

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Plan Change 50 (Queenstown Town Centre Zone
Extension) to the Queenstown Lakes District Plan

SUPPLEMENTARY EVIDENCE OF JOHN CLIFFORD KYLE

INTRODUCTION

1. My name is John Kyle. My qualifications and experience are set out in paragraphs 1.1 – 1.5 of my primary evidence dated 10 November 2014.
2. This supplementary evidence addresses issues raised through the hearing process since I presented my primary evidence, and sets out my recommended changes to the Plan Change 50 (PC50) provisions as a result of the hearing and subsequent conferencing processes.
3. I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Consolidated Practice Note and have complied with it in preparing this supplementary evidence. I also agree to follow the Code when presenting evidence to the Council. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

ADDITIONAL MATTERS ARISING FROM THE HEARING

Provisions

4. I attach as **Attachment 1** a full set of PC50 provisions, prepared subsequent to the completion of the first phase of the hearing. I have included green highlighting on the amended provisions, which shows changes in the provisions since I presented my primary evidence.
5. **Attachment 2** of my supplementary evidence contains a summary of the amendments made and a further evaluation of these under section 32AA of the Resource Management Act 1991 (the Act). I comment on the key amendments in this supplementary statement of evidence.
6. These provisions now include the Interpretive Diagrams to complement the Isle Street Sub-Zone provisions, to assist with interpreting the applicability of the proposed setbacks and associated height controls.

Transportation Matters (Traffic and Parking)

7. Transportation issues and the potential effects from developing land within the proposed PC50 land area on the Queenstown transportation network were raised at the hearing.

8. Mr McKenzie has clarified in his supplementary evidence that his reportage and evidence in relation to vehicle movements expected to be generated from the development of land within the PC50 area did not incorporate the Council's stated goal of creating a 20% modal shift¹. Rather, for the purpose of calculating the traffic that would be generated from the land use activities ultimately envisaged within the PC50 land, his work assumes that no modal shift will occur.
9. It is thus conservative, in that it assumes that the changes to walking, cycling and public transport usage that Council seeks to encourage, will not occur. It addresses theoretical "worst case" in terms of private vehicle transport to and from the site.
10. Notwithstanding this, I have reviewed the PC50 provisions to see if there might be a better way of ensuring that as land develops within the PC50 area there are safeguards available to the consent authority to properly avoid, remedy or mitigate any adverse effects on the transport network that might arise from this future development. In essence, these changes to the rules would seek to implement a new Policy 3.4 which seeks to manage the effects of land use activities on the transportation network:

*Encourage pedestrian links within and through the Lakeview subzone, and to the surrounding public spaces and reserves and manage traffic flows and need for car parking via Integrated Traffic Assessments for new significant development.*²

11. As a consequence, I recommend amendments to the activity status for convention centres, visitor accommodation and large scale (over 400m² in gross floor area) commercial activities in the Lakeview sub-zone. These activities were previously provided for as Controlled Activities, with control being exercised over the provision of parking and pedestrian linkages (for all buildings) and with respect to a convention centre over effects on the transportation network, including a requirement for an applicant to produce an integrated transport assessment, including a comprehensive travel plan in order to show how transport impacts related to the activity would be managed. Consent to a controlled activity must be granted, but of course this can be subject to mitigating conditions.

¹ Which was referred to by Mr Mander.

² Proposed Policy 3.4. The words "and manage traffic flows and need for car parking via Integrated Traffic Assessments for new significant development" have been recommend for inclusion in this policy following the first phase of the hearing.

12. I now propose that convention centres, visitor accommodation and large scale (over 400m² in gross floor area) commercial activities in the Lakeview sub-zone are assigned the more onerous activity status of Restricted Discretionary. As the panel will know this activity status enables the Council to grant or decline resource consent applications, following consideration of those matters listed in the rule over which discretion has been reserved. Thus, the consent authority is able to decline consent in the face of unacceptable adverse effects on the transportation network.
13. One important corollary method that I have included in the recommended rules³ requires the applicant to provide an Integrated Transport Assessment (ITA) including a comprehensive travel, access and parking plan.
14. In practice, ITAs might be described as a more comprehensive form of the traditional Traffic Impact Assessment which tended to consider only the traffic impacts of a proposal on the surrounding road network, with the underlying assumption that all people would be travelling to and from a site or area by private motor vehicle only. A Traffic Impact Assessment tended to ignore other users of the transport system, namely pedestrians, cyclists, and passengers in coaches, minivans and public transport. As Mr Mander has stated, the Queenstown Lakes District Council is looking to achieve access to the Queenstown town centre via a greater range of transportation modes. Increasing mode share to include greater use of public transport and supporting walking and cycling initiatives comprises a key goal and the extent to which modal shift is occurring (or otherwise) can be taken into account in preparing and assessing ITAs.
15. An ITA provides an assessment of the accessibility of a proposal by walking, cycling, public transport and private motor vehicles. It also requires assessment of the potential effects a proposal could have on the transport network and any mitigation measures needed to ensure that any adverse effects of a proposal are avoided, remedied or mitigated. Applicants are required to consider the full range of transport modes when planning their development proposal.
16. Consideration of the traffic impacts of a proposal is still an important part of an ITA assessment. However the response to those effects is expected to be different.

