Rule Compliance

The development has been designed and assessed as a comprehensive land use proposal across the entire landholding. All buildings, roading, infrastructure, open space networks and landscape treatments are intended to be constructed and completed prior to any subdivision occurring.

When considered as a single integrated site under one ownership, the built form complies with, or appropriately addresses, the relevant Medium Density Residential Precinct and TPLM Zone standards relating to height, setbacks, recession planes, outlook, and building separation etc.

Following completion of the physical works, subdivision is proposed to create large fee simple residential lots and vested lots for roading and open space. The subdivision is therefore a secondary titling exercise that reflects ownership, management and operational requirements rather than driving the built form.

As a consequence of introducing new legal boundaries *after* construction, a number of technical non-compliances arise in relation to setbacks, recession planes, outlook space and building separation.

The Tables below outline the compliance of the Project in relation to the land use aspect as well as the subdivision.

For clarity all consents required for the development of the Project are sought through this application. The Project does not require consent for any prohibited activities under the RMA.

District Rule Compliance Table

Consent Type	***Plan Rule***	***Description of Activity***	***Activity Status***
Local Shopping Centre Zone – Chapter 15			
Rules – Activities			
Land Use	QLPDP Rule 15.4.3 – Buildings	Requires consent – Buildings in a Local Shopping Centre Zone require consent under this rule	**Restricted Discretionary**
Land Use	QLPDP Rule 15.4.18 – Staging of development	Does not comply – Development is proposed to occur prior to transport infrastructure shown on the Structure Plan being completed	**Non-Complying**
Land Use	QLPDP Rule 15.4.19 – Building Restriction Area adjoining SH6	Not applicable – Rule 15.4.19 applies only to Building Restriction Area (BRA) adjoining SH6. Whilst a BRA is shown on the TPLM Structure Plan, the Local Shopping Centre Zone in this location is **not adjoining SH6**. The Structure Plan does not take into account Lower Shotover Road. Whilst a continuous non-vehicular public access pathway is proposed within the BRA, the land is more than 10m from SH6.	N/A
Rules – Standards			
Land Use	QLPDP Rule 15.5.1 – Building coverage	Complies – Building coverage does not exceed 75%, with 34% proposed within the Local Shopping Centre Zone	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Land Use	QLPDP Rule 15.5.2 – Setbacks and Sunlight Access	Complies – Proposed buildings will comply with recession planes	Permitted
Land Use	QLPDP Rule 15.5.3 – Acoustic insulation	Complies – Proposed buildings will comply with acoustic insulation requirements	Permitted
Land Use	QLPDP Rule 15.5.6 – Residential and visitor accommodation activities	Does not comply – Residential activities are proposed on the ground floor level in a Local Shopping Centre Zone	**Non-Complying**
Land Use	QLPDP Rule 15.5.7 – Building height	Does not comply – Buildings exceed the maximum permitted building height of 10m in this zone, with buildings up to 12m proposed	**Discretionary**
Land Use	QLPDP Rule 15.5.8 – Noise	Complies – Noise generated from the residential buildings within the Local Shopping Centre Zone will comply	Permitted
Land Use	QLPDP Rule 15.5.9 – Lighting and Glare	Complies – Lighting generated from the residential buildings within the Local Shopping Centre Zone will comply	Permitted
Land Use	QLPDP Rule 15.5.14 – Building Restriction Areas adjoining SH6	Complies – Rule 15.5.14 applies only to the BRA adjoining SH6. Whilst a BRA is shown on the TPLM Structure Plan, the Local Shopping Centre Zone in this location is **not adjoining SH6**. The Structure Plan does not take into account Lower Shotover Road. Whilst there are buildings within the BRA the land is more than 10m from SH6.	Permitted
Te Pūtahi Ladies Mile Zone – Chapter 49			
Rules – Activities			
Land Use	QLPDP Rule 49.4.4 – Residential activity not otherwise listed	Complies – Excluding the commercial lot, the site is proposed to be developed for residential activity, including residential units, residential community buildings and pavilions, and associated waste storage and cycle facilities.	Permitted
Land Use	QLPDP Rule 49.4.5 – Residential units in the Medium or High Density Residential Precinct	Requires consent – Construction of residential units in the MDR Precinct requires consent under this rule	**Restricted Discretionary**
Land Use	QLPDP Rule 49.4.6 – More than 1,100 residential units	Does not comply – Proposal will result in more than 1,100 residential units that have resource consent within the TPLM Zone, prior to the operation of a high school within the TPLM Zone.	**Restricted Discretionary**

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
	that have building or resource consent in the TPLM Zone	It is noted that consultation is underway with MOE, who are committed to providing a school.	
Land Use	QLPDP Rule 49.4.21 – Commercial activities with no more than 100m^2 gross floor area	Does not comply – The proposed commercial lot will provide for more than 100m^2 of gross floor area, with 200m^2 of retail activity space and 200m^2 of office space proposed. It is noted however that no buildings are proposed on the commercial lot at this stage.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.4.23 – Buildings for non-residential activities	Does not comply – The proposed café/tenancy building is considered a non-residential activity for the purposes of this rule. Conservatively, whilst associated with a residential activity, this rule is triggered to consent the car parking buildings, resident community buildings, waste storage buildings and bike sheds. No buildings are proposed on the proposed commercial/retail lot.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.4.24 – Building Restriction Areas adjoining SH6	Requires consent – A continuous non-vehicular public access pathway is proposed within the SH6 BRA, which requires consent under this rule	**Restricted Discretionary**
Land Use	QLPDP Rule 49.4.28 – Activities not otherwise listed	Does not comply – The café/tenancy office and car parking buildings are conservatively not considered to fall under another activity therefore require consent under this rule. Consent is also sought for temporary storage associated with construction and staging of the development, to the extent that it is not otherwise provided for by the temporary activity rules. Consent is further sought for temporary worker accommodation. The first 100 completed units will be utilised as temporary accommodation for employees of SLL or subcontractors employed to deliver the development.	**Non-Complying**
Land Use	QLPDP Rule 49.4.31 – Buildings within the Building Restriction Area	Does not comply – Buildings are proposed within the BRA identified on the TPLM Structure Plan. A continuous non-vehicular public access pathway is proposed within the BRA adjoining SH6 in accordance with Rule 49.4.24. However, Rule 49.4.31 independently manages buildings within the BRA, and the proposal does not comply with this rule as buildings are located within the identified BRA. While portions of the BRA shown on the Structure Plan no longer directly adjoin SH6 due to the presence of Lower Shotover Road, the BRA remains identified on the Structure Plan and the proposal therefore requires consent under Rule 49.4.31.	**Non-Complying**

