and for those residing on neighbouring land.
- 17.2.2.1 Maintain Queenstown Airport as a memorable and attractive gateway to the District.
- 17.2.2.2 Manage adverse effects on amenity values arising from the on-going development, use and maintenance of Queenstown Airport.
- 17.2.2.3 Avoid the establishment of activities that are incompatible with the ongoing operation and functioning of Queenstown Airport.

Operative District Plan

Objective 8 - Air Transport contained in Part 14 of Operative District Plan seeks the same outcome as Policy 4.2.3.8.

Chapter 4: Urban Development

Objective and Policies 4.2.4 and 4.2.4.1 – 4.2.4.4

Queenstown

4.2.4 Objective - Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary.

Policies

4.2.4.1 Limit the spatial growth of Queenstown so that:

- *the natural environment is protected from encroachment by urban development*
- *sprawling of residential settlements into rural areas is avoided*

Policy 4.2.1.6 seeks to avoid sporadic urban development. Corresponding policies listed in Attachment A seek similar and/or directly comparative outcomes. These are policies found in Chapters 3,7,8,9,10,11,22 and 27 of the Proposed District Plan.

- *residential settlements become better connected through the coordinated delivery of infrastructure and community facilities*

Policies 4.2.1.2, 4.2.3.1 & 4.2.1.4 seek to achieve the same as above. Corresponding policies listed in Attachment A seek similar and/or directly comparative outcomes and are listed in Attachment A and C.

- *transport networks are integrated and the viability of public and active transport is improved*

Policies 4.2.1.3 & 4.2.3.1 seek to achieve the same as above. Corresponding policies listed in Attachment A and C seek similar and/or directly comparative outcomes.

- *the provision of infrastructure occurs in a logical and sequenced manner*

Policy 4.2.1.2 seeks to achieve the same as above. Corresponding policies listed in Attachment A and C seek similar and/or directly comparative outcomes.

- *the role of Queenstown Town Centre as a key tourism and employment hub is strengthened*
- *the role of Frankton in providing local commercial and industrial services is strengthened*

Objectives and Policies of the Township Zone and Local Shopping Centres are stronger policies in the strengthening of Queenstown Town Centre as a key tourism and employment hub and Frankton in providing local commercial and industrial services which negate the requirement for Chapter 4:

4.2.4.2 Ensure that development within the Queenstown Urban Growth Boundary:

- *Provides a diverse supply of residential development to cater for the needs of residents and visitors.*

It is considered that diversity in residential development is derived from:

- Location and Topography - where the design of housing is determined by underlying features including natural hazards.
- Lot size – minimum lot sizes within each zone provide a range throughout the residential areas.
- Density – high density living achieves more efficient use of the lot area resulting in a range across the differing density provisions of the District.

Visitor accommodation is provided in most residential zones where it does not compromise residential amenity values and the above factors ensure a range.

Overall, a range in residential supply for residents and visitors will be determined by mechanisms and features without the requirement for the above policy.

- *Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre.*

Increased 'density' and 'infill development' is discussed throughout Chapter 4 policies which have already been discussed in the body of evidence and Attachments.

- *Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment.*

It is considered that sympathetic urban form and qualities of the built environment are products of logical and enforceable development controls which appear within each zone. As such, these outcomes will occur without the influence of Chapter 4.

- *Provides infill development as a means to address future housing demand.*

The 'liberalisation' of density and minimum lot size coupled with the Objectives and Policies within each residential zone will facilitate infill development. As such, this outcome will occur without the influence of Chapter 4.

- *Provides a range of urban land uses that cater for the foreseeable needs of the community.*

A range in landuse is specified in the policies of each residential zone. The ability of ranging landuses in each zone will be dependent on the ability of each use to align itself with the zone policy and meet relevant tests applied through the consent process. This range will not be achieved through the policy above.

- *Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development.*

Policies 4.2.1.2 & 4.2.3.4 seek to achieve the same as above. Corresponding policies listed in Attachment A and C seek similar and/or directly comparative outcomes.