³ Rules 10.6.3.2A (i), (ii) and (iii).

Rather than proposing the provision of more roading capacity as an automatic solution, an applicant, through the preparation of an ITA would be expected to look first at measures to reduce travel demand, followed by measures to utilise existing transport networks more efficiently, consider opportunities to encourage other transportation modes, and finally adding more road capacity if no other alternatives exist.

17. Further, I note that through conferencing, it was agreed that new visitor accommodation within the Beach Street block would also be subject to consideration against the ITA requirement. The rules attached within Attachment 1 now make provision for this⁴. Amongst other things, this assists to address Mrs Walker's concerns about car parking on the Beach Street block.
18. In terms of encouraging other transportation modes, Mr McKenzie has stated that there does not appear to be any paradigm shift away from a mix of organised passenger transport (coach and other higher occupancy vehicles) and smaller individually transported visitors to centres such as Queenstown. As identified for the convention centre, larger commercial and accommodation activities, there would be the ability to encourage higher occupancy vehicles through the Travel Plan Process.

Transportation Matters (Thompson Street Road Widening)

19. The submission of Ngai Tahu Tourism Limited raised questions in relation to the possible widening of Thompson Street. This widening could include easing the bend of Thompson Street before it meets Man Street, and the widening of Thompson Street beyond this corner in front of the Lakeview sub-zone. Should this road widening occur it would be undertaken by the roading authority (the Council).
20. Recognition that this might need to occur has been made in the Lakeview sub-zone provisions, under Site Standard 10.6.5.1 xiii – Lakeview sub-zone Structure Plan. This rule states that the Structure Plan shall not preclude the widening of Thompson Street, including the corner splay. It is important to note that this rules does not authorise the work (that will need to occur under an alternate legislative regime), it simply means that if it does occur then this does not require a consent to breach the Structure Plan.

⁴ Refer Rule 10.6.3.2A iii, page 10-3 of the Provisions attached in Attachment 1.

Glenarm Cottage

21. Glenarm Cottage (located at 50 Camp Street in the Isle Street sub-zone) has a Category 2 listing in the District Plan. Rule 13.2.3.2 means that any alteration to this cottage is a discretionary activity and Rule 13.2.3.3 means that its removal is a non-complying activity.
22. The Committee asked Mr Cawte various questions about Glenarm Cottage. As I understand part of the discussion, there is a concern that the redevelopment of the sites adjacent to the cottage site could impact upon the heritage qualities of the cottage. The cottage is located quite close to its Man Street frontage. It has reasonable separation from the adjacent property to the west. The cottage is not so well separated from the property to the north. The aerial photograph attached to the conferencing statement dated 9 December 2014 is helpful in showing the existing layout of the cottage and the adjacent development.
23. In my opinion and subject to there being jurisdiction, I recommend an amendment to Controlled Activity Rule 10.6.3.2 to include a specific matter of control to manage potential adverse effects on the heritage values of Glenarm Cottage.

Affordable Housing

24. In terms of PC50's provision for affordable housing, I note that the approach taken to PC50 is aligned with the approach required under the District Plan's affordable housing provisions (derived via Plan Change 24). The district plan based affordable housing methods are fairly limited. For the zones affected by PC50 (High Density Residential and the Queenstown Town Centre Zones), the affordable housing provisions relate to an assessment matter that applies to non-complying resource consent applications⁵.
25. However, as I have described in my evidence in chief, there are no zone standards that control building height or coverage in the Lakeview and Isle Street sub-zones (these are *site standards*). I therefore consider it appropriate to amend the relevant part of Assessment Matter 10.10.2 to ensure that it will apply to the Isle Street sub-zone and the Lakeview sub-zone where the building height, and/or the site coverage standards are exceeded.

⁵ Assessment matter 10.10.2(i)(c) requires consideration of the following: "*with regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.*"

26. Further, as I have been requested by the panel, I have prepared an overview summary of the *Queenstown Lakes Housing Accord* and the *Council Lead Policy: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines*, dated 30 October 2014. This summary, the Accord and the Lead Policy document are attached as **Attachments 3A and 3B**.
27. A key facet of the Council Lead Policy for implementing the Housing Accord is the establishment of Special Housing Areas, within which affordable housing will be provided, and will be established under the Housing Accords and Special Housing Areas Act 2013.
28. Expressions of Interest for land to qualify as Special Housing Areas that will provide affordable housing solutions for the District have been invited by Council, and closed on 5 December 2014. I understand that 16 Expressions of Interest have been received. The Council is now assessing these proposals with decisions on the Expressions of Interest expected early in 2015. It is evident to me that the Council is being proactive in addressing housing affordability issues in the district via its initiatives under the Housing Accord and Special Housing Areas Act 2013.

