

8 Medium Density Residential

8.1 Zone Purpose

The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones and town centres by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by appropriate utility infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is possible in the Low Density Residential Zone, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys.

Development will be required to adhere to high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2006. A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.

The zone may also support visitor accommodation where this is best located within a residential environment and does not adversely impact on the supply of permanent (long term) rental accommodation. Visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residential uses.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.

8.2 Objectives and Policies

8.2.1 Objective - Medium density development will be realised close to town centres, local shopping zones, activity centres, public transport hubs and non-vehicular trails in a manner that is responsive to housing demand pressures.

Policies

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport hubs that is appropriate for medium density housing or visitor accommodation uses

8.2.1.2 Medium density development is anticipated up to two storeys in varying building forms including terrace, semi-detached, duplex, townhouse and small lot detached housing

MEDIUM DENSITY RESIDENTIAL 8

- 8.2.1.3 More than two storeys may possible on some sloping sites where the development is able to comply with all other Standards (including recession planes, setbacks, density and building coverage).
- 8.2.1.4 The zone provides compact development forms that provide a diverse housing supply and contain the outward spread of residential areas.
- 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.

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

Policies

- 8.2.2.1 Buildings shall address streets and provide direct connection between front doors and the street, with limited presentation of unarticulated blank walls or facades to the street.
- 8.2.2.2 Where street activation (by the methods outlined by the Policy above) is not practical due to considerations or constraints such as slope, multiple road frontages, solar orientation, aspect and privacy, as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).
- 8.2.2.3 Street frontages shall not be dominated by garaging, parking and accessways.
- 8.2.2.4 The mass of buildings shall be broken down through variation in facades and materials, roof form, building separation and recessions or other techniques to reduce dominance impacts on streets, parks, and neighbouring properties.
- 8.2.2.5 Landscaped areas shall be well designed and integrated into the design of developments, providing high amenity spaces for recreation and enjoyment, and to soften the visual impact of development, with particular regard to the street frontage of developments.
- 8.2.2.6 Development must take account of any design guide or urban design strategy applicable to the area.
- 8.2.2.7 The amenity and/or environmental values of natural features (such as topography, geology, vegetation, waterways and creeks) are taken into account by site layout and design, and integrated as assets to the development (where appropriate).

8.2.3 Objective - New buildings are designed to reduce the use of energy, water and the generation of waste, and improve overall comfort and health.

Policies

- 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.
- 8.2.3.2 Encourage the timely delivery of more sustainable building forms through limiting the time period in which incentives apply for development which is able to achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.
- 8.2.3.3 Development considers methods to improve sustainable living opportunities, such as through the inclusion of facilities or programs for alternative waste management, edible gardening, and active living.

MEDIUM DENSITY RESIDENTIAL 8

8.2.4 Objective - 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.

Policies

- 8.2.4.1 Apply recession plane, building height, yard setback, site coverage, and window sill height controls as the primary means of limiting obtrusive built forms and 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 Objective - Development supports the creation of vibrant, safe and healthy environments

Policies

- 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.

8.2.6 Objective - In Arrowtown medium density development responds sensitively to the town's character

Policies

- 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.

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

MEDIUM DENSITY RESIDENTIAL 8

Policies

- 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.
- 8.2.7.3 Access and parking is located and designed to optimise efficiency and safety and minimise impacts to on-street parking.
- 8.2.7.4 A reduction in parking requirements may be considered in Queenstown where a site is located within 400 m of a bus stop or the edge of a town centre zone.
- 8.2.7.5 Low impact approaches to storm water management, on-site treatment and storage / dispersal approaches are applied to limit demands on public infrastructure networks.

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

Policies

- 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 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.

8.2.9 Objective - Enable low intensity forms of visitor accommodation that are appropriate for a medium density environment and do not adversely impact on the supply of permanent rental accommodation.

Policies

- 8.2.9.1 The zone will support the following types of 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
- Note:** A Management Plan shall be provided detailing operational controls to achieve compliance with the above policy.
- 8.2.9.2 Visitor accommodation shall be designed in a manner to limit effects on residential areas associated with noise, vehicle access and parking.
- 8.2.9.3 Visitor accommodation shall support alternative modes of transport through:
- integration with frequent public transport routes to support convenient connections to a town centre

MEDIUM DENSITY RESIDENTIAL 8

- promoting safe and convenient pedestrian access to public transport facilities, town centres, parks and reserves
- provision of on-site cycling facilities.