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Rules – Standards – Medium Density Residential Precinct			
Land Use	QLPDP Rule 49.5.21 – Development to be in accordance with the Structure Plan	Does not comply – Development is not strictly in accordance with the TPLM Structure Plan (but is consistent with the intent). Key changes are outlined as follows and shown on sheet SK07 of the architectural plan set: • Collector Road Type A* is not proposed within the site • The Stormwater swale to the north of Collector Road Type A is not proposed • The Local Shopping Centre location is proposed in a different location • The open space location is proposed in a different location, on the north side of Collector Road C1 (Collector Road Type A on the Structure Plan)	**Non-Complying**
Land Use	QLPDP Rule 49.5.22 – Residential density	Pre-subdivision – Complies – The proposed development will achieve a minimum density of at least 40 residential units per hectare of the net developable area, proposing approximately 123 units per hectare. Post-subdivision – Does not comply – Once subdivided Lot 6 will have a density of 34 units per hectare.	Pre-subdivision: Permitted **Post-subdivision: Non-Complying**
Land Use	QLPDP Rule 49.5.23 – Building Height	Does not comply – Thirty-four of the proposed forty apartment buildings are three level walk-up apartment buildings. These vary in height from nine to twelve metres so are compliant. Six of the proposed forty apartment buildings are five-eight levels and exceed the height limit by 7.9m – 14.4m (i.e. are up to 27.4m high). Two car park buildings exceed the height limit by up to 5 ~~3.6~~m ~~maximum~~ (i.e. are up to 18~~16.6~~m high). Refer to sheet SK11 and SK51 of the architectural plan set.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.24 – Recession Plane	Pre-subdivision – Complies – The proposal will comply with recession planes on all external boundaries (see sheet SK55 of the architectural plan set) Post-subdivision – Does not comply – Following the implementation of the subdivision, the future boundary lines will create technical recession plane breaches for some internal boundaries.	Pre-subdivision: Permitted **Post-subdivision: Restricted Discretionary**
Land Use	QLPDP Rule 49.5.25 – Landscaped permeable surface	49.5.25.1 – Complies – At least 25% of the site area will comprise permeable surface, with 36% proposed 49.5.25.2 – Not applicable 49.5.25.3 – Does not comply – Each residential unit located on the ground floor does not have a specimen tree however is surrounded by soft landscaping. Landscaping has been comprehensively designed across the entire development.	Permitted N/A **Restricted Discretionary**
Land Use	QLPDP Rule 49.5.26 – Roof colour	Complies – The roof of proposed buildings will be coloured within the range of browns, greens, greys blacks and blue greys with a Light Reflectance Value (LRV) of less than 30%.	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Land Use	QLPDP Rule 49.5.27 – Building coverage	Pre-subdivision – Complies – The proposal will comply ~~Complies –~~with Building coverage which does not exceed 45%, with 34% proposed. Post-subdivision – Does not comply – Following the implementation of the subdivision, Lot 3 will have a building coverage of 46%.	Pre-subdivision: Permitted **Post-subdivision: Restricted Discretionary**
Land Use	QLPDP Rule 49.5.28 – Minimum boundary setback for buildings	Pre-subdivision – Does not comply – Retaining walls may be located closer than 3m to road boundaries. However, apartment and community buildings will be located a minimum 3m to road boundaries and 1.5m to internal boundaries. Post-subdivision – Does not comply – Following the implementation of the subdivision, the future boundary lines will create technical breaches for some internal boundaries.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.29 – Outlook space	Does not comply – Three ground floor apartments out of the 265 apartments where the outlook rule is applied do not comply with the required outlook space depth, providing a depth of 9.35m instead of the required 12m. Refer to sheet SK68 of the architectural plan set. In addition, following the implementation of the subdivision, the future boundary lines will create technical breaches for some outlooks.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.30 – Outdoor living space	Does not comply – The required 20m^2 of private outdoor living space for ground floor apartments is not met for all units, with 15.48m^2 typically provided per unit. The required minimum area for above-ground units is not met in all cases, with balconies ranging from a minimum 3.4m^2 for single units to a maximum 9.2m^2 with a minimum 1.33m depth. Above-ground three bedroom apartments have been altered to increase the internal living room areas with a subsequent reduction in balcony outdoor living space. This is discussed further in paragraph 5.2 of the Architect's Additional Statement. Refer to sheets SK83 to SK86 of the architectural plan set.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.31 – Lighting and Glare	Complies – All exterior lighting will be directed downward and away from adjacent sites and roads. No activity resulting in a greater than 3.0 lux spill will occur	Permitted
Land Use	QLPDP Rule 49.5.32 – Building separation within sites	~~Land use Complies~~Does not comply – The minimum setback between car parking building P1 and Buildings 38 and 39 is 6.1m where 8m is required. The minimum setback between car parking building P2 and Building 22 is 6.7m and to Building 23 is 6.2m where 8m is required. All other ~~The~~ minimum separation distance between residential buildings will comply. Refer to sheets SK70 and SK71 of the architectural plan set	**Restricted Discretionary** ~~Permitted~~
Land Use	QLPDP Rule 49.5.33 – Fencing	Complies – Any fencing along the road boundary will have a maximum height of 1.2m or be visually permeable and a maximum height of 1.8m	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Land Use	QLPDP Rule 49.5.34 – Residential Storage	Does not comply – One bedroom apartment units will comply, with 2.33m^2 storage spaces provided, however, the walk up one-bedroom units and some of the two bedroom and three bedroom unit typologies will not comply, with a minimum 1.30m^3 storage provided.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.35 – Maximum building length	Does not comply – 26 of the 40 apartment blocks will exceed 26m in length, being up to 70.4m long. Additionally, both car park buildings will exceed the 26m length, being 68m long. Refer to sheets SK70 and SK71 of the plan set.	**Restricted Discretionary**
Land Use	QLPDP Rule 49.5.36 – Garages, car parking and waste	Complies – No garages or vehicle crossings in front of residential units are proposed.	Permitted
Land Use	QLPDP Rule 49.5.37 – Location of mechanical plant	Complies – Any externally mounted mechanical plant will be placed so as to not be visible from the street or any public place	Permitted
Land Use	QLPDP Rule 49.5.38 – Road Noise	Complies – Residential buildings located within 80m and 40m of the boundary to SH6 will be designed and constructed to ensure that the internal noise levels do not exceed 40dB Laeq(24hr) for habitable spaces.	Permitted
Land Use	QLPDP Rule 49.5.39 – Staging development to integrate with transport infrastructure	Does not comply – Development is proposed to occur prior to all of the transport infrastructure shown on the Structure Plan being completed. SLL will complete the following before apartments are occupied by long-term residents: • Access intersection from Lower Shotover Road to Collector Road A (Road C1) • Upgraded Lower Shotover Road at Spence Road intersection • Bus stops on SH6, Stalker Road intersection (one on each side of SH6) • Signalisation of Stalker Road / SH6 intersection, including at-grade pedestrian and cycle crossings across both roads • Active Travel link to SH6 bus stops at Stalker Road Intersection • Partial section of dedicated westbound bus lane on SH6 from Stalker Road to Shotover Bridge (part of Queenstown Package) Transport infrastructure not proposed: • The full extent of the dedicated westbound bus lane on SH6 from Howards Drive to Shotover Bridge (part of Queenstown Package)	**Non-Complying**

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
		• SH6 eastbound bus lane from SH6A to Hawthorne Drive and SH6 westbound bus lane from Hardware Lane to SH6A (part of Queenstown Package) • Stalker Road northbound bus priority lane south of SH6	
Land Use	QLPDP Rule 49.5.67 – Building Restriction Areas adjoining SH6	Does not comply – The rule applies to the public access corridors within the BRAs adjoining SH6, as required by Rule 49.4.24. Rule 49.4.24 applies to land only within 10m of the northern boundary of SH6. Only Section 9 SO 485598 contains a BRA that adjoins SH6. Buildings are proposed within this BRA and therefore the public access corridor will not be occupied exclusively by pedestrian footpaths, cycle facilities, landscaping and associated ancillary features as required by the rule. While BRAs are also identified elsewhere on the TPLM Structure Plan, those areas do not adjoin SH6 due to the presence of Lower Shotover Road.	**Non-Complying**
Earthworks – Chapter 25			
25.4 Rules – Table 25.1 - Activities			
Earthworks	QLPDP Rule 25.4.2 – Earthworks that do not comply with the standards in Table 25.2	Not applicable – Earthworks in the Rural Zone will comply with the maximum volume of 1000m^3, with approximately 600m^3 proposed. There is no maximum limit for earthworks within a road. Earthworks within the TPLM and Local Shopping Centre Zones are covered under the district and regional consents already lodged with QLDC and ORC.	N/A
Rules – Table 25.2 and 25.3 - Standards			
Earthworks	QLPDP Rule 25.5.6 – Maximum volumes in Rural Zone	Complies – Earthworks in the Rural Zone will comply with the maximum volume of 1000m^3, with approximately 600m^3 proposed.	Permitted
Earthworks	QLPDP Rule 25.5.7 – Maximum volumes in Road	Complies – There is no maximum limit for earthworks within a road that is not within an ONF or Wāhi Tūpuna area	Permitted
Earthworks	QLPDP Rule 25.5.11 – Earthworks over a contiguous area of land	Does not comply – Earthworks will exceed an area of 2,500m^2 where the slope is 10° or greater, and will exceed 10,000m^2 where the slope is less than 10°.	**Restricted Discretionary**
Earthworks	QLPDP Rule 25.5.12 – Erosion and sediment control measures	Complies – Erosion and sediment control measures will be implemented and maintained during earthworks.	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Earthworks	QLPDP Rule 25.5.13 – Dust from earthworks	Complies – Dust from earthworks will be managed through appropriate dust control measures so that dust does not cause nuisance effects beyond the boundary of the site.	Permitted
Earthworks	QLPDP Rule 25.5.14 – Accidental discovery	Complies – An accidental discovery protocol will be in place during earthworks that complies with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.	Permitted
Earthworks	QLPDP Rule 25.5.15 – Depth of cut	Complies – The maximum depth of cut within the Rural Zone will not exceed 2.4m for the water supply pipeline. This rule does not apply to earthworks within roads	Permitted
Earthworks	QLPDP Rule 25.5.16 – Height of fill	Complies – The maximum height of fill within the Rural Zone will not exceed 2m for the water supply pipeline. This rule does not apply to earthworks within roads or the backfilling of excavation	Permitted
Earthworks	QLPDP Rule 25.5.18 – Setbacks from boundaries	Does not comply – Earthworks may be greater than 0.5m in height and will not be setback from the site boundary.	**Restricted Discretionary**
Earthworks	QLPDP Rule 25.5.19 – Setbacks from waterbodies	Does not comply – Earthworks to install the public water main in the marginal strip adjacent to the Shotover River may be within 10m of the riverbed and may exceed 5m^3.	**Restricted Discretionary**
Earthworks	QLPDP Rule 25.5.21 – Cleanfill	Does not comply – More than 300m^3 of cleanfill will be transported by road to or from the site.	**Restricted Discretionary**
Subdivision and Development – Chapter 27			
Rules – Activities			
Subdivision	QLPDP Rule 27.5.6 **–** Catchall	Requires consent – Any subdivision that does not fall within any rule in this section 27.5.	**Discretionary**
27.6 Rules – Standards for Minimum Lot Areas			
Subdivision	QLPDP Rule 27.6.1 – Minimum lot sizes	Complies – No minimum lot size required for the Medium Density Residential Precinct in the Te Pūtahi Ladies Mile Zone and the Local Shopping Centre Zone within the Te Pūtahi Ladies Mile Structure Plan area	Permitted
27.7 Rules – Location Specific Standards			
Subdivision	QLPDP Rule 27.7.31.1 – Subdivision of land within TPLM or Local Shopping Centre Zone in the Structure Plan area	Requires consent – Subdivision of land within the Te Pūtahi Ladies Mile Zone or the Local Shopping Centre Zone within the Te Pūtahi Ladies Mile Structure Plan area	**Restricted Discretionary**