Scale and Staging of the Plan Change Area

29. Submitters have raised concerns about the extent of the land subject to PC50. Some have suggested the inclusion of a staging method to manage the release of land for subsequent development to accord with demand. I do not support such a method.
30. The argument against PC50 in this respect is essentially that the uncontrolled release of newly zoned land could lead to an oversupply, thus harming the vitality of the existing downtown area. I see PC50 in a different light. Its essence is to provide for a range of uses which are corollary to the existing town centre, via its provisioning for a range of tourist (including convention), associated commercial, visitor accommodation and residential uses. It reflects a need for the district's economy to diversify in order to assist further growth. This is one of the key matters raised by Dr McDermott as warranting a response that is initiated now. Mr Munro also addressed this matter in response to questions and he too sees the distinction and made the point that the town has evolved such that it does and will continue to fulfil a greater

range of complementary functions through time. I agree with Mr Munro in this regard.

31. While District Plans are intended to have a typical shelf life of 10 years, it is my view that fundamental zoning questions such as this one should adopt a much longer perspective (in the order of 50 years). A failure to take such a longer term view in the context of the growth that Queenstown has and continues to experience, would inevitably mean that land located around the established town centre will be developed for other purposes, and opportunities to provide for a town centre with a more diversified range of core functions would likely be foreclosed.
32. With regard to the suggestion that the development of the plan change area should be staged, it is my view that this would be exceedingly difficult to implement in this situation. Moreover, it is not necessary. A staging mechanism has been suggested presumably to manage the rate of land release to offset the risk of possible commercial land oversupply.
33. It is important to recognise that PC50 plans for the future. It does not of itself create any development. It enables development to occur over the long term within a structured and controlled framework. In my opinion, embedding a staging mechanism into the district plan is not likely to be an efficient way of managing the rate of release of land within the PC50 area. Changing market conditions may force a rethink of the method on a reasonably frequent basis. The district plan is not sufficiently nimble to respond to such “rethinks”. Moreover determining what process might comprise a sensible staging plan now is dependent on having a comprehensive understanding of what the land market is likely to do in the next 10 to 20 years, with sufficient surety to set clear thresholds for ongoing land release progression. Forecasting the market in this way has obvious inherent difficulties.
34. I concur with the evidence in chief presented by Mr Colegrave in terms of his conclusions regarding staging⁶.

Eastern Side of Brecon Street

35. In response to the evidence presented by Mr Edmonds on behalf of Queenstown Gold Limited in relation to the inclusion of the land on the eastern side of Brecon

⁶ See paragraphs 5.1 and 5.2.

Street within the plan change, I note that I was incorrect in my response to a question from the panel during the hearing when I stated that this site would be rezoned via the district plan review process. It was my understanding that this land was to be included in the Queenstown Town Centre zone through the district plan review process. Indeed, this was initially the case, but it was subsequently removed as the provisions were further developed. In my opinion, the removal of this land from the area to be rezoned via the district plan review is not an optimal planning outcome. I understand that the Council is currently revisiting this matter.

Isle Street sub-zone

36. The evidence of Mr Freeman was supportive of the Isle Street sub zone provisions, as presented at the hearing⁷. However, other submitters have suggested that the two Isle Street blocks should have separate provisions to reflect, predominantly the existing uses within each block and the different topography. This matter was discussed within the conferencing session held on 9 December 2014. One option discussed was whether it might be appropriate to zone the eastern Isle Street block Town Centre in accordance with the existing Town Centre zone provisions. I understand that there are scope issues associated with such an outcome.

37. There are some differences between the proposed Isle Street sub-zone provisions and the existing town centre provisions. The key matters that concern the submitters relate to building coverage (Isle Street – 70%, TCZ 80%), height (Isle Street – originally included provision for buildings up to 15m where sites were amalgamated, TCZ 12m), and setbacks (the TCZ has fewer limitations in this regard). The Isle Street sub-zone includes greater limitations over noise generated from activities such as licensed premises when compared with the TCZ and also seeks to introduce building insulation requirements for residential and visitor accommodation activities to better protect them from the effects of noise intrusion. In my opinion, these measures are important to the preservation of existing and future amenity values and serve to confirm my view that the Isle Street sub-zone provisions are a better fit for the land in question than the TCZ provisions. If a developer wishes to exceed the height, bulk and location requirements, consent for a discretionary activity can be sought.

⁷ Evidence of Mr Freeman on behalf of Maximum Mojo Holdings Limited, The Dairy Guesthouse 2003 Limited and Any Old Fish Company Limited.

