

APPENDIX B: QUEENSTOWN PARK SPECIAL ZONE

44.1 Zone Purpose

Queenstown Park has 14.3km of river frontage along the Kawarau River, and extends to an altitude of approximately 1000masl on the northern face of The Remarkables Mountains, wrapping around to the western face. It encompasses 2000ha of land, and has historically been farmed extensively on the upper slopes, with more intensive grazing on the river terraces that extend down to the river edge.

The purpose of the Queenstown Park Special Zone is to provide a comprehensive multi use zone that achieves ongoing sustainable management of Queenstown Park and the wider Queenstown Lakes District. Queenstown Park provides for tourist, education, entertainment, residential, visitor accommodation, recreation, conservation, cultural activities and farming all within close proximity to Queenstown Airport, the Remarkables Ski Area, Remarkables Park and the Wakatipu basin. A high level of connectivity is achieved by provision of cycle and walking access, gondola access along the Kawarau River, and between the valley floor and the Remarkables Ski Area

Queenstown Park provides for both visitors and residents to connect to the high country environment, and the zone enables public access by providing recreational and entertainment opportunities. Queenstown Park is a destination in its own right, and one that is complementary to, supports and grows Queenstown's tourism industry.

The following activities are envisaged in the zone and are provided for by the Structure Plan. The rules enable development via Comprehensive Development consent for Rural Residential Activity Area 3 and Rural Visitor Activity Areas so that specific areas are designed in an integrated manner.

Visitor accommodation and commercial activities

Provide for activities with close linkage to future walking and cycling trails and gondola access, and tourist activities including accommodation, environmental education and related commercial activities within Rural Visitor Activity Areas.

Living

Provides an opportunity for a range of residential and visitor accommodation options within the Rural Residential and Rural Visitor Activity Areas in a form that integrates well with the landscape and the other activities provided for by the zone. Buildings can be provided as groups of buildings or as standalone residences. Landscaping will reflect the native vegetation of the site, but will also build on the historic plantings, using poplars and other deciduous vegetation to reflect the historic pastoral land uses on the site. Areas of matagouri are retained and the regeneration of native vegetation is respected and encouraged.

High Country

The upper hill slopes of Queenstown Park, provide opportunities for ecological management hiking trails and low impact commercial recreation activities including hiking, biking and retreat accommodation, in addition to mountain bike trails. Queenstown Park will continue to graze stock, however the zone provides the opportunity to restrict grazing in those areas of greatest ecological value, and to support ongoing weed and wilding control. Ecological enhancement is encouraged.

Pastoral/recreation/trails

The land outside the Rural Residential Activity Areas and Rural Visitor Activity Areas will provide for farming, commercial recreation, recreational activities and trails.. This area retains open space and recreational values, while enabling recreational activities that benefit from the public access along the river front and tourism potential of the wider zone.

Gondola Access Corridor

Provide for a gondola linking Remarkables Park, Queenstown Park and the Remarkables Ski Area. The gondola access corridor has been carefully located in order to maximise safety, minimise adverse effects on landscape and ecological values, minimise wind effects, enhance the Queenstown tourism experience and provide a commuter option between the residential communities of Lake Hayes Estate, Shotover Country, Bridesdale and the Remarkables Park zone.

Retreat

Enable low impact tourist accommodation. Any buildings would be small scale, self sufficient, and likely accessed via helicopter and/or trail.

Walkways, Bridges and Jetties

Queenstown Park offers the potential for public access links. There are a number of locations for the provision of bridges across the Kawarau River, providing linkage between Queenstown Park and the trails on the northern side of the river. This contributes to Queenstown's trail network, and assists in enabling commuting between the adjacent communities of Lake Hayes Estate, Shotover Country, Bridesdale and Remarkables Park.

Locations for jet ferry linkage are to be identified where they can be absorbed from a visual effects perspective, and where they provide positive linkage between river access and proposed activities within Queenstown Park.

44.2 Objectives and Policies

44.2.1A Objective The integrated development of Queenstown Park to achieve important linkages between the valley floor and the recreational opportunities on the mountains, and to enable tourist, commercial, education, entertainment, recreation, visitor accommodation, farming, conservation, and residential opportunities in locations where effects on the environment are managed sustainably.