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Subdivision	QLPDP Rule 27.7.31.2 – Subdivision inconsistent with the Structure Plan	Does not comply – The subdivision is not wholly consistent with the TPLM Structure Plan given the location of roading and parks.	**Non-Complying**
Subdivision	QLPDP Rule 27.7.39 **–** Standards related to servicing and infrastructure	Complies: 27.7.39.1 – All lots will be provided a connection to a reticulated supply laid to the boundary of the net area of the lot – to a Council or community owned and operated reticulated water supply. 27.7.39.2 – Where any reticulation for any of the above water supplies crosses private land, it will be accessible by way of easement to the nearest point of supply. 27.7.39.4 – Electricity reticulation will be provided to all allotments in new subdivisions 27.7.39.6 – Telecommunication reticulation will be provided to all allotments in new subdivisions	Permitted
Transport – Chapter 29			
29.4 Rules – Activities			
Transport	QLPDP Rule 29.4.1 – Activities listed are permitted	Complies – Activities that are listed in Table 29.1 as permitted and comply with all relevant standards in Table 29.3 in this Chapter are permitted under this rule	Permitted
Transport	QLPDP Rule 29.4.2 – Other transport activities	Complies – Transport activities that are not listed in Table 29.1 are permitted under this rule	Permitted
Transport	QLPDP Rule 29.4.3 – Parking for activities listed in Table 29.4 and 29.5.5	Complies – Parking for activities listed in Table 29.4 and Table 29.5.5, other than where listed elsewhere in Table 29.1, is permitted under this rule	Permitted
Transport	QLPDP Rule 29.4.4 – Loading spaces, set down spaces, manoeuvring and access	Complies – Loading spaces, set down spaces, manoeuvring and access are permitted under this rule.	Permitted
Transport	QLPDP Rule 29.4.5 – Bus shelters, bicycle parking, development of active transport network	Complies – Bus shelters, bicycle parking and development of the active transport network are permitted under this rule.	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Transport	QLPDP Rule 29.4.11 – High traffic generating activities	Requires consent – Residential development will exceed the 10 residential unit threshold in Table 29.5, with 1,~~085~~ 083 residential units proposed. *Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5* *High traffic generating activities (any residential development of more than 10 residential units, and any building containing commercial or retail facilities in the Te Pūtahi Ladies Mile Zone)*	**Restricted Discretionary**
Transport	QLPDP Rule 29.4.12 – Parking	Requires consent – Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located. This rule is triggered for the car parking buildings.	**Discretionary**
Transport	QLPDP Rule 29.4.14 – New transport infrastructure	Complies – Construction of new transport infrastructure and the operation, use, maintenance, and repair of existing transport infrastructure is permitted under this rule	Permitted
Transport	QLPDP Rule 29.4.15 – Public amenities	Complies – Public amenities are permitted under this rule	Permitted
Transport	QLPDP Rule 29.4.18 – Construction of unformed road	Requires consent – An unformed road is proposed to be formed for the purpose of vehicular access	**Restricted Discretionary**
29.5 Rules – Standards			
Transport	QLPDP Rule 29.5.1 – Parking space location	Complies – Parking spaces are located outside of any access or outdoor living area.	Permitted
Transport	QLPDP Rule 29.5.2 – Parking space size	Complies – Parking spaces are designed and laid out in accordance with the Car Parking Layout requirements of Table 29.7 and Diagram 3 (car space layouts) of Schedule 29.2.	Permitted
Transport	QLPDP Rule 29.5.3 – Parking space gradient	Complies – Parking spaces will have a gradient of no more than 1:20	Permitted
Transport	QLPDP Rule 29.5.4 – Mobility parking spaces	Complies – Mobility parking spaces will be provided in accordance with this rule	Permitted
Transport	QLPDP Rule 29.5.7 – Residential parking space design	Complies – Parking spaces will be designed in accordance with this rule	Permitted
Transport	QLPDP Rule 29.5.8 – Queuing	Does not comply – The queuing length between the vehicle crossing to the first vehicle control point within the parking buildings may be lesser than the required 30m.	**Restricted Discretionary**

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Transport	QLPDP Rule 29.5.9 – Loading spaces	Complies	Permitted
Transport	QLPDP Rule 29.5.10 – Loading spaces	Complies – The surface of all parking, loading, and associated access areas will be formed/sealed, and the first 10m of such areas will be formed and surfaced.	Permitted
Transport	QLPDP Rule 29.5.11 – Lighting of parking areas	Complies – All parking areas that provide for 10 or more parking spaces will be adequately lit, with lighting designed in accordance with this standard.	Permitted
Transport	QLPDP Rule 29.5.12 – Bicycle parking, lockers and showers	Complies – All bicycle parking, lockers and showers will be provided in accordance with the requirements of Table 29.6. The layout of short term bicycle parking, including aisle depth, will have minimum dimensions presented in Diagram 5 (bicycle layouts) of Schedule 29.2.	Permitted
Transport	QLPDP Rule 29.5.13 – Access and road design	Complies – All works and materials are to comply with QLDC Code of Practice for Land Development and Subdivision as per the Engineering drawings.	**Restricted Discretionary**
Transport	QLPDP Rule 29.5.14 – Width and design of vehicle crossings	Complies – Vehicle crossing widths at the property boundary will be a typical 6m wide two-way carriageway.	Permitted
Transport	QLPDP Rule 29.5.16 – Maximum gradient for vehicle access	Complies – The maximum gradient for any private way used for vehicle access will not exceed 1:6.	Permitted
Transport	QLPDP Rule 29.5.17 – Minimum sight distances from vehicle access on roads other than state highways	Complies – The minimum sight distances shown to comply as per the Mackenzie & Co Engineering Drawings (Sheet 4163-370).	Permitted
Transport	QLPDP Rule 29.5.19 – Maximum number of vehicle crossings	Complies – Three vehicle crossing points are proposed to the primary development site from the C1 Collector road.	Permitted
Transport	QLPDP Rule 29.5.21 – Minimum distances of vehicle	Complies – The closest vehicle crossing to an intersection is approximately 155m.	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
	crossings from intersections		
Transport	QLPDP Rule 29.5.25 – Roading and access within TPLM Zone	29.5.25.1 – Does not comply – Vehicle access is proposed to the site north of the Collector Road C1 (Collector Road Type A as shown on the Structure Plan).	**Restricted Discretionary**
Energy – Chapter 30, Section 30.4			
30.4.1 Rules – Activities			
Energy	QLPDP Rule 30.4.1.1 – Small and community-scale distributed electricity generation and solar water heating	Complies – No wind electricity generation is proposed.	Permitted
30.4.2 Rules – Standards			
Transport	QLPDP Rule 30.4.2.1 – Small and community-scale distributed electricity generation and solar water heating	Does not comply – Solar panels will exceed 0.5m in height on the sloped area of the garage roof and will potentially protrude in excess of 1m on the flat section garage roofs.	**Discretionary**
Utilities – Chapter 30, Section 30.5			
30.5.1 Rules – Activities			
Utility	QLPDP Rule 30.5.1.1 – Buildings associated with a Utility	Does not comply – Fourteen of the sixteen waste storage structures exceed 10m^2 in footprint. The structures range from 9.43m^2 to 23.17m^2.	**Controlled**
Utility	QLPDP Rule 30.5.1.4 – Underground water/ wastewater pipes	Complies – The proposal includes underground pipes and incidental structures/equipment for the supply and drainage of water and wastewater	Permitted
Utility	QLPDP Rule 30.5.1.8 – Underground water/ wastewater pipes	Complies – The proposal includes underground pipes and incidental structures/equipment for the conveyance of stormwater	Permitted
Utility	QLPDP Rule 30.5.1.9 –	Complies – Water, wastewater and stormwater pump stations	Permitted

Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
	Water, wastewater and stormwater pump stations		
Utility	QLPDP Rule 30.5.1.10 – Stormwater detention/ retention ponds	Requires consent – Stormwater detention/retention ponds are proposed	**Controlled**
Utility	QLPDP Rule 30.5.1.12	Requires consent – Aboveground pipelines and attached ancillary structures for the conveyance of water, wastewater, stormwater and gas	**Restricted Discretionary**
30.5.2 Rules – Standards			
Utility	QLPDP Rule 30.5.2.1 – Setback from internal boundaries and road boundaries	Complies – All utility buildings will comply with the internal and road boundary setbacks for accessory buildings in the relevant zone	Permitted
30.5.5 Electricity Distribution Activities			
Utility	QLPDP Rule 30.5.5.2 – Lines and supporting structures	Complies – Electricity lines and supporting structures are proposed within formed legal road	Permitted
Utility	QLPDP Rule 30.5.5.3 – Underground electricity cables	Complies – Underground electricity cables are proposed, the ground surface will be reinstated to the state it was prior to works commencing	Permitted
30.5.6 Telecommunications, radio communication, navigation or meteorological communication activities			
Utility	QLPDP Rule 30.5.6.2 – New aerial lines and supporting structures	Complies – New aerial lines and supporting lines are proposed within formed road reserve, and new aerial telecommunication lines are proposed on existing telecommunication or power structures	Permitted
Utility	QLPDP Rule 30.5.6.3 – Underground lines	Complies – Underground electricity cables are proposed, the ground surface will be reinstated to the state it was prior to works commencing	Permitted
Utility	QLPDP Rule 30.5.6.4 – New aerial lines and supporting structures	Requires consent – New aerial lines and supporting structures (outside formed road reserve) are proposed	**Controlled**
Utility	QLPDP Rule 30.5.6.6 – Poles	Complies – No poles will exceed 11m	Permitted

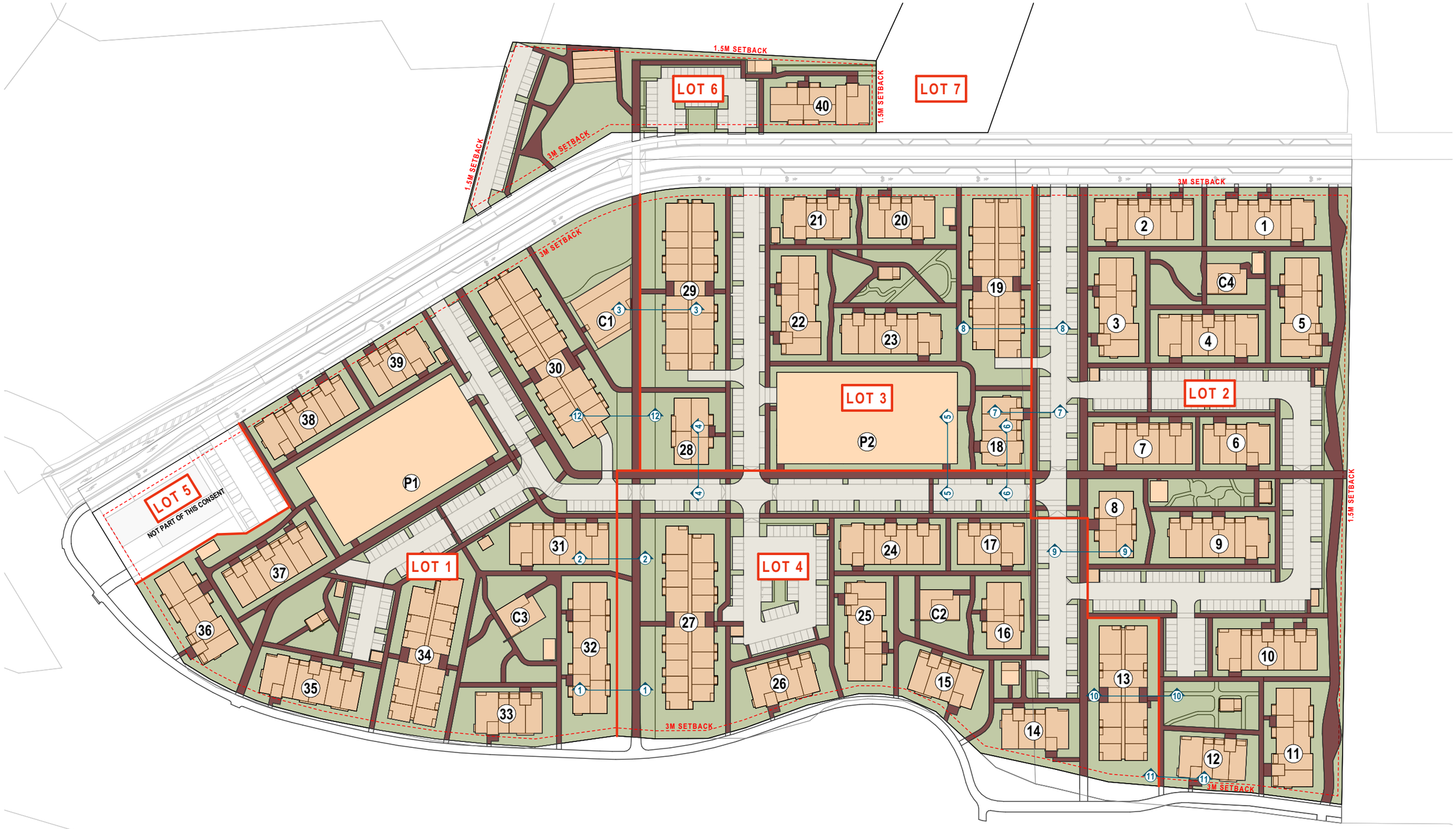
Consent Type	*Plan Rule*	*Description of Activity*	*Activity Status*
Utility	QLPDP Rule 30.5.6.8 – Antennas	Complies – Antennas and ancillary equipment will comply with this standard	Permitted
Signs – Chapter 31			
31.4 Rules – Activities			
Signs	QLPDP Rule 31.4.6 – Temporary construction signs	Complies – Any temporary construction signs will comply with this rule.	Permitted
Signs	QLPDP Rule 31.4.14 – Signs on or above roads	Complies – Traffic and direction signs, road name signs, interactive warning signs, speed limit signs, parking restriction signs, public information boards and associated directional signs are permitted under this rule.	Permitted
Signs	QLPDP Rule 31.4.15 – Signs in or above public pedestrian paths and cycleways	Complies – Traffic and direction signs, road name signs, interactive warning signs, speed limit signs, parking restriction signs, public information boards and associated directional signs are permitted under this rule.	Permitted
31.5 Rules – Standards			
Signs	QLPDP Rule 31.5.6 – Temporary construction signs	Complies – Temporary construction signs will comply with this rule	Permitted
Signs	QLPDP Rule 31.5.12 – Signs on land adjoining State Highways	Complies – Any signs adjoining SH6 will comply with the standards of this rule.	Permitted
Temporary Activities and Relocated Buildings – Chapter 35			
35.4 Rules – Activities			
Temporary Activities	QLPDP Rule 35.4.9 – Temporary construction-related activities	Complies – Any temporary buildings, scaffolding, cranes, safety structures and similar structures will be ancillary to the construction project, will be limited to the duration of the active construction project, and will be removed from the site upon completion of the project.	Permitted
Temporary Activities	QLPDP Rule 35.4.13 – Temporary storage	Does not comply – Any temporary storage or stacking of goods or materials may remain on the site for longer than 3 months and exceed 50m^2 in gross floor area.	Determined by zone rules – see Rule 49.4.28 above
35.5 Rules – Standards			
Temporary Activities	QLPDP Rule 35.5.1 – Glare	Complies – All fixed exterior lighting will be directed away from adjacent sites, waterways and roads.	Permitted