38. In addition it is in my opinion undesirable to split the Isle Street Sub-zone such that each “block” is subject to its own set of provisions. This would add complexity to the district plan. Whilst the respective blocks exude differing land use and ownership characteristics, it is my opinion that the outcome set out by the Sub-zone provisions will engender a reasonably consistent approach to the redevelopment of these blocks. This will assist with establishing a consistent streetscape and a consistency in urban form. I note that Mr Bird has made some comments in his supplementary evidence about the importance of these factors.
39. In my opinion, the approach to district planning in Queenstown over the last two decades has been unduly focussed on tailoring specific (often landowner led) approaches to individual parcels of land. This has resulted in a district plan that currently extends to include twelve primary zones and fourteen “Special Zones” and is one of the most complex to interpret of any in the country. I understand that one of the Council’s primary goals in undertaking the review is to simplify the plan. I endorse that goal and note that providing for a range of spot zones is not consistent with its achievement.
40. I note that Mr Freeman (at paragraph 33 of his evidence) has raised a concern in relation to the Isle Street sub-zone provisions that corner sites may be deemed to have two rear yards, and in that case two 6m rear yard setbacks would be imposed. To address that concern, I recommend a clarification note be included with Site Standard 10.6.5.1 iv (g) that states *“Note: For the avoidance of doubt, corner sites have no rear boundary.”*

Beach Street Block - Height Limits, Veranda Requirement and Noise Limits

41. Via conferencing, agreement was reached between submitters with an interest in the Beach Street block in relation to height limits for that block, and with respect to veranda requirements on Hay Street and Shotover Street. Attachment 1 includes a new Site Standard establishing the maximum height limit at 7m for all land within this block except for Lot 1 DP 153078. For Lot 1 DP 15307 (which accommodates the existing Crowne Plaza Hotel) the maximum height limit was agreed to reflect the current geometrical shape of this existing building, and the amended rule reflects this by limiting the building dimensions to the building existing on 19 December 2014.

⁸ Refer Site Standard 10.6.5.1 xi, on page 10-13 of Attachment 1.

42. Agreement was also reached in relation to Site Standard 10.6.5.1 vi Veranda, given Mr Edmonds client's (IHG Queenstown) concerns that any works undertaken at the Crowne Plaza site would trigger a requirement to erect a veranda along Hay and Shotover Streets. The amendment recommended to this rule ensures that only works taking place on Lot 1 DP 15307 immediately adjacent to these street frontages would trigger this rule. The amended site standard is shown on page 10-7 of Attachment 1.
43. Turning to the noise limits applicable at the Beach Street site, again, the intention in drafting PC50 was for this block to retain the noise limits applicable now under the High Density Residential zone. The rationale for this is due to the fact that there are existing residents, for instance Mrs Walker, within this block who may be affected by increases in noise levels generated on other sites. I therefore do not recommend any changes to the notified noise rules for this site.

Queenstown Town Centre Transition zone

44. Mr Freeman proposed an alternative rule framework for the Man Street car park site in his evidence prepared on behalf Man Street Properties Limited. These new provisions included increasing the site coverage and height limits at the site and reducing the setback required from Man Street. In my opinion the outcomes sought by Mr Freeman for the Man Street car park site would be more appropriately addressed via the resource consent process, rather than inserting such specific provisions into the Plan via a spot zoning.

34 Brecon Street Height Limit and Cemetery Road Re-alignment

45. Mr Hay and Mr Bird have assessed the evidence presented by Mr Munro and Mr Gibbs at the hearing that sought additional height at 34 Brecon Street, as well as a change to the floor to floor minimum height of 4.5m that applies to active frontages to 4m.
46. Given the evidence of Mr Bird, it is my opinion that the current proposed height limit for this site of 12m is appropriate as a rule in the District Plan. If a higher building on this site ultimately has merit, this is most appropriately assessed via a resource consent application where the character, nature and scale of the building can be assessed on a case by case basis, involving appropriate public scrutiny at that time.

47. With regard to the possible re-alignment of Cemetery Road, I fully support this outcome. However, this re-alignment cannot be promulgated via this plan change as it is reliant on private agreements regarding the transfer of land or a designation. In my opinion the inclusion of Site Standard 10.6.5.1 xiii Lakeview sub-zone Structure Plan is as far as the plan can go to enable this outcome.

Height Limits for Isle Street and Lakeview sub-zones being Site Standards

48. The Committee requested clarification as to why the maximum building height limits for the Lakeview and Isle Street sub-zones are site standards, rather than zone standards. As currently drafted, the District Plan includes building heights as (predominantly) zone standards, meaning that a breach of the zone standards requires resource consent for a non-complying activity. Activities that breach a site standard, and do not breach a zone standard, comprise discretionary activities, and this is the status that applies to buildings that are higher than the height limits provided for the Lakeview and Isle Street subzones.
49. I consider it appropriate for activities that breach the height limits to comprise discretionary activities. As a discretionary activity, the Council has full discretion to consider any environmental effects generated by the proposal, and can process the application as either non-notified, limited notified or fully notified. I can see no reason why a breach in a height limit requires a non-complying activity status.

Urban Design Panel

50. During the hearing and at conferencing, the New Zealand Institute of Architects (Southern Branch) requested that development within the Lakeview Sub-zone be reviewed by the Urban Design Panel (the UDP). I agreed that there is an opportunity to include an additional assessment matter for buildings in the Sub-zone that requires review by the UDP⁹. At conferencing I agreed to discuss this further with the Council, and I have done so.
51. The Council has a strong preference not to include such a matter in PC50, or at any other location in the Plan. The role and function of the UDP is set out via comprehensive terms of reference¹⁰. The Council is satisfied with the way the UDP is

⁹ 10.10.2 (iii).