8.2.10 Objective - Provide for limited small-scale commercial activities where such activities:

- **contribute to a diverse residential environment;**
- **maintain residential character and amenity; and**
- **do not compromise the primary purpose of the zone for residential use.**

Policies

- 8.2.10.1 Commercial activities that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment may be supported, provided these do not undermine residential amenity, the viability of the zone or a nearby centre.
- 8.2.10.2 Ensure any commercial development is low scale and intensity and generates small volumes of traffic.
- 8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment.
- 8.2.10.4 Commercial activities are suitably located and designed to maximise or encourage walking, cycling and public transport patronage.
- 8.2.10.5 Commercial activities are located at ground floor and provide a quality built form which activates the street, and adds visual interest to the urban environment.
- 8.2.10.6 Ensure any commercial development is of a design, scale and appearance compatible with its surrounding residential context.

8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment which is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.

Policies

- 8.2.11.1 Intensification does not occur until adequate water supply services are available to service the development.
- 8.2.11.2 A stormwater network design is provided that utilises on-site treatment and storage / dispersal approaches, and avoids impacts on the State Highway network.
- 8.2.11.3 A planting buffer is provided along the road frontage to soften the view of buildings from the State Highway network.
- 8.2.11.4 Safe and legible transport connections are provided that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side of State Highway 6.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy.

MEDIUM DENSITY RESIDENTIAL 8

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roading Powers Act 1989.

- 8.2.11.5 The design of any road or vehicular access within individual properties is of a form and standard that accounts for long term traffic demands for the area between Hansen Road and Ferry Hill Drive, and does not require the need for subsequent retrofitting or upgrade.
- 8.2.11.6 A safe and legible walking and cycle environment is provided that:
- links to the external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct and convenient routes;
 - is of a form and layout that encourages walking and cycling;
 - provides a safe and convenient waiting area adjacent to the State Highway, which provides shelter from weather
 - provides a direct and legible network.
- Note:** Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with this policy.
- 8.2.11.7 An internal road network is provided that ensures road frontages are not dominated by vehicular access and parking.

8.2.12 Objective – The Wanaka Town Centre Transition Overlay enables non-residential development forms which support the role of the Town Centre and are sensitive to the transition with residential uses.

Policies

- 8.2.12.1 Enable non-residential uses to establish in a discrete area of residential-zoned land adjoining the Wanaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.
- 8.2.12.2 Non-residential and mixed use activities provide a quality built form which activates the street, minimises the dominance of parking and adds visual interest to the urban environment.
- 8.2.12.3 Allow consideration of variances to Rules for site coverage and setbacks where part of an integrated development proposal which demonstrates high quality urban design standards.

8.2.13 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

Policies

- 8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80 m of the State Highway shall be designed to meet internal sound levels of AS/NZ 2107:2000.
- 8.2.13.2 Encourage all new and altered buildings containing Activity Sensitive to Aircraft Noise (ASAN) located within the flight paths of the Queenstown Airport (identified by Figure 1 - Airport Approach and Protection Measures) to be designed and built to achieve an internal design sound level of 40 dB Ldn.

MEDIUM DENSITY RESIDENTIAL 8

8.3 Other Provisions and Rules

8.3.1 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
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

8.3.2 Clarification

- 8.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- 8.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, 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.
- 8.3.2.3 The Objectives and Policies of Section 7.2 apply to all activities. Site or location specific Objectives and Policies will apply in addition to all other Objectives and Policies.
- 8.3.2.4 The 'Additional Rules for Activities in the Wanaka Town Centre Transition Overlay' shall apply in addition to the 'Rules for Activities in the Medium Density Residential Zone' and shall override these to the extent of any inconsistency.
- 8.3.2.5 Development resulting in more than one (1) residential unit per lot shall show each residential unit contained within the net area. For the purposes of this rule net area means an area of land shown on a plan with defined boundaries (legally defined or otherwise), less any area for shared access or any strip of land less than 6m in width.
- 8.3.2.6 The following abbreviations are used within this Chapter.