Consent Type	Plan Rule	Description of Activity	Activity Status
		This rule shall not apply to glare from lighting used for health, safety and navigation purposes.	
Noise – Chapter 36			
36.5 Rules – Activities			
Noise	QLPDP Rule 36.5.2 – Noise	Complies – Noise within any point within the site will comply with 50dB $L_{Aeq\ (15\ min)}$ between the hours of 0800h to 2000h, and 40dB $L_{Aeq\ (15\ min)}$ between the hours of 2000h and 0800h.	Permitted
36.5 Rules – Standards			
Noise	QLPDP Rule 36.5.10 – Vibration	Complies – Vibration from any activity will not exceed the guideline values given in DIN 4150-3:1999 Effects of vibration on structures at any buildings on any other site.	Permitted
Noise	QLPDP Rule 36.5.13 – Construction noise	Complies – Construction sound will be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound will comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803.	Permitted

Regional Rule Compliance Table

Consents Required			
Consent Type	***Plan Rule Triggered***	***Description of Activity***	***Activity Status***
Otago Regional Plan: Water for Otago			
Chapter 12 – Rules: Water Take, Use and Management			
Subsection 12.B – Discharge of hazardous substances, hazardous wastes, specified contaminants, and stormwater; and discharges from industrial or trade premises and consented dams			
Stormwater	ORPW Rule 12.B.8 – Discharge of stormwater from a reticulated stormwater system onto land where it may enter water	Complies – The discharge of stormwater resulting from rainfall events exceeding the 1% AEP event will be from a reticulated stormwater system and will not discharge to a Regionally Significant Wetland. Provision has been made for the interception and removal of contaminants that could give rise to the adverse effects identified in condition (d) of the rule. The discharge will not contain human sewage and will not result in flooding of adjoining properties, erosion, land instability, sedimentation, or property damage. The stormwater discharge will also meet the requirements of condition (d) after reasonable mixing.	Permitted
Stormwater	ORPW Rule 12.B.9 – Discharge of stormwater from any road not connected to a reticulated	Complies – The discharge of stormwater from any road not connected to a reticulated stormwater system will not cause flooding on adjoining properties, erosion, land instability, sedimentation, or property damage. For any works on roads, provision will be made for the interception of any contaminant to avoid, after reasonable mixing the requirements of condition (b) of this rule.	Permitted

	stormwater system		
Chapter 14 – Rules: Land Use other than in Lake or River Beds *Subsection 14.5.1 – Earthworks for residential developments*			
Earthworks and associated discharge	ORPW Rule 14.5.1 / 14.5.2 – Use of land and associated discharge of sediment for earthworks for residential development	Does not comply with Rule 14.5.1 – The proposed earthworks are for infrastructure related to residential development and will result in an area of exposed earth exceeding 2,500m^2 within a 12 month period. Additionally, earthworks to install the public water main in the marginal strip adjacent to the Shotover River may be within 10m of the riverbed. Accordingly, the earthworks do not comply with Rule 14.5.1.1(a), and require consent as a restricted discretionary activity under Rule 14.5.2. The proposal complies with the remaining conditions of Rule 14.5.1, as exposed earth will be stabilised following completion of the works, the site is not contaminated or potentially contaminated land, soil will not be placed where it could enter a water body, drain or race, and the works are not anticipated to result in flooding, erosion, land instability, subsidence, or property damage beyond the site. In addition, any sediment discharge will comply with condition (g) after reasonable mixing.	**Restricted Discretionary**
Otago Regional Plan: Air for Otago			
Part IV – Rules			
Air discharge	ORPA Rule 16.3.10.2 – Discharges of energy	Complies – Any discharge of heated air or energy associated with the proposal will comply with this rule *Except as provided for by the Rules in section 16.3.1 to 16.3.9, the discharge into air of: (1) Air heated above ambient temperature, including but not limited to heated air from heat exchangers, and air used for the purpose of cooling plant and equipment; or (2) Energy from sources of electromagnetic radiation, including radio and television transmitters and other telecommunications facilities, cell phones, and generators; (3) Heat generated by transmission lines and ancillary equipment; is a permitted activity.*	Permitted
Air discharge	ORPA Rule 16.3.13.1 – Discharges from miscellaneous activities	Complies – The discharge of contaminants into air from building and construction activities, including road construction and maintenance is a permitted activity under this rule. No seal burning is proposed. Any discharge to air will meet the requirements of this rule.	Permitted



COVERAGE AND PLANNING LEGEND

LOT 1				COMP.
SITE AREA		**24 569m²**		
COVERAGE MAX	45%	9 694m²	39%	✓
LANDSCAPE MIN	25%	9 085m²	37%	✓
TOTAL UNITS/HA	40/1ha	133/1ha		✓

LOT 2				
SITE AREA		**23 151m²**		
COVERAGE MAX	45%	6 666m²	29%	✓
LANDSCAPE MIN	25%	7 375m²	32%	✓
TOTAL UNITS/HA	40/1ha	85/1ha		✓

LOT 3				COMP.
SITE AREA		**15 727m²**		
COVERAGE MAX	45%	7 305m²	46%	X
LANDSCAPE MIN	25%	5 585m²	35%	✓
TOTAL UNITS/HA	40/1ha	180/1ha		✓

LOT 4				
SITE AREA		**18 574m²**		
COVERAGE MAX	45%	5 415m²	29%	✓
LANDSCAPE MIN	25%	6 424m²	34%	✓
TOTAL UNITS/HA	40/1ha	137/1ha		✓

LOT 6				COMP.
SITE AREA		**5 153m²**		
COVERAGE MAX	45%	776m²	15%	✓
LANDSCAPE MIN	25%	2 276m²	44%	✓
TOTAL UNITS/HA	40/1ha	34/1ha		X

project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by* BREWER DAVIDSON architecture / urban design
issue	Fast-track Application					
job no.	3290					

drawing **PLANNING - COVERAGE**

sheet **SK.C01** *date* 28/10/2026

rev **A** *scale* 1:1500 @ A3

PLANNING LEGEND - LOT 1

			COMP.
TOTAL APARTMENTS		**329**	
OUTLOOK SPACE			
LIVING ROOM			
- 3 STOREYS		10M X 4M	X
- 4 AND ABOVE		12M X 4M	X
MASTER BEDROOM		3M X 3M	✓
OTHER ROOMS		1M X 1M	✓
MAX HEIGHT	13m		X
SETBACKS			
- ROAD 3M			✓
- OTHER 1.5M			X
HIRB			
- NORTH 4M+55°			✓
- WEST EAST 4M+45°			X
- SOUTH 4M+35°			✓

OUTLOOK SPACE 10M x 4M

OUTLOOK SPACE 12M x 4M

OUTLOOK INFRINGEMENT

SETBACK INFRINGEMENT





project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**PLANNING - LOT 1**
issue	Fast-track Application								
job no.	3290								