¹⁰

http://www.qldc.govt.nz/assets/OldImages/content/planning/Urban_Design_Panel_Terms_of_Reference_November_2008.pdf .

currently engaged and the manner in which it carries out its functions. The Council prefers to continue with the existing approach and sees no need to go further than this via the establishment of Plan assessment matter provisions. No other zone in the Plan has a similar requirement. It is not proposed to include such assessment matters in the Plan at the time the Plan is reviewed.

Other Matters

52. The location of the convention centre within the Lakeview sub-zone was raised during the hearing and further discussed at conferencing. Mr Weir has addressed this in evidence in order to clarify the underpinnings behind the proposed location. I note that the Lakeview Sub-zone does not require any proposed convention centre to be located in a particular part of the Sub-zone.

J C Kyle

BRP (Hons)

19 December 2014

Attachment 1

Amended Plan Change Provisions

Schedule of Changes to Provisions made during Hearing and as a result of Conferencing, dated 16 December 2014

Provision	Page Number	Reason for change.
Lakeview Policy 3.4	10-19	To include reference to the requirements relating to Integrated Transport Assessments.
10.6.3.1 Permitted Activities 10.6.3.2 Controlled Activities	10-30	To include reference to Restricted Discretionary activities.
10.6.3.2(i) Controlled Activities – buildings outside special character zones and LVSZ	10-30	To include reference to Glenarm cottage.
10.6.3.2 (iv) Controlled Activities – Visitor Accommodation	10-31	To remove Lakeview sub-zone (LVSZ) from this rule.
10.6.3.2 (vi) Controlled Activities – Buildings in LVSZ	10-31 – 10-32	Add new assessment matter regarding effects on cemetery.
10.6.3.2A Restricted Discretionary Activities (i), (ii) and (iii)	10-32 – 10-33	<p>Insert 3 new rules for the LVSZ for conventions centres, visitor accommodation and commercial activities over 400m² to be Restricted Discretionary activities.</p> <p>Include Beach St block in the rule that applies to Visitor Accommodation and Commercial activities over 400m² in area.</p>

10.6.3.4 Non-complying Activities (vi) Residential Flat	10-33	To enable residential flats in the Isle Street sub-zone (ISSZ) as permitted activities.
10.6.4 Non-notification of Applications	10-34	Include Restricted Discretionary activities in this rule. Remove 'noise in LVSZ' exemption from this rule.
10.6.5.1 Site Standard (iv) Street Scene	10-35	Include note regarding corner sites not having a rear boundary. Include side yard boundary setback for sites in Beach St block.
10.6.5.1 Site Standard (vi) Verandas	10-36	Amend rule so it doesn't apply to all building works at the Beach St block.
10.6.5.1 Site Standard (xi) Building and Façade Height	10-40 – 10-41	Incidental changes to the ISSZ height rules that don't change the outcome of the rule. Include new interpretive diagrams for the ISSZ rules.
10.6.5.1 Site Standard (xi) Building and Façade Height	10-42	Include new height limit site standard rule for the Beach St block.
10.6.5.1 Site Standard (xiv) Active Frontages in Lakeview sub-zone	10-43	Change the floor to floor minimum dimension from 4.5m to 4m.

10.6.5.2 Zone Standards (i) Building and Façade Height	10-44 – 10-45	Delete height limit rules that apply to the Beach St block. Exempt Beach St block from the 12m maximum building height zone standard.
10.10.2 Assessment Matters (i) Building Height and Site Coverage	10-64	Amend title to include 'site coverage' to be consistent with clause (c). Non-substantive change to assessment matter (breach changed to exceed).
10.10.2 Assessment Matters (iii) Buildings in LVSZ	10-65	Include new assessment matter relating to the cemetery. Include new landscaping assessment matter.
10.10.2 Assessment Matters (iv) Buildings in Town Centre Zone	10-66	Include new assessment matter relating to Glenarm Cottage.
10.10.2 Assessment Matters (vii) Restricted Discretionary Activity Rule 10.6.3.2A (i) Convention Centres	10-67	Non-substantive change –rename assessment matter from 'Controlled Activity' to 'Restricted Discretionary Activity'.
10.10.2 Assessment Matters (ix) Restricted Discretionary Activity Rule 10.6.3.2A (ii) Visitor Accommodation and (iii) Commercial activities with a gross floor area of greater than 400m ² .	10-68	Include new assessment matter that relates to the new restricted discretionary rule for visitor accommodation and commercial activities over 400m ² .