- *Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities.*

Policies 4.2.1.3, 4.2.1.4 & 4.2.3.1 seek to achieve the same as above. Corresponding policies listed in Attachment A and C seek similar and/or directly comparative outcomes.

- *Does not diminish the qualities of significant landscape features*

Policy 4.2.2.5 seeks to achieve the same as above. Corresponding policies listed in Attachment B seek similar and/or directly comparative outcomes.

4.2.4.3 Protect the Queenstown airport from reverse sensitivity effects, and maintain residential amenity, through managing the effects of aircraft noise within critical listening environments of new or altered buildings within the Air Noise Boundary or Outer Control Boundary.

4.2.4.4 Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.

Chapter 17: Airport Mixed Use

Objectives and Policies specified in Chapter 17 seek the same outcome as Policy 4.2.3.8:

- 17.2.1 Objective – Queenstown Airport is recognised as a generator of nationally and regionally significant economic, social and cultural benefits.
- 17.2.1.1 Provide for those aviation activities necessary to enable Queenstown Airport to operate in a safe and efficient manner.
- 17.2.1.2 Provide for a range of airport related service, business, industrial and commercial activity to support or complement the functioning of Queenstown Airport.
- 17.2.1.3 Zone sufficient land to meet the foreseeable future requirements of activities that support or complement the functioning of Queenstown Airport.
- 17.2.2 Objective – Provision for the requirements of Queenstown Airport is balanced with achieving an acceptable level of amenity for those using the airport and for those residing on neighbouring land.
- 17.2.2.1 Maintain Queenstown Airport as a memorable and attractive gateway to the District.
- 17.2.2.2 Manage adverse effects on amenity values arising from the on-going development, use and maintenance of Queenstown Airport.
- 17.2.2.3 Avoid the establishment of activities that are incompatible with the ongoing operation and functioning of Queenstown Airport.

Objective 8 - Air Transport contained in Part 14 of Operative District Plan seeks the same outcome as Policy 4.2.3.8.

Chapter 4: Urban Development

Objective and Policies 4.2.5 and 4.2.5.1 – 4.2.5.2

Arrowtown

4.2.5 Objective - Manage the scale and location of urban growth in the Arrowtown Urban Growth Boundary.

Policies

4.2.5.1 Limit the spatial growth of Arrowtown so that:

- *Adverse effects of development outside the Arrowtown Urban Growth Boundary are avoided.*

Adverse effects of development outside the Arrowtown UGB are limited only by the consent process and a detailed assessment of any proposal against the Objectives and Policies of the zone along with Chapter 3, 6, 21 and 27. These objectives and policies are considered to be strong and standalone not requiring the strategic administration of Chapter 4.

- *The character and identity of the settlement, and its setting within the landscape is preserved or enhanced.*

Preservation and enhancement of “character and identity” are required by residential Objectives and Policies of Chapter 7, 8, 10 and 14 of the PDP. Some of these have been listed already within previous attachments and discussed in the body of the evidence. However, a number of additional Objectives and Policies apply to the Arrowtown area. Those which accurately achieve the outcome set out above are set out below.

4.2.5.2 Ensure that development within the Arrowtown Urban Growth Boundary provides:

- *an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2006 (and any adopted updates).*

Similar policies can be found in Chapters 7, 8, 10 & 14 which comprise of all zones within the UGB:

7.2.5.1 Development is of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the Arrowtown Design Guidelines 2006.

8.2.6.1 Notwithstanding the higher density of development anticipated in the zone, development is of a form that is sympathetic to the character of Arrowtown, including its building design and form, scale, layout, and materials in accordance with the Arrowtown Design Guidelines 2006.