sheet	**SK.C02**	*date*	28/10/2026
rev	**A**	*scale*	1:1000 @ A3

PLANNING LEGEND - LOT 2

TOTAL APARTMENTS **198**

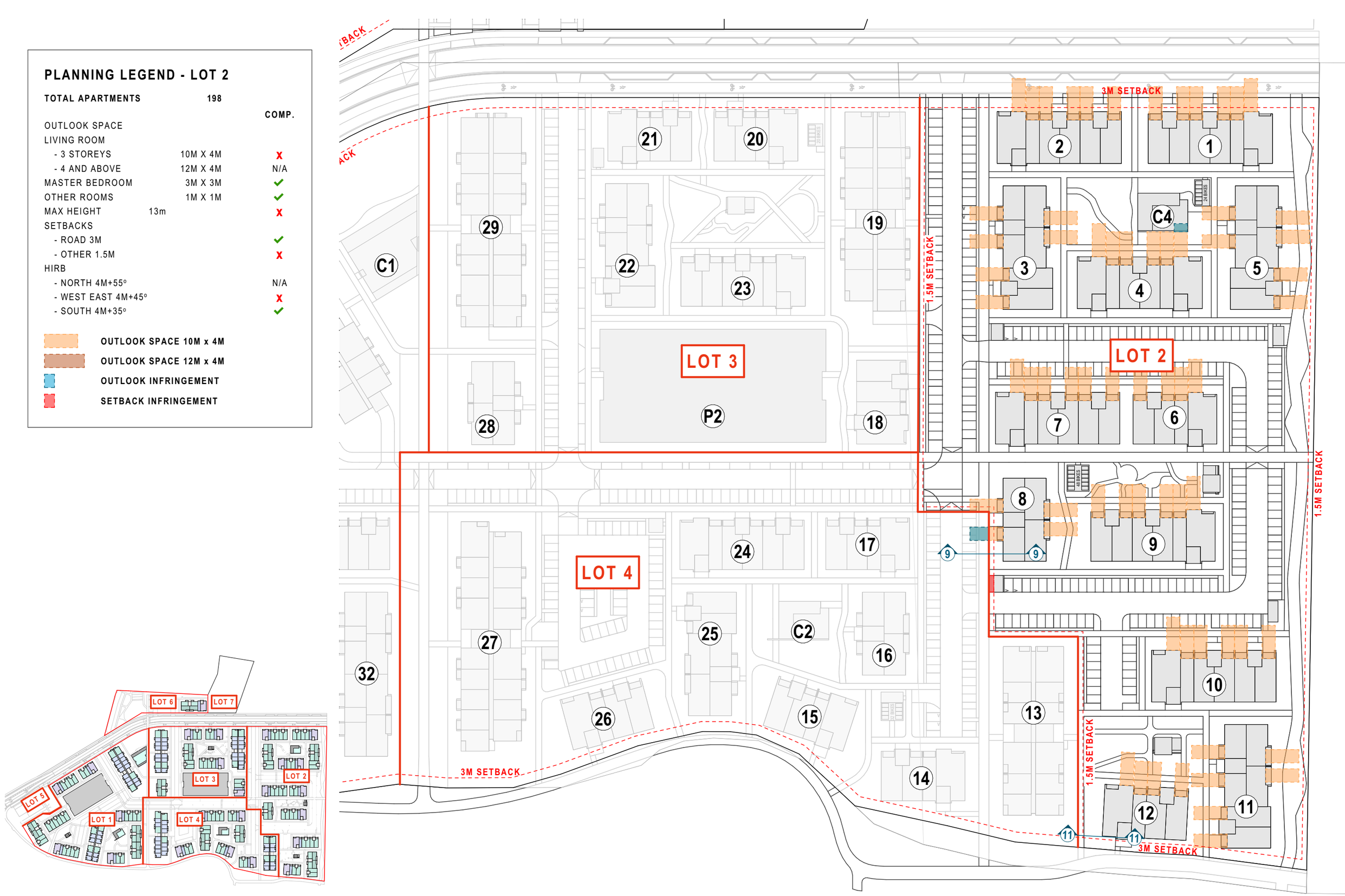
		COMP.
OUTLOOK SPACE		
LIVING ROOM		
- 3 STOREYS	10M X 4M	X
- 4 AND ABOVE	12M X 4M	N/A
MASTER BEDROOM	3M X 3M	✓
OTHER ROOMS	1M X 1M	✓
MAX HEIGHT	13m	X
SETBACKS		
- ROAD 3M		✓
- OTHER 1.5M		X
HIRB		
- NORTH 4M+55°		N/A
- WEST EAST 4M+45°		X
- SOUTH 4M+35°		✓

OUTLOOK SPACE 10M x 4M

OUTLOOK SPACE 12M x 4M

OUTLOOK INFRINGEMENT

SETBACK INFRINGEMENT



project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**PLANNING - LOT 2**
issue	Fast-track Application								
job no.	3290								

sheet	**SK.C03**	*date*	28/10/2026
rev	**A**	*scale*	1:1000 @ A3

PLANNING LEGEND - LOT 3

TOTAL APARTMENTS		**283**	
			COMP.
OUTLOOK SPACE			
LIVING ROOM			
- 3 STOREYS		10M X 4M	X
- 4 AND ABOVE		12M X 4M	X
MASTER BEDROOM		3M X 3M	✓
OTHER ROOMS		1M X 1M	✓
MAX HEIGHT	13m		X
SETBACKS			
- ROAD 3M			✓
- OTHER 1.5M			✓
HIRB			
- NORTH 4M+55°			N/A
- WEST EAST 4M+45°			X
- SOUTH 4M+35°			X

OUTLOOK SPACE 10M x 4M

OUTLOOK SPACE 12M x 4M

OUTLOOK INFRINGEMENT

SETBACK INFRINGEMENT



project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**PLANNING - LOT 3**
issue	Fast-track Application								
job no.	3290								

sheet	**SK.C04**	*date*	28/10/2026
rev	**A**	*scale*	1:1000 @ A3

PLANNING LEGEND - LOT 4

TOTAL APARTMENTS **255**

			COMP.
OUTLOOK SPACE			
LIVING ROOM			
- 3 STOREYS		10M X 4M	✔
- 4 AND ABOVE		12M X 4M	X
MASTER BEDROOM		3M X 3M	✔
OTHER ROOMS		1M X 1M	✔
MAX HEIGHT	13m		X
SETBACKS			
- ROAD 3M			✔
- OTHER 1.5M			X
HIRB			
- NORTH 4M+55°			X
- WEST EAST 4M+45°			X
- SOUTH 4M+35°			N/A

OUTLOOK SPACE 10M x 4M

OUTLOOK SPACE 12M x 4M

OUTLOOK INFRINGEMENT

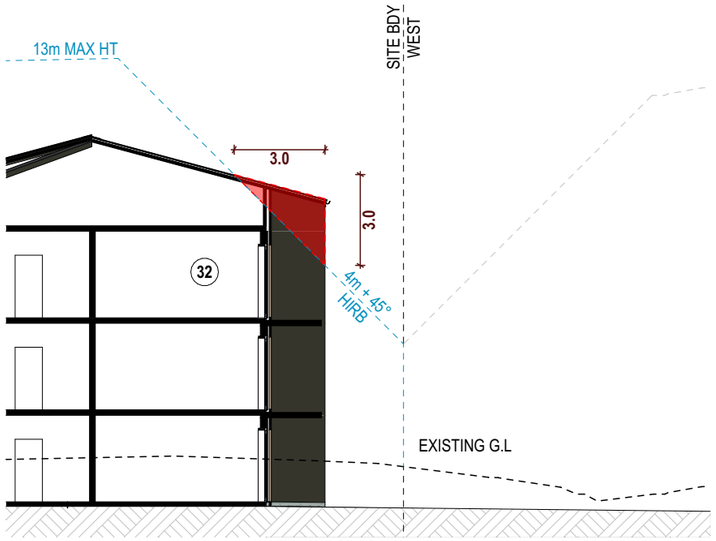
SETBACK INFRINGEMENT





project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**PLANNING - LOT 4**
issue	Fast-track Application								
job no.	3290								

sheet	**SK.C05**	*date*	28/10/2026
rev	**A**	*scale*	1:1000 @ A3



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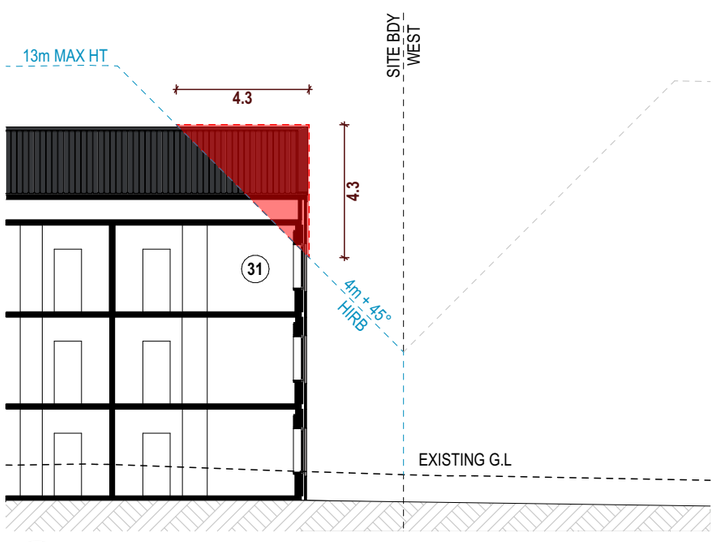