Plan Change 50 – Queenstown Town Centre Zone Extension

- Single underline and strike through – changes as notified September 2014
- Double underline and strike through – changes made to reflect submissions, s42A report; made 10 November 2014. Discussed with Nigel Bryce (s42A report author). Mr Bryce either agrees with changes shown (reflected in the s42A report), or agrees in principal with changes shown, subject to evidence being provided (Site Standards 10.6.5.1(iv)(e), (g) and (xi)(i)).
- Green highlighted text – changes made to respond to issues raised during the hearing (27.11.14) and conferencing (10.12.14)

10. Town Centres

Queenstown, Arrowtown & Wanaka

Corner Shopping Centres Frankton, Fernhill & Sunshine Bay

10.1 Issues, Objectives and Policies

10.1.1 Resources, Activities and Values

Increasing visitor numbers and a growing resident population has brought about a steady growth in the retail and business floor space constructed in and around the town centres.

Aside from the peripheral expansion in Queenstown, and the general growth in activity in all centres, the main trends of relevance to the Plan are:

- increasing pressure for land suitable for large retail outlets.
- a blurring of the traditional distinctions between service industries and retailing.

These centres satisfy both a local and District function and provide the bulk of the goods and services required by the residents of the District. They are supported by local shops in the smaller settlements.

Queenstown

Queenstown is the largest and busiest of the centres with much of the activity directly attributable to tourism. It is the principal administration centre for the District and contains the greatest variety of activities.

Arrowtown

Arrowtown is more clearly a local business centre servicing a local catchment. The viability of this centre is heavily dependent on visitor activity and the special historic character of the town.

Wanaka

Wanaka is developing into an important commercial centre which serves a significant part of the District and some localities immediately outside of the District. This role will continue to grow in importance as the resident population and visitor activity in this part of the District increases.

Corner Shopping Centres

The retail activity of Corner Shopping Centres, Frankton, Fernhill and Sunshine Bay Zones is based around convenience goods stores serving the residents.

10.1.2 Issues

While the function of each centre is different and the physical character of each centre distinctive, there are a number of common issues.

i The consolidation and maintenance of existing town centres

Inappropriate location, nature and design of business activities can result in fragmentation of town centres, inefficient use of infrastructure, loss of vitality, convenience, accessibility and identity of business areas, and adverse effects on the environment of surrounding areas.

The buildings, infrastructure and car parking areas within the town centres represent a significant investment. They are encompassed within the meaning of physical resource, as defined in the Act.

The land and buildings of the town centres provide the space and resources for a wide range of activities to take place. It is therefore

necessary that they are recognised for the importance of their role in the District's economy as well as the social and cultural well being of the community.

Consolidation of the boundaries encourages the efficient use of existing resources, such as roads and utility services, and creates a degree of certainty for further growth and development. This, in turn, will assist the viability of the town centres with benefits to the community in terms of the range of services available, their convenience and accessibility. The Council can then provide and maintain efficient road networks and ensure car parking is provided at convenient locations to those areas.

Town centres are a source of identity for their communities, as they represent a meeting place for people. Consolidating the area within which these activities take place will reinforce the communities' perception of the character and form of their towns and their identity, not only as a place of business, but also as a venue for social and cultural events.

Boundaries defining the town centres may also prevent the outward spread of commercial activities into residential areas. This spread would have an adverse effect on the amenities of those areas and the presence of significant commercial activities would fragment the residential community. However, some business facilities within residential areas can provide convenient services for residents. This issue is discussed under the Section on Amenity.

ii Efficient Use of Buildings and Infrastructure

Inadequate opportunities to change or redevelop the use of business buildings and sites, and inadequate access and parking associated with business areas, can result in inefficient use of buildings and infrastructure and loss of business vitality.

Section 7 of the Act requires the Council to have particular regard to the efficient use and development of natural and physical resources. This requires consideration be given not only to the buildings and

infrastructure but also that the activities undertaken are able to operate efficiently. To ensure buildings and sites continue to be occupied it is important that a broad range of activities are able to establish. A diversity of activities may also add vitality and interest to the town centres that will attract people and generate economic well being. In addition, it is recognised that unnecessary regulation may act as a barrier to the establishment of new and/or different businesses. The Council therefore seeks to impose only those rules which are necessary to maintain the amenity values of the town centre resources and sustainable management.

The effective functioning of the town centres is also dependent upon the public having access to the facilities and services provided. Efficient and safe routes for the movement of people and goods and sufficient loading and car parking at convenient locations are necessary to enable the town centres to provide a good service to the public.

iii Amenity

The establishment and operation of activities in the town centres can result in adverse effects on the centres and their surroundings, such as from noise, emissions, loss of visual amenity, lighting and traffic congestion.

In addition to making town centres physically accessible to the public it is also necessary to enhance their amenities to make them pleasant and enjoyable to visit and work within. The level of amenity will vary between different areas.

Town centres are characterised by a concentration of people and activities and are likely to have different standards of amenity than may be found in a residential environment. For example, people expect there to be more trucks and cars in town centres and tolerate more traffic noise and fumes than they would in their living environments. However, the Council wishes to ensure that the environment of the town centres remains visually attractive to new activities and an acceptable place

within which to work. Although town centre activity will in significant part be determined by market forces, the Council has the responsibility to

establish the environmental parameters within which development may occur.