- 10.2.1.2 Ensure that any buildings are located and designed in a manner that complements and respects the character of the area and are consistent with the outcomes sought by the Arrowtown Design Guidelines 2006.
- 14.2.1.2 Ensure that any additions or alterations to buildings are undertaken in a manner that complements and respects the historic character and is consistent with the outcomes sought by the Arrowtown Design Guidelines 2006.

- *opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary.*
- *a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown*

The outcomes for Arrowtown's UGB outlined above two bullet points are considered to be achieved through the Objectives and Policies listed within Chapter 7, 8, 10 and 14 of the PDP which are set out below. Some of these have been listed already within previous attachments and discussed in the body of the evidence. However, a number of additional Objectives and Policies apply to the Arrowtown area. Those which accurately achieve the outcome set out above are set out below.

- *for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource.*

These areas are all Outstanding Natural Landscape or Outstanding Natural Feature. It is considered that the intentions set out above are better served by the Objectives and Policies contained in Chapter 3, 6 and 21 of the PDP.

- *To recognise for the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural General land*

Some of these areas are Outstanding Natural Landscape while others are Other Landscape Category. It is considered that the Objectives and Policies contained in Chapter 3, 6 and 21 of the PDP are more strongly worded than the above.

Chapter 7: Low Density Residential

- 7.2.5 Objective - In Arrowtown residential development responds sensitively to the town's character

- 7.2.5.1 Development is of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the Arrowtown Design Guidelines 2006.
- 7.2.5.2 Flat roofed housing forms are avoided.
- 7.2.5.3 Infill housing development responds sensitively to the existing character of the area.

Chapter 8: Medium Density Residential

- 8.2.6 Objective - In Arrowtown medium density development responds sensitively to the town's character.
 - 8.2.6.1 Notwithstanding the higher density of development anticipated in the zone, development is of a form that is sympathetic to the character of Arrowtown, including its building design and form, scale, layout, and materials in accordance with the Arrowtown Design Guidelines 2006.
 - 8.2.6.2 Flat roofed housing forms are avoided.
 - 8.2.6.3 Medium density housing development responds sensitively to the street and public spaces through the inclusion of landscaping (including small trees and shrubs) to soften increased building mass.

Chapter 10: Arrowtown Residential Historic Management Zone

- 10.2.1 Objective – Ensure development retains or enhances the historic character of the zone, which is characterised by larger section sizes, low scale and single storey buildings, the strong presence of trees and vegetation and limited hard paving.
 - 10.2.1.1 Apply particular development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.
 - 10.2.1.2 Ensure that any buildings are located and designed in a manner that complements and respects the character of the area and are consistent with the outcomes sought by the Arrowtown Design Guidelines 2006.
 - 10.2.1.3 Control the subdivision of land and regulate density to ensure the character resulting from the existing large lot sizes and historical subdivision pattern is retained.
 - 10.2.4.2 Seek low impact approaches to storm water management.
- 10.2.5 Objective – Maintain residential character and amenity.
 - 10.2.5.1 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

- 10.2.5.2 Ensure that any commercial and non-residential activities, including restaurants or visitor accommodation, maintain or enhance the amenity, quality and character of the zone and surrounding area.
- 10.2.5.3 Avoid non-residential activity that would undermine the amenity of the zone or the vitality of Arrowtown's commercial zone.
- 10.2.6 Objective - The Arrowtown Town Centre Transition Overlay provides for non-residential activities that provide local employment and commercial services to support the role of the Town Centre Zone.
 - 10.2.6.1 Provide for commercial activities that are compatible with the established residential scale, character and historical pattern of development within the Arrowtown Town Centre Transition Overlay.
 - 10.2.6.3 Development is sympathetic to the historical pattern of development and building scale.