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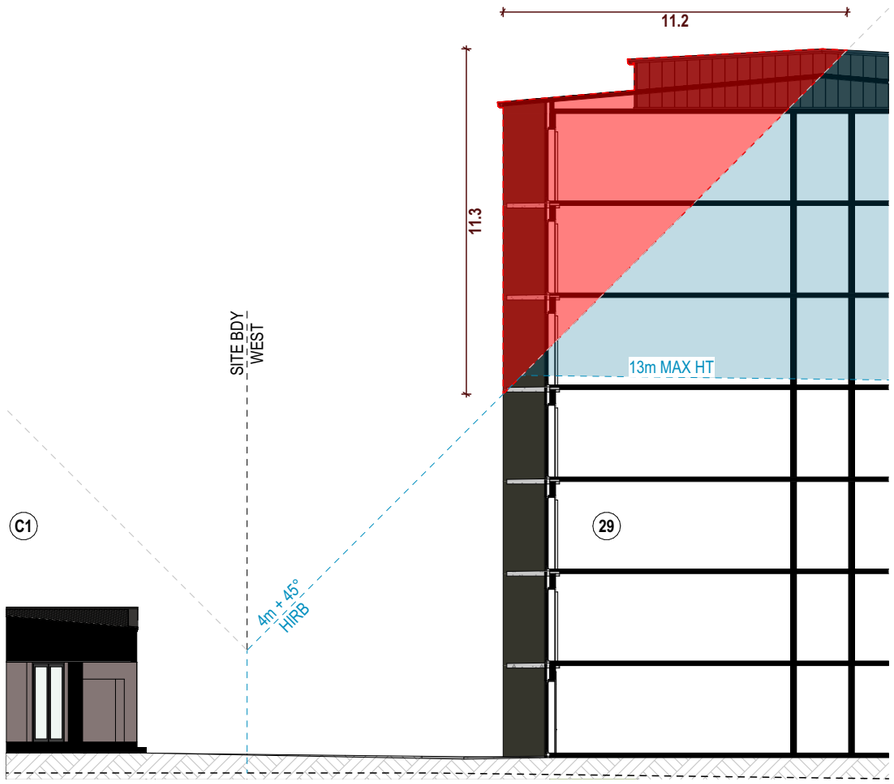

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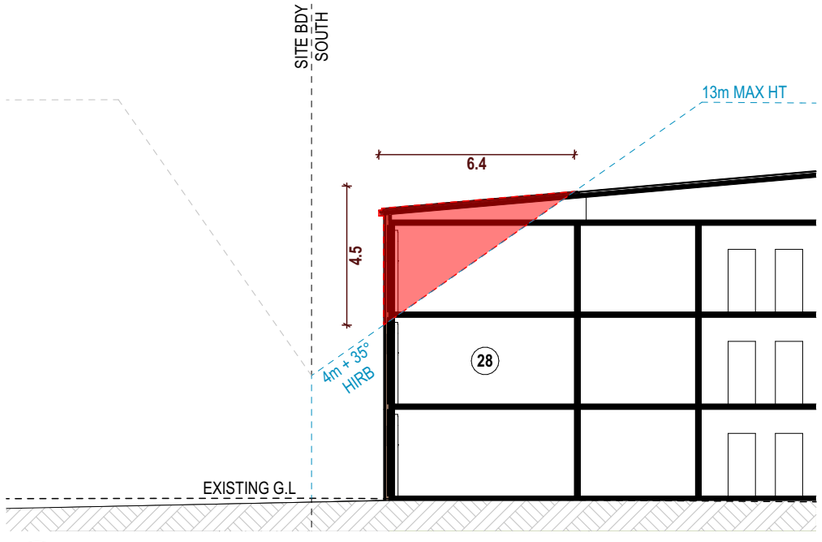

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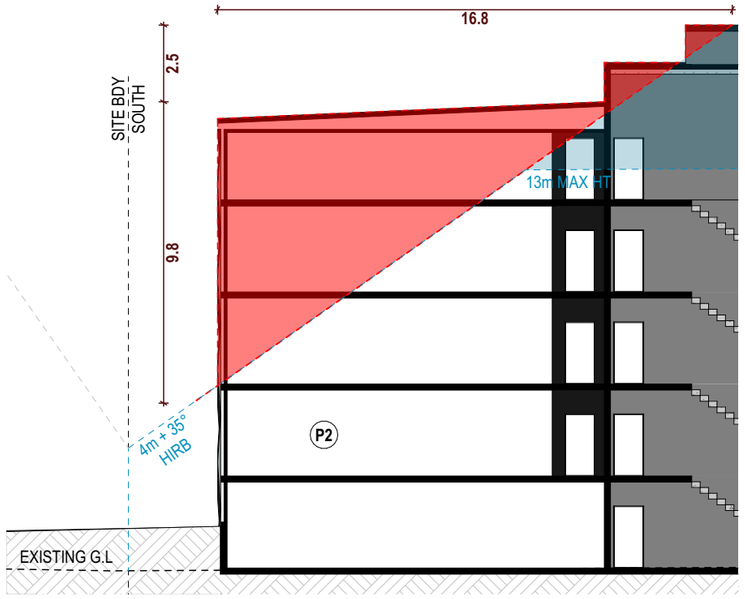

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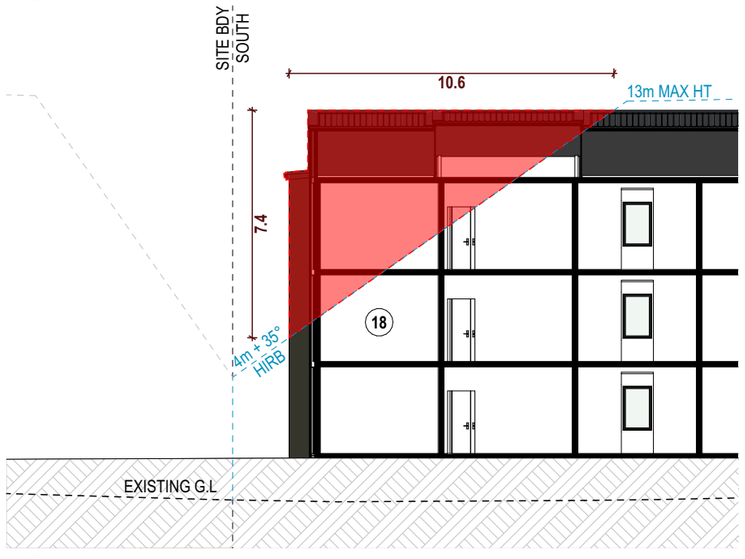

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project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**HIRB SECTIONS 1 - 6**
issue	Fast-track Application							*sheet*	**SK.C06**
job no.	3290							*rev*	**A**

date 28/10/2026
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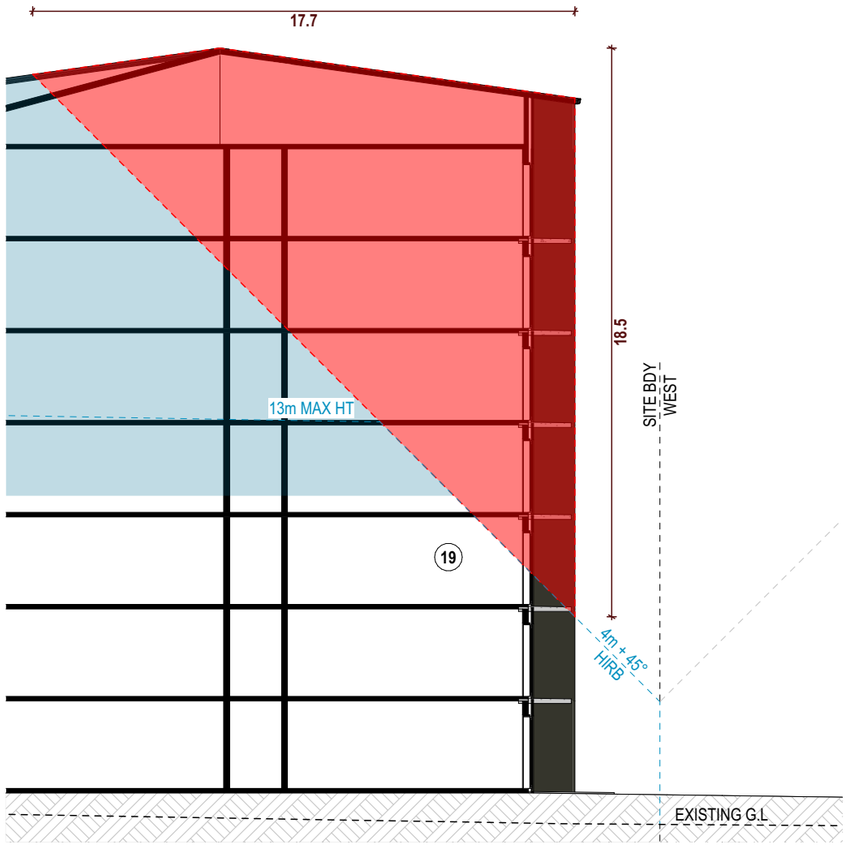