Within the town centres effects need to be considered both individually and cumulatively, as well as in terms of the proximity of living or other sensitive areas.

Noise - created by activities and traffic. The amenities of business areas which accommodate pedestrian-oriented activities may be adversely affected by proximity to major highways, in addition to safety and traffic efficiency concerns. Noise also needs to be controlled at the residential interface although a higher level of noise is normally acceptable within the business area.

Glare - is of concern where it affects residential properties, recreation areas and roads. The location of and direction of lights should be controlled while the establishment of landscaping can reduce glare from buildings and cars.

Visual Amenity - The visual environment of the town centre areas is characterised by one and two storey buildings built up to all boundaries, often with large display windows, verandas and advertising signs. Important issues with regard to visual amenity are to:

- retain the existing scale and spatial distribution of buildings
- retain verandas as a feature of the streetscape where appropriate
- prevent the erection of large blank walls to the street
- prevent the creation of large sealed car parking or display areas in areas with high levels of pedestrian movement
- control signage, external appearance and building design where appropriate

- protect and enhance heritage features and special character areas.

Traffic - Noise, fumes and congestion generated by traffic are expected to occur within the town centres as people and goods must be transported to and from these areas for business to take place. There is a need to ensure that public safety is not compromised by the conflict between pedestrians and vehicles and that areas where there is a high concentration of pedestrians are kept as free as possible from traffic noise and fumes. In addition traffic efficiency and safety should not be compromised by vehicular conflict. This is an issue of particular concern along State Highways which carry a large volume of through traffic which is not stopping to conduct business.

iv **Retailing from Industrial Areas**

Dispersal of retail activity from town centre areas will undermine the convenience, efficiency and availability of such areas to residents and visitors.

The types of activities undertaken from industrial areas has changed in recent years in response to an economic decline and the need to diversify business. Industrial areas are no longer primarily areas of processing and manufacturing. Service industries and retailing are becoming increasingly significant as complementary activities. In the past there has been limited provision for retailing activity from industrial areas. It is acknowledged that the distinction between industrial and commercial activities has blurred and there needs to be provision for a mix of activities. Such a provision will require checks on a scale to ensure there is not a general dispersion of retailing from the central commercial areas, which would undermine the integrity and form of commercial areas, and thereby the important physical resource they represent and so reduce their convenience, efficiency, attraction and availability to the District's residents and visitors.

10.1.3 Objectives and Policies

Objective 1 - Maintenance and Consolidation of the existing Town Centres and Activities Therein

Viable Town Centres which respond to new challenges and initiatives but which are compatible with the natural and physical environment.

Policies:

- 1.1 *To maintain and enhance patterns of land use, development and character which promote and reinforce close proximity and good accessibility within the business areas and between the business areas and living areas.*
- 1.2 *To enable town centres to become the principal foci for commercial, administration, employment, cultural and visitor activities.*
- 1.3 *To provide for and encourage the integration of a range of activities within town centres, including residential activity.*
- 1.4 *To enable retail activities within town centres.*
- 1.5 *To provide for town centres to be densely developed centres of activity with maximum consolidation of space, commensurate with the essential amenity, environmental and image outcomes sought for each centre.*
- 1.6 *To provide for the staged development of a mixed use commercial core within the 3 Parks Zone provided its development does not undermine the role, function, vitality and vibrancy of the Town Centre, whilst recognising that some extensions to the Town Centre zone may also be appropriate over time.*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Provide for a wide range of activities through the zone rules.
- (b) To control by zoning the ~~outward~~ out of centre spread of town centre activities
- (c) Zoning of land sufficient to encapsulate the existing town centres, with any future expansion of these areas dealt with via a plan change.

(ii) Other Methods

- (a) Through the acquisition and development of land, as necessary, for roads, service lanes and infrastructure.

Explanation and Principal Reasons for Adoption

A key element of urban growth is the relationship between residential and business activity areas. The way in which business and residential activities are distributed within the District will have a major influence on travel demand and energy consumption. The Council cannot expect to determine where people choose to live in relation to their employment but the opportunities for providing a convenient link between employment and living environments does have a number of advantages including:

- convenient access for those with limited access to private transport.
- reducing the cost of private transport.
- providing a choice of transport mode.

The main town centres provide a variety of retail, service, entertainment and visitor facilities which contribute to the identity of the major towns. The Council recognises that some new commercial activities will establish away from the main town centres but is determined to ensure that these town centres continue to develop and enhance their role as the principal business environments.

The town centres are important for visitor activity. However, the Council is concerned about the effects of large scale vehicle orientated activities on the amenity values of the Arrowtown, Queenstown and Wanaka town centres. In addition, these Town Centres are confined by topography and existing buildings and could have difficulty coping with anticipated business growth which will flow from increased visitor numbers. In Wanaka, the establishment of such large scale activities beyond the Town Centre is considered necessary in order to preserve the amenity, scale, character, and consolidated form of the Town Centre.