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

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
--	---	-----------------

MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
8.4.1	Activities which are not listed in this table	NC
Rules for Activities in the Medium Density Residential Zone generally		
8.4.2	Informal airports for emergency landings, rescues and fire fighting	P
8.4.3	Airports not otherwise defined	PR
8.4.4	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area	NC
8.4.5	Bulk material storage	PR
8.4.6	Commercial Activities in Queenstown, Frankton or Wanaka, comprising no more than 100m ² of gross floor area	D
8.4.7	Commercial Activities (not otherwise identified)	NC
8.4.8	Commercial Recreation	D
8.4.9	Community facilities and/or activities	D
8.4.10	Dwelling, Residential Unit, Residential Flat 8.4.10.1 One (1) per site in Arrowtown 8.4.10.2 For all other locations, three (3) or less per site Note – Additional rates and development contributions may apply for multiple units located on one site.	P
8.4.11	Dwelling, Residential Unit, Residential Flat 8.4.11.1 Two (2) or more per site in Arrowtown 8.4.11.2 For all other locations, four (4) or more per site *Discretion is restricted to all of the following: <ul style="list-style-type: none"> • The location, external appearance, site layout and design of buildings and fences • The extent to which the development positively addresses the street • The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function. • In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design Guidelines 2006 as a guide • For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3 	RD*

MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
	<ul style="list-style-type: none"> The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm Parking and access: safety, efficiency and impacts to on-street parking and neighbours The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	
8.4.12	Factory Farming	PR
8.4.13	Fish or meat processing	PR
8.4.14	Forestry	PR
8.4.15	<p>Home occupation where:</p> <p>8.4.15.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>8.4.15.2 The maximum number of vehicle trips* shall be:</p> <p>a. Heavy Vehicles: none permitted</p> <p>b. other vehicles: 10 per day</p> <p>8.4.15.3 Maximum net floor area of 60m²</p> <p>8.4.15.4 Activities and the storage of materials shall be indoors</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	P
8.4.16	Home occupation not otherwise identified	D

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
8.4.17	Licensed premises integrated within Visitor Accommodation development Premises licensed for the consumption of liquor on the premises between the hours of 8am and 10pm	D
8.4.18	Manufacturing and/or product assembling activities	PR
8.4.19	Mining	PR
8.4.20	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
8.4.21	Retirement village	D
8.4.22	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 nights per calendar year Note – Registration as a Holiday Home or Homestay is required.	P
8.4.23	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 days but less than 180 nights per calendar year. Control is reserved to all of the following: <ul style="list-style-type: none"> • The location, nature and scale of activities on site • Parking and access: safety, efficiency and impacts to on-street parking and neighbours • Noise and methods of mitigation (through design and management controls) • Hours of operation • Accommodation format and numbers of guests • Natural hazards – risk and mitigation • Management procedures, contact details and record of tenancies Note – Registration as a Holiday Home or Homestay is required. A Management Plan should be submitted to demonstrate compliance with the matters of control.	C
8.4.24	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
Additional Rules for Activities in the Wanaka Town Centre Transition Overlay		
8.4.25	Buildings *Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street, and natural hazards to ensure that:	RD*

MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
	<ul style="list-style-type: none"> • The design of the building blends well with and contributes to an integrated built form; • The external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged; • The views along a street or of significant view-shafts have been considered and responded to; • The building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to: <ul style="list-style-type: none"> • Building materials; • Glazing treatment; • Symmetry; • External appearance; • Human scale; and • Vertical and horizontal emphasis; and • Storage areas are appropriately located and screened; and • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. 	
8.4.26	Commercial activities	P
8.4.27	Community activities	P

MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
8.4.28	Visitor Accommodation Control is reserved to all of the following: <ul style="list-style-type: none"> • The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management • Landscaping • The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses • The location and screening of bus and car parking from public places • Where the site adjoins a residential zone: • Noise generation and methods of mitigation • Hours of operation, in respect of ancillary activities • Natural hazards – risk and mitigation 	C
8.4.29	Licenced Premises for the consumption of alcohol on the premises between the hours of 8am and 11pm, and also to: <ul style="list-style-type: none"> • any person who is residing (permanently or temporarily) on the premises; • any person who is present on the premises for the purpose of dining up until 12am. 	P

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	Building Height (for flat and sloping sites) 8.5.1.1 Wanaka and Arrowtown: A maximum of 7 metres 8.5.1.2 All other locations: A maximum of 8 metres Note: Refer to Definition for interpretation of building height	NC
8.5.2	Sound insulation and mechanical ventilation 8.5.2.1 For buildings located within 80 m of State Highway 6 between (between Hansen Road and the Shotover River) Any residential buildings, or buildings containing activity sensitive to road noise, and located within 80 m of State Highway 6 between Lake Hayes and Frankton shall be designed to meet internal sound levels of AS/NZ 2107:2000. Compliance with this rule can be demonstrated by submitting a certificate	NC