Chapter 14: Arrowtown Town Centre

- 14.2.1 Objective – New development celebrates the town's historic character and is sympathetic to its environmental setting.
 - 14.2.1.1 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and reflects the essential historic character of the town centre and its unique environmental setting.
 - 14.2.1.2 Ensure that any additions or alterations to buildings are undertaken in a manner that complements and respects the historic character and is consistent with the outcomes sought by the Arrowtown Design Guidelines 2006.
 - 14.2.1.3 Acknowledge that new buildings do not necessarily need to replicate historic building styles, but must blend in with and contribute to the established character of the town centre.
 - 14.2.1.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.
- 14.2.2 Objective – Arrowtown is a compact, convenient and attractive town centre that has a low scale built form, with limited opportunities for expansion.
 - 14.2.2.1 Provide for the controlled expansion of town centre activities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential zoned land adjoining the town centre.
 - 14.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.

- 14.2.2.5 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.
- 14.2.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit adverse visual effects and to be consistent with the amenity values of the town centre.
- 14.2.4 Objective – Appropriate limits are placed on town centre activities to minimise adverse environmental effects within and beyond the town centre.
 - 14.2.4.1 Provide appropriate noise limits for town centre activities to minimise adverse noise effects received within the town centre and by nearby properties.
 - 14.2.4.2 Avoid the establishment of activities that cause noxious effects that are not appropriate for the town centre.
 - 14.2.4.3 Ensure that the location and direction of lights in the town centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky.
 - 14.2.4.4 Avoid the establishment of activities that are not consistent with the amenity values of the town centre, cause inappropriate environmental effects, and are more appropriately located in other zones.
- 14.2.5 Objective – The town centre’s transport network and pedestrian linkages recognise Arrowtown’s heritage values, enabling the safe and convenient movement of people and goods.
 - 14.2.5.1 Implement programmes of street and other public open space improvements in a manner that is consistent with the town’s heritage values, to enhance pedestrian amenity and improve the flow of pedestrians through the town centre.
 - 14.2.5.2 Pedestrian linkages enable people to easily negotiate their way through and around the town centre, including linkages with the Arrow River recreation area.

Chapter 4: Urban Development

Objective and Policies 4.2.6 and 4.2.6.1 – 4.2.6.2

Wanaka

Objective - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.

4.2.6.1 Limit the spatial growth of Wanaka so that:

- *The rural character of key entrances to the town is retained and protected, as provided by the natural boundaries of the Clutha River and Cardrona River.*

Maintenance of rural character is provided within the Objectives and Policies of the Chapters 3, 6, 21 & 22.

- *A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity.*

Rural amenity is protected within Chapter 21 while residential amenities are protected in each residential zone. Visual amenity is protected in all residential chapters along with Chapter 3, 6, 21, and 22 of the PDP.

- *Ad hoc development of rural land is avoided*
- *Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development.*

Policy 4.2.1.6 relates to “avoid sporadic development” and avoid adverse effects on landscape values. This has already been discussed in Attachment A.

4.2.6.2 Ensure that development within the Wanaka Urban Growth Boundary:

- *Supports increased density through greenfield and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas.*

Increased ‘density’ and ‘infill development’ is discussed throughout Chapter 4 policies which have already been discussed in the body of evidence and Attachments. Sprawl into rural areas has been discussed under Policy 4.2.1.6 which relates to “avoid sporadic development” and avoid adverse effects on landscape values. This has already been discussed in Attachment A.

- *Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain*

amenity and open space; and design standards that limit the visual prominence of buildings

Appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings are all contained in the Objectives and Policies for each zone under the UGB. It is considered that reliance on these diminishes the merit of Chapter 4.

- *Facilitates a diversity of housing supply to accommodate future growth in permanent residents and visitors*

Policy 4.2.4.2 seeks the same for Queenstown. As discussed in Attachment D diversity in housing supply is a product of planning mechanisms contained in the Objectives and Policies of each zone.

- *Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development*

Policy 4.2.4.2 seeks the same for Queenstown which has already been sought by Policies 4.2.1.2 and 4.2.3.4. The efficiency of existing infrastructure networks and their capacity is a common Objective and Policy apply to development in each zone.