44.2.1B Objective Development of discrete residential and visitor focussed activity areas within the lowland terraces south of the Kawarau River in a manner that has regard for the landscape values of the ONL.

Policies

44.2.1.1 To achieve a coordinated activity mix and built environment that responds to the underlying landscape patterns.

44.2.1.2 Development within each Rural Residential and Rural Visitor Activity Area is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design, landscape and planting.

- 44.2.1.3** To manage the location of buildings and integration of buildings with roads, trails, the gondola, river connections and open space to achieve an outcome that reflects the differing landscape values and opportunities within Queenstown Park through comprehensive development .
- 44.2.1.4** To enable a range of commercial and visitor accommodation activities that support users of the river trail, gondola and river access, while ensuring that the design and scale of built form has regard for the surrounding rural landscape.
- 44.2.1.5** To enable residential and visitor accommodation within Rural Residential and Rural Visitor Activity Areas in a manner that respects the existing natural landform and vegetation.
- 44.2.1.6** To manage the visual effects of buildings through careful attention to the location, scale and form of buildings together with the selection of external materials, colours and use of associated planting.
- 44.2.1.7** To co-ordinate landscape and building design to achieve a village or rural character for each activity area.
- 44.2.1.8** To provide retreat opportunities (glamping) within remote locations on Queenstown Park.

44.2.2. Objective The establishment of a zone that is primarily accessed by water, gondola and trail linkages.

Policies

- 44.2.2.1** To enable a gondola that provides access between the Remarkables Park Zone, the true south bank of the Kawarau River below Lakes Hayes Estate, Queenstown Park, and the Remarkables Ski Field, while balancing the importance of the landscape values associated with The Remarkables with the importance of providing a connection between the valley floor and the ski field.
- 44.2.2.2** Maintain and enhance an integrated trail network that travels along and provides linkage across the Kawarau River.
- 44.2.2.3** Provide for water based public transport, by enabling ferry operations and associated infrastructure along the Kawarau River.

44.2.3 Objective The maintenance and enhancement of ecological values.

Policies

- 44.2.3.1** Recognise the ecological values within the Rastus Burn and Owens Burn catchments, and provide for their maintenance and enhancement through avoiding clearance and encouraging pest management.
- 44.2.3.2** Enable non-farming activities as an alternative to traditional farming in a manner that contributes to maintaining the life supporting capacity of Kawarau River and the SNA's within the zone.

44.3 Other Provisions and Rules

44.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (**ODP**).

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

41.3.2 Clarification

41.3.2.1 References to the Structure Plan and to Activity Areas are references to the Queenstown Park Zone Structure Plan and the Activity Areas identified on that Structure Plan.

41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.

41.3.2.3 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

41.3.2.4 Where an activity does not comply with a rule or standard the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

41.3.2.5 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

TABLE 1	Activities Located within Queenstown Park Special Zone	Activity Status
44.4.1	Activities that are not listed in this table	D
44.4.2	Farming Activity	P
44.4.3	Commercial Recreation Activity excluding buildings	P
44.4.4	Back country toilets	P
44.4.5	Residential and Visitor Accommodation Activity within the Rural Residential Activity Areas, subject to Rule 44.4.10.3	P
44.4.6	Earthworks associated with the maintenance of farm track	P