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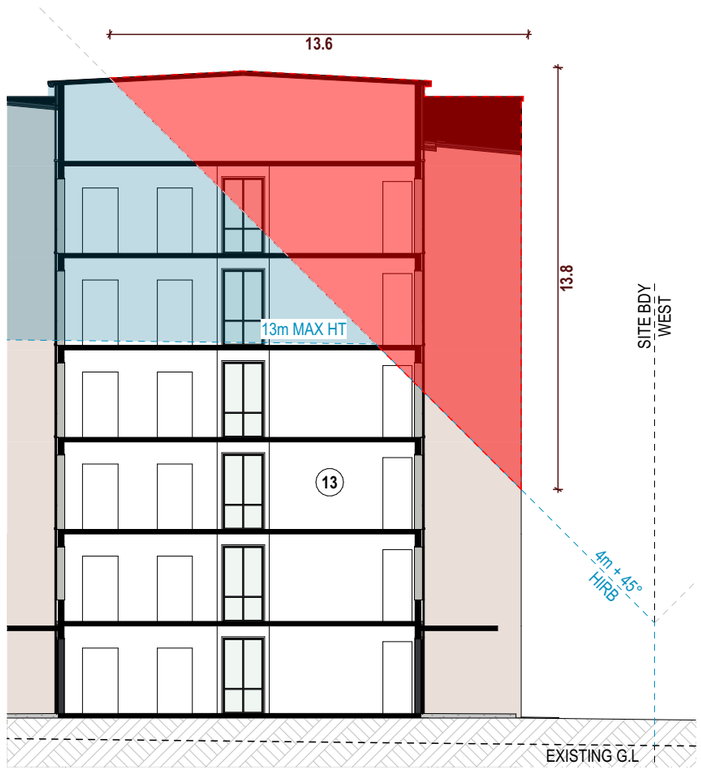

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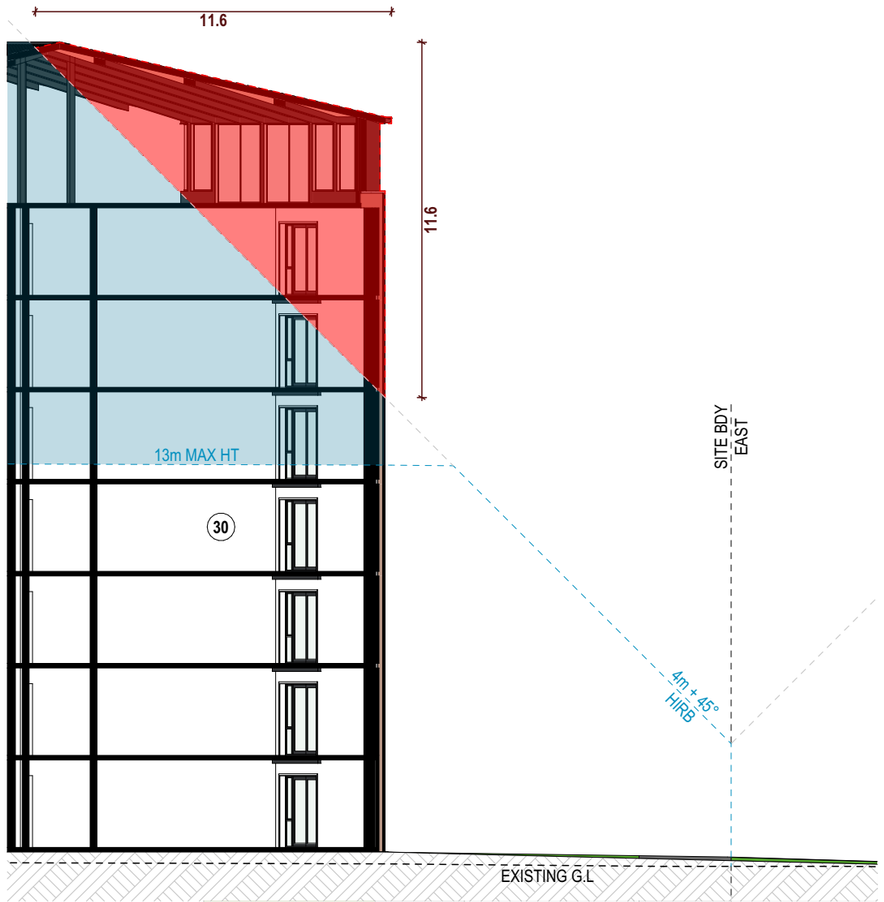

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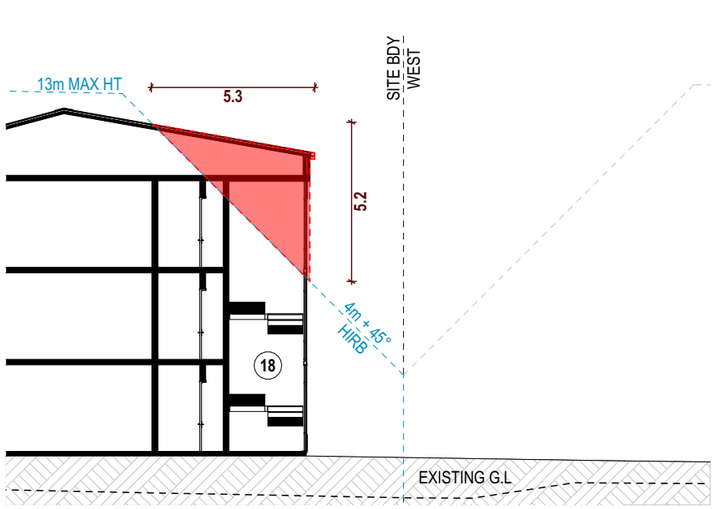

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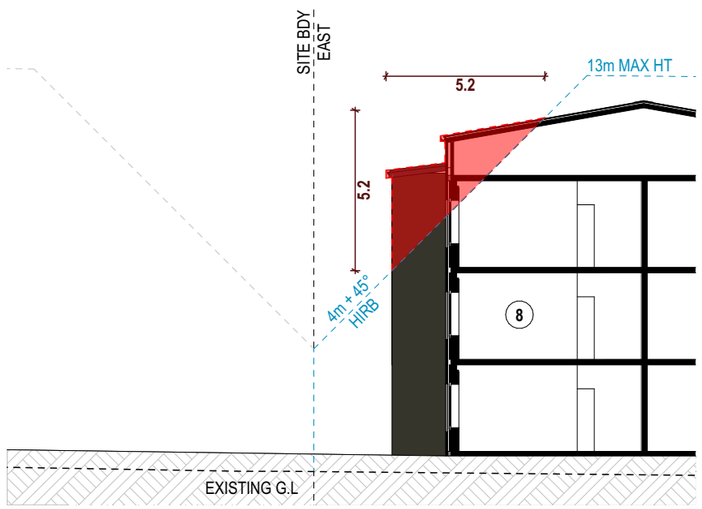

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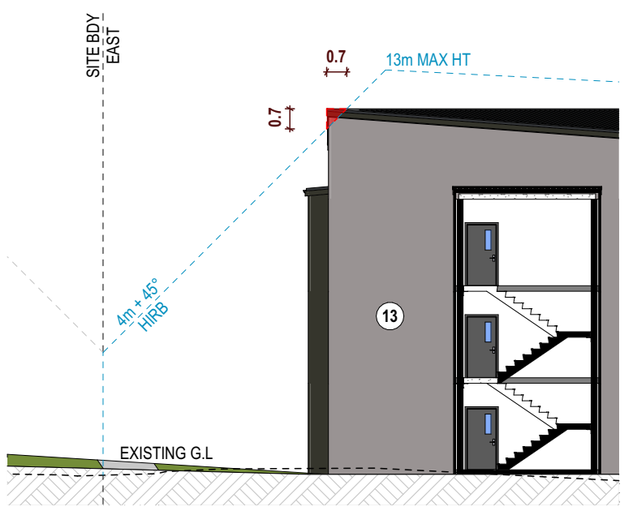

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project	Te Putahi Ladies Mile	*at*	12 LOWER SHOTOVER LADIES MILE QUEENSTOWN	*for*	% Simplicity | Living	*by*	BREWER DAVIDSON architecture / urban design	*drawing*	**HIRB SECTIONS 7 - 11**
issue	Fast-track Application							*sheet*	**SK.C07**
job no.	3290							*rev*	**A**

date 28/10/2026
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