MEDIUM DENSITY RESIDENTIAL 8

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level.</p> <p>Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN)</p>	
8.5.3	<p>Development on land fronting State Highway 6 between Hansen Road and Ferry Hill Drive shall provide the following:</p> <p>8.5.3.1 Transport, parking and access design that:</p> <ol style="list-style-type: none"> a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive b. There is no new vehicular access to the State Highway Network <p>8.5.3.2 A Traffic Impact Assessment which addresses all of the following:</p> <ol style="list-style-type: none"> a. Potential traffic effects to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA)) b. Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA)) c. An access network design via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, and the avoidance of any new access to the State Highway Network d. Integration with existing transport networks and cumulative effects of traffic demand with known current or future developments e. Integration with public transport networks f. Methods of traffic demand management. <p>8.5.3.3 A Landscaping Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following:</p> <ol style="list-style-type: none"> a. the retention of existing vegetation (where practicable) b. a minimum of 2 tiered planting (inclusive of tall trees and low shrubs) c. planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years d. use of tree species having a minimum height at maturity of 1.8 m e. appropriate planting layout which does not limit solar access to new buildings or roads. 	NC

MEDIUM DENSITY RESIDENTIAL 8

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.4	Building Coverage A maximum of 45%	D
8.5.5	Density <p>The maximum site density shall be one residential unit or dwelling per 250m² net site area. However, this rule shall not apply where the development can achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.</p> <p>Notwithstanding the above, the exceptions applying to developments achieving certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool shall cease to apply at a date being five years after the date the Medium Density Residential Zone is made operative.</p>	NC
8.5.6	Recession plane (including accessory buildings) <p>8.5.6.1 Northern Boundary: 2.5m and 55 degrees</p> <p>8.5.6.2 Western and Eastern Boundaries: 2.5m and 45 degrees</p> <p>8.5.6.3 Southern Boundaries: 2.5m and 35 degrees</p> <p>8.5.6.4 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height</p> <p>8.5.6.5 Recession planes do not apply to site boundaries adjoining a town centre zone, fronting the road, or a park or reserve.</p> <p>Note - Refer to Definitions for detail of the interpretation of recession planes and gable height</p>	NC
8.5.7	Landscaped permeable surface At least 25% of site area shall comprise landscaped permeable surface.	NC
8.5.8	Minimum Boundary Setback <p>8.5.8.1 Road boundary setback: 3m</p> <p>8.5.8.2 Road boundary setback from State Highway 6 shall be a minimum of 20 m</p> <p>8.5.8.3 All other boundaries: 1.5m</p> <p>Exceptions to side boundary setbacks include:</p> <p>Accessory buildings for residential activities may be located within the set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane.</p>	D
8.5.9	Continuous Building Length The continuous length of any building facade above one storey shall not exceed 16m.	RD

MEDIUM DENSITY RESIDENTIAL 8

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>Where a proposal exceeds this length, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building. • The extent to which topography or landscaping mitigates any dominance impacts. • The extent to which the height of the building influences the dominance of the building in association with the continuous building length • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. 	
8.5.10	<p>Window Sill heights</p> <p>Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of the site boundary.</p> <p>Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.</p>	D
8.5.11	<p>Waste and Recycling Storage Space</p> <p>8.5.11.1 Residential and Visitor Accommodation activities shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per residential unit</p> <p>8.5.11.2 All developments shall suitably screen waste and recycling storage space from a road or public space, in keeping with the building development or provide space within the development that can be easily accessed by waste and recycling collections.</p>	NC
8.5.12	<p>Glare</p> <p>8.5.12.1 All exterior lighting shall be directed away from the adjacent sites and roads and downward to limit effects on the night sky; and</p> <p>8.5.12.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site</p>	NC
8.5.13	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p>	RD

MEDIUM DENSITY RESIDENTIAL 8

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	<p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Any indigenous biodiversity values • Visual amenity values • Landscape character • Open space • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. 	

8.6 Rules - Non-Notification of Applications

8.6.1 Except as provided for by the Act, all applications for Controlled activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons.

8.6.2 Except as provided for by the Act, the following Restricted Discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons;

8.6.2.1 Residential development stipulated by 7.5.1.13 involving the development of 4 or more residential units (2 or more residential units in Arrowtown) where the development is able to achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.

8.6.2.2 Notwithstanding the above, clause (a) shall cease to apply at a date being five years after the date the Medium Density Residential Zone is made operative.