- *Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities*

Policy 4.2.4.2 seeks the same for Queenstown which has already been sought by Policies 4.2.1.3, 4.2.1.4 and 4.2.3.1. Transport, public open space, walkways and cycleways and community facilities is a common Objective and Policy apply to development in each zone.

- *Does not diminish the qualities of significant landscape features*
- *Rural land outside of the Urban Growth Boundary is not developed until further investigations indicate that more land is needed to meet demand.*

Policy 4.2.1.6 relates to “avoid sporadic development” and avoid adverse effects on landscape values. This has already been discussed in Attachment A.

Chapter 41: Jacks Point

- 41.2.1 Objective - Development of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities within a framework of open space and recreation amenities.
- 41.2.1.1 Use a Structure Plan to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account:
- Integration of activities and servicing;
 - Landscape and amenity values;
 - Road, open space and trail networks;
 - Visibility from State Highway 6 and Lake Wakatipu.
- 41.2.1.2 Ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails.
- 41.2.1.3 Maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.
- 41.2.1.6 Provide for local biodiversity through:
- The protection and enhancement of existing ecological values, in a holistic manner;
 - Reduction in grazing around wetland areas; and
 - The provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.
- 41.2.1.7 Ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.
- 41.2.1.8 Control the take-off and landing of aircraft within the zone.
- 41.2.1.10 Provide for farming and associated activities in appropriate areas, while ensuring that development associated with those activities does not result in over domestication of the landscape.
- 41.2.1.11 Enable mining activities which contribute to the development of the zone, provided environmental effects are appropriately managed.
- 41.2.1.12 Provide a diversity of living accommodation, including opportunities for farm and rural living at low densities.
- 41.2.1.13 Recognise the Residential (Hanley Downs) Activity Area as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.

- 41.2.1.14 Enable medium density housing development within the established areas of Jacks Point where the scale and form of built development is appropriate to the character of the Activity Area.
- 41.2.1.15 Enable the development of education, business innovation and associated activities within the Education Innovation Campus, subject to achieving a high standard of urban design.
- 41.2.1.16 Ensure the visual impacts of subdivision and development within the Residential State Highway and Education Innovation Campus Activity Areas are appropriately mitigated through landscaping and the provision of open space.
- 41.2.1.17 Provide for farming and rural living in the Farm Preserve Activity Area to enable continued rural land management together with providing a greater diversity of lot sizes that retains rural amenity and protects landscape values, while ensuring that:
- within the Farm Preserve 1 Activity Area, subdivision and development incorporates mechanisms for the protection and management of open space and native vegetation.
 - within the Farm Preserve 2 Activity Area, buildings are not visible from Lake Wakatipu and State Highway 6.
- 41.2.1.18 Enable commercial activities within the Residential (Hanley Downs) Activity Area, designed to service the needs of the local community, where they can locate along or near primary roads.
- 41.2.1.19 Enable commercial and community activities and visitor accommodation, provided residential amenity, health and safety are protected or enhanced through:
- Compatible hours of operation and noise;
 - A high standard of building design;
 - The location and provision of open space, buffers and setbacks;
 - Appropriate landscape mitigation;
 - The design of vehicle access and car parking; and
 - An appropriate scale of activity and form of building development.
- 41.2.1.20 Use residential development controls to protect privacy and amenity, provide access to sunlight, achieve design cohesion and to provide appropriate opportunities for outdoor living.
- 41.2.1.21 Provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.
- 41.2.1.22 Avoid industrial activities.
- 41.2.1.23 Provide for the development of lakeside activities in the Homestead Bay area, in a manner which complements and enhances amenity values.
- 41.2.1.24 Ensure substantial native revegetation of the lake foreshore and open spaces within Homestead Bay and Home site activity areas within the Tablelands.

- 41.2.1.25 Provide safe and efficient road access from State Highway 6.
- 41.2.1.26 Ensure provision of integrated servicing infrastructure, roading and vehicle access.
- 41.2.1.27 Ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not adversely affect water or other environmental values.