	access, fencing, firebreaks and recreational tracks no wider than 2m.	
44.4.7		RD
44.4.8		NG
44.4.8	<p>Comprehensive Development Activities for Rural Visitor Activity Areas and Rural Residential Activity Area 3</p> <p>Comprehensive development activities include some or all of the following:</p> <p>(a) The preparation of land for development purposes including earthworks and vegetation removal;</p> <p>(b) Construction of roads, pedestrian paths and cycle routes;</p> <p>(c) Works for the establishment of open space areas; and</p> <p>(d) Landscaping and planting necessary to achieve a village or rural character.</p> <p>An application for comprehensive development must be accompanied by a Comprehensive Development Plan for the whole activity area that identifies development areas, and any proposed staging of development, in a sufficiently detailed manner to enable the matters of discretion listed below to be considered.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Any proposed staging of development; • The layout of open spaces, street pattern, car parking, and pedestrian and cycle access; • Methods to minimise private vehicle usage to and within the zone; • The location of any proposed commercial and community activity; • Streetscape design; • Distribution of additional height;. • Infrastructure and servicing; • Exterior lighting of streets and public spaces; • Measures to address natural hazards; • Earthworks, vegetation and vegetation clearance.; • Landscaping and planting strategies for amenity purposes to provide structure and to frame the proposed development in Activity Areas using both the indigenous plant communities of the zone and range of exotic deciduous planting; • Opportunities to enhance existing indigenous vegetation, such as matagouri, and landscape features of the development area, such as the river terraces, terrace risers and escarpments. • In Rural Visitor Activity Area 3, the extent to which development and land modification minimises effects on escarpments and stream and river banks, apart from necessary vehicle, ferry/boating facilities and pedestrian access, and gondola access within Rural Visitor Activity Area 3, and mitigates any such effects through the use of 	RD

	<p>enhancement planting;</p> <ul style="list-style-type: none"> • In Rural Visitor Activity Area 3, landscape and planting strategies both within and around the Activity Area to integrate the village with its wider setting, reinforce the natural landscape patterns, and create structure and visual breaks to development using both plants that are indigenous to the area and exotic species; • In Rural Residential Activity Area 3, landscape and planting strategies both within and around the Activity Area to integrate the rural residential environment with its wider setting and reinforce the natural landscape patterns using predominantly native planting; and • The objectives and policies of the zone. 	
44.4.8A	<p>Amendment to an approved Comprehensive Development Activity Consent</p> <p>Discretion is restricted to the matters listed in Rule 44.4.8.</p>	RD
44.4.9	<p>Rural Visitor Activity Areas</p> <p>44.4.9.1 Buildings</p> <p>The addition, external alteration or construction of buildings. Control is reserved to the following:</p> <ul style="list-style-type: none"> • The bulk, location and external appearance of buildings, including building colour and reflectivity. • Creation of active frontages adjacent to streets and public spaces; • External lighting; • Integration with surrounding buildings; • Infrastructure and servicing; • Earthworks and vegetation clearance; • Location and design of car parking; • The adequate provision of storage and loading/ servicing areas; and • Landscape design. 	C
	<p>44.4.9.2 Any commercial, community, residential or visitor accommodation activity (excluding buildings) within the Rural Visitor Activity Areas.</p> <p>Provided that the application is accompanied by an application for comprehensive development or is in accordance with a resource consent having been granted under Rule 44.4.8.</p> <p>Discretion is restricted to the matters listed in Rule 44.4.8.</p> <p>Further, provided that the application is accompanied by a Trail Plan or is in accordance with an approved Trail Plan, which applies to the formation of a cycle/walking trail from Boyd Road</p>	RD

	<p>to the proposed pedestrian bridge at Rural Visitor Activity Area 3 and is sufficiently detailed to enable the matters of discretion listed below to be fully considered.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Whether public access on the proposed public trail is secured in perpetuity via an appropriate legal mechanism; • The degree to which the applicant provides for the construction of the trail to the standard of comparable trails; • The timing for the formation of the trail which shall ensure it is completed no later than 12 months after the gondola is operational or 6 new rural residential dwellings are completed (not including housing for staff); and • Objectives 44.2.2 and related policies. 	
	44.4.9.3 Any commercial, community, residential or visitor accommodation activity (excluding buildings) within the Rural Visitor Activity Areas, which is not in accordance with a resource consent under Rule 44.4.8.	D
	44.4.9.4 Any commercial, community, residential or visitor accommodation activity (excluding buildings) within the Rural Visitor Activity Areas, which is not in accordance with a Trail Plan approved as part of a resource consent under Rule 44.4.9.2.	NC
44.4.10	Rural Residential Activity Areas	
	<p>44.4.10.1A Buildings</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Locations; • Materials, colour and reflectivity; • Landscaping • Response of development pattern to landscape values both within the Activity Area and in the surrounding context; • Planting and other landscape treatment that responds to the landscape values and rural character of the area; and • Maintenance of rural character. <p>44.4.10.1B Buildings in Rural Residential Activity Areas 2, 4, 5, and 6 where development precedes subdivision</p> <p>Discretion is restricted to the matters listed in Rule 27.5.7.</p>	<p>C</p> <p>RD</p>
	44.4.10.2 Visitor Accommodation Activity/Buildings greater than 400m ²	D

	<p>44.4.10.3 Any residential or visitor accommodation activity (excluding buildings) within Rural Residential Activity Area 3.</p> <p>Provided that the application is accompanied by an application for comprehensive development or is in accordance a resource consent having been granted under Rule 44.4.8.</p> <p>Discretion is restricted to the matters listed in Rule 44.4.8.</p> <p>Further, provided that the application is accompanied by a Trail Plan or is in accordance with an approved Trail Plan, which applies to the formation of a cycle/walking trail from Boyd Road to the proposed pedestrian bridge at Rural Visitor Activity Area 3 and is sufficiently detailed to enable the matters of discretion, listed below to be fully considered.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Whether public access on the proposed public trail is secured in perpetuity via an appropriate legal mechanism; • The degree to which the applicant provides for the construction of the trail to the standard of comparable trails; • The timing for the formation of the trail which shall ensure it is completed no later than 12 months after the gondola is operational or 6 new rural residential dwellings are completed (not including housing for staff); and • The objectives and policies of the zone. 	RD
	<p>44.4.10.4 Any residential or visitor accommodation activity (excluding buildings) within Rural Residential Activity Area 3, which is not in accordance with a resource consent under Rule 44.4.8</p>	D
	<p>44.4.10.5 Any residential or visitor accommodation activity (excluding buildings) within Rural Residential Activity Area 3, which is not in accordance with a Trail Plan approved as part of a resource consent under Rule 44.4.10.3.</p>	NC
44.4.11	<p>Farm buildings located below 400masl</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Location; • Materials, colour and reflectivity; and • Contribution to rural character. 	C
44.4.12	<p>Gondola Passenger Lift Systems within the Gondola Corridor</p> <p>Control is reserved to the following:</p>	C

	<ul style="list-style-type: none"> • Whether the colours to be used are compatible with the rural landscape of which the Passenger Lift System will form a part; • Balancing environmental considerations with operational requirements; • Lighting; • The ecological values of the land affected by structures and activities and any proposed ecological mitigation works; and • Effects on existing recreation and tourism activities on and beside the Kawarau River; 	
44.4.13	<p>Gondola Base Station or Terminal Buildings Construction, relocation, addition to or alteration of a base or terminal building at the following locations:</p> <ul style="list-style-type: none"> - Commuter Station - QP Bend Station - QP Village Stations - QP Upper Station <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Location, external appearance and size, colour, visual dominance; • Associated earthworks, access and landscaping; • Provision of water supply, sewage treatment and disposal electricity and communication services (where necessary); • Lighting; and • Location and design of any associated car parking. 	C
44.4.14	<p>Premises licensed for the sale of liquor in Rural Residential and Rural Visitor Activity Areas</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Location; • Scale of the activity; • Residential amenity values; • Noise; • Hours of operation; and • Car parking and vehicle generation, where the premises are not adequately served by gondola, trails or jet boats. 	RD
44.4.15	<p>Glamping</p> <p>Visitor accommodation activity outside of the Rural Visitor and Rural Residential Activity Areas accommodating less than 20 people per glamping site and provided there are no more than 6</p>	C

	<p>glamping sites at any one time within the QPSZ.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Location and scale of buildings and associated infrastructure; • Location of buildings to minimise visibility from any public places; • The external appearance and material finish. • Access and servicing; and • Associated earthworks and landscaping. 	
44.4.16	<p>Commercial Recreation Activity Buildings</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area; • Infrastructure and servicing; and • Associated earthworks and landscaping. 	RD
44.4.17	<p>Jetties, Bridges or wharves</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Effects on natural character; • Effects on landscape and amenity values; • Effects on public access to and along the river and existing recreation activities; • External appearance, colours and materials; and • Objectives 44.2.1A, 44.2.1B, 44.2.2 and related policies. 	RD
44.4.18	<p>Mining Activity</p> <p>The mining of rock and aggregate for use within Queenstown Park</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Effects on landscape and amenity values; • Dust; • Noise; • Hours of operation; and • Traffic. 	RD
44.4.19	Forestry Activity	NC
44.4.20	Factory Farming	NC
44.4.21	Industrial Activity	NC

44.4.22	Informal Airports	
	44.4.22.1 Informal Airports limited to the use of helicopters	D
	44.4.22.2 The establishment and operation of all other Airport Activity or Aerodrome, including Informal Airports used by fixed wing aircraft.	NC

44.5 Rules- Standards

Table 2	Standards for activities located in Queenstown Park Special Zone	Non-Compliance Status
44.5.1	The gondola is to be operational prior to any commercial or community activity within Rural Visitor Activity Area 3.	NC
44.5.2	The Boyd Road/State Highway intersection is to be upgraded prior to any residential or visitor accommodation within the Rural Visitor or Rural Residential Activity areas.	NC
44.5.3	Total residential units in all Rural Residential Activity Areas: 90 Total residential units in Rural Residential Activity Area 3: 16 Total residential units in Rural Residential Activity Areas 3, 4, 5 and 6: A total of six (6) residential units unless the public trail has been extended from the pedestrian bridge at Rural Visitor Activity Area 3 to Rural Visitor Activity Area 4.	NC
44.5.4	Building coverage Rural Visitor Activity Area 3 Lower Terrace – 30% Upper Terrace – 20% Terrace Face – 0% except for vehicle access, pedestrian and cycle trails, buildings associated with the gondola corridor. Rural Visitor Activity Area 4 – 30% or as defined in a resource consent under Rule 44.4.8. Rural Residential Activity Areas – 15% Discretion is restricted to the effect on open space, character and amenity.	RD
44.5.5	Building height 44.5.5.1 Gondola Corridor all structures: 23m 44.5.5.2 Buildings excluding Rural Visitor Activity Area 3 8m or two	NC NC

	<p>storeys, whichever is lower.</p> <p>44.5.5.3 Buildings for commercial, community, visitor accommodation and residential activities within Rural Visitor Activity Area 3, Lower Terrace 12m</p> <p>For buildings up to 16m, discretion is restricted to the following:</p> <ul style="list-style-type: none"> • The extent to which the buildings which will accommodate this height have been considered as part of a resource consent under Rule 44.4.8; and • Contribution to varied rooflines and identification of landmark buildings. <p>44.5.5.4 Buildings for commercial, community and visitor accommodation and residential activities within the Rural Visitor Activity Areas, Lower Terrace: 16m.</p> <p>44.5.5.5 Buildings for commercial, community, visitor accommodation and residential activities within Rural Visitor Activity Area 3, Upper Terrace: 8m</p> <p>For buildings up to 12m, discretion is restricted to the following:</p> <ul style="list-style-type: none"> • The extent to which the buildings which will accommodate this height have been considered as part of a resource consent under Rule 44.4.8; and • Contribution to varied rooflines and identification of landmark buildings. <p>44.5.5.6 Buildings for commercial, community, visitor accommodation and residential activities within Rural Visitor Activity Area 3, Upper Terrace: - 12m.</p>	<p>RD</p> <p>NC</p> <p>RD</p> <p>NC</p>
<p>44.5.6</p>	<p>Earthworks (excluding earthworks associated with a subdivision and Earthworks associated with the maintenance of farm track access, fencing, firebreaks and recreational tracks no wider than 2m).</p> <p>44.5.6.1 Volume of Earthworks:</p> <p>Rural Residential Activity Areas 500m³ All other areas 1000m³</p> <p>44.5.6.2 Height of cut and fill and slope</p>	<p>RD</p>

	<p>All Areas:</p> <ol style="list-style-type: none"> a. The maximum height of any cut shall not exceed 2.4m b. The maximum height of any fill shall not exceed 2.0m c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height. <p>44.5.6.3 Fill All Areas:</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>44.5.6.4 Environmental Protection Measures</p> <ol style="list-style-type: none"> a. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. b. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. c. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works. <p>44.5.6.5 Water bodies</p> <ol style="list-style-type: none"> a. Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, except any man made water body within one any consecutive 12 month period. b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water. c. Earthworks shall not: <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>44.5.6.6 Cultural heritage and archaeological sites</p> <ol style="list-style-type: none"> a. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site. <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • The nature and scale of the earthworks; • Environmental protection measures; • Remedial works and revegetation; • The effects on landscape and visual amenity values; • The effects on land stability and flooding; • The effects on water bodies; 	
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	<ul style="list-style-type: none"> • The effects on cultural and archaeological sites; and • Noise 	
44.5.7	<p>Lighting</p> <p>No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</p>	NC
44.5.8	<p>Access and Parking associated with the Upper Station shall be for service access only</p>	D
44.5.9	<p>Gondola Corridor</p> <p>Gondola Passenger Lift Systems shall be no more than 20m outside the Gondola Corridor boundaries</p>	D
44.5.10	<p>Setbacks from internal boundaries</p> <p>Rural Residential Activity Areas – 6m</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Visual dominance; • The effect on open space, rural living character and amenity; • Effects on privacy, views and outlook from neighbouring properties; • Reverse sensitivity effects on adjacent properties; and • Landscaping. <p>All other areas – no setback</p>	RD
44.5.11	<p>Setback from roads</p> <p>Rural Visitor Activity Areas – no setback requirement</p> <p>Rural Residential Activity Areas – 10m</p> <p>All other areas – 20m</p>	NC
44.5.12	<p>Stocking Rate above 600 masl between SNA F32B and F32A3</p> <p>Maximum stocking rate shall be 3 units per hectare</p>	D
44.5.13	<p>Cattle grazing shall be outside the SNA areas</p>	NC
44.5.14	<p>Parking</p> <p>1 car park per residential unit</p> <p>1 car park per 5 visitor accommodation units</p>	RD

	<p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Traffic management in the vicinity • Effective use of land • Demand for gondola, river and other public transport and measures to reduce demand for travel • Management of car parking, including shared parking arrangements. 	
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44.6 Non notification of applications

44.6.1 Any application for resource consent for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified.

44.6.2 Any application for resource consent for restricted discretionary activities shall be considered without public notification but notice shall be served on those persons considered to be adversely affected if the written approval has not been obtained.

SUBDIVISION AND DEVELOPMENT – CHAPTER 27

Additions shown underlined

27.5.7	<p>All subdivision activities in the District's Rural Residential and Rural Lifestyle Zones and <u>QPSZ Rural Residential and Rural Visitor Activity Areas</u></p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • In the Rural Lifestyle Zone the location of building platforms; • Lot sizes, averages and dimensions in respect of internal roading design and provision, relating to access and service easements for future subdivision on adjoining land; • Subdivision design and lot layout • Property access and roading; • Esplanade provision; • On site measures to address the risk of Natural and other hazards on land within the subdivision; • Fire fighting water supply; • Water supply; • Stormwater disposal; • Sewage treatment and disposal; • Energy supply and telecommunications; • Open space and recreation; and • Ecological and natural values; • Historic Heritage • Easements; and • Bird strike and navigational safety. <p>Additional criteria for subdivision within the QPSZ Rural Residential and Rural Visitor Activity Areas:</p> <ul style="list-style-type: none"> • <u>Response of development pattern to landscape values both within the</u> 	RD
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	<p>Activity Area and in the surrounding context;</p> <ul style="list-style-type: none"> Planting and other landscape treatment that responds to the landscape values and rural character of the area; and Maintenance of rural character. 	
27.5.10	All subdivision activities in the Rural General and Gibbston Character Zones and Queenstown Park Special Zone (except the Rural Visitor and Rural Residential Activity Areas), with the exception of unit title, strata-title or cross lease subdivision undertaken in accordance with Rule 27.5.5.	D
27.7.1	Subdivision within the QPSZ Rural Visitor Activity Area prior to the approval of a resource consent under Rule 44.4.8.	NC

27.6 Rules – Standards for Subdivision Activities

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

ZONE		Minimum Lot Area
Queenstown Park Special Zone	Rural Residential Activity	4000m ²
	All other areas	No minimum