The town centres are a logical location for a wide range of activities and because of the limited land areas available they are likely to be densely developed. This provides a sense of vitality and variety and promotes convenience, accessibility and efficient utilisation of services and infrastructure. It will also assist in retaining the character of the centres. A further benefit of consolidated town centres is a consequent reduction in the outward out of centre expansion of the business activities and the retention and enhancement of surrounding living environments.

The Council believes positive management of the town centre environment is necessary to ensure the retention of the retail activity. Because the town centres are small and compact there are no obvious nodes of retail activity and the objective is to ensure that this general distribution of activity is maintained. This will be achieved by:

- retention of retailing activities at street level on nominated streets.
- enhancing pedestrian amenity within the town centres.
- provision of car parking and retention of the “people scale” and compact form of the town centres

Nevertheless there will be a need for some forms of retailing to locate outside the town centres because of the character and needs of the particular activity, large buildings, extensive off-street parking. This is also acknowledged as desirable if the intimate scale, pedestrian convenience and amenity value of the town centres is to be retained and enhanced. Large vehicle orientated convenience stores and bulk related activities do not enhance that amenity.

The viability, amenity and attractiveness of the town centres comes not just from successful retail and visitor activities but from the use of the town centres for a range of residential and community activities. Residential activity within the town centres enhances the economic well being of the centres and the viability, life and amenity of the centres. It also provides for a convenient and energy efficient use of resources.

Objective 2 – Amenity

Enhancement of the amenity, character, heritage, environmental quality and appearance of the town centres.

Policies:

- 2.1 *To provide for the development of a full range of business, community and tourist activities while conserving and enhancing the physical, historic and scenic values and qualities of the geographical setting.*
- 2.2 *To ensure reserve areas and other public spaces are upgraded and integrated with development occurring on adjoining land or water areas.*
- 2.3 *To control the height, scale, appearance and location of buildings to ensure that the amenity of the area, both at street level and within adjacent developments, is maintained and enhanced.*
- 2.4 *To continue programmes of street and other public open space enhancement within the town centres.*

- 2.5 *To maintain and enhance the contribution to the image of town centres of public open spaces and reserves within and on the periphery of the town centres.*
- 2.6 *To implement methods to minimise the adverse effects of vehicles on the amenity of the town centres.*
- 2.7 *To provide public facilities and street furniture for the convenience of persons within the town centres.*
- 2.8 *To recognise and enhance the particular heritage characteristics of Queenstown and Arrowtown.*
- 2.9 *To recognise and protect the important interrelationship between land and water activities and amenity values in Queenstown Bay.*

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including the following:

(i) District Plan

- (a) The use of performance standards for street appearance, setback, design, external appearance, landscaping, noise, glare and car parking.
- (b) Use of rules to separate activities which generate vehicle traffic as against pedestrian traffic.
- (c) The use of rules, guidelines and incentives to enhance the essential heritage and locational characteristics of the centres (i.e. building design, relationship to lake frontages).

(ii) Other Methods

- (a) To provide finance through the annual plan provide and initiate projects for street and open space enhancement, traffic management, heritage protection, and public facilities.

Explanation and Principal Reasons for Adoption

The amenity, character, environmental quality and image of the town centres derives from the activities established within these areas, the built form which houses the activities as well as from the open spaces which provide the linkages or connections between buildings and activity nodes.

The town centres continue to reflect the basic underlying pattern of development established at the time each was first settled. This pattern includes the street layout, the width of the streets, the relationship of Queenstown and Wanaka to the lakes and other adjacent open spaces and the buildings and structures which remain from the early development. These elements are recognised and reinforced through specific controls on development which address building scale, height and appearance, setback from the street, heritage buildings and the relationship of buildings to adjoining buildings and open spaces. These policies are reinforced by policies relating to built form and appearance and by those specific to the particular character of each town centre.

The scale of the town centres and of individual developments within each centre is important where the overall relationship of the town centre to the surrounding physical environment is a critical factor in assessing character and image and amenity values. It is important that the core areas of the town centres ~~is never far from the edge of~~ are well connected to the centre, that views of the surrounding landscape are readily available, and that the surrounding landscape and setting contributes to the sense of place and belonging. The built environment should not dominate or be out of scale with the natural character and setting which provides the town centres with a sense of place within the natural landscape and in a significant way determines the image and amenity values of the area. For these reasons the Council has, through a series of interrelated standards, established the level of development appropriate within the town centres.

To ensure the coherence of the centres it is necessary to consider development proposals within the wider street context and not merely the confines of a particular site. The context of each proposal is taken to include the buildings on either side, the street space, linkages within and beyond the immediate locality and public open spaces. Each development will, depending on design, impact on those elements. Coherence will flow from each proposal respecting these elements as important components of design. Amenity enhancement will follow from conscious attempts to include these elements in any specific development proposal.

Where possible, building design is encouraged to provide for daylight and sunlight penetration to streets and public spaces. This is achieved through overall building height and street frontage facade height controls.

Protection from the weather is desirable in some locations if the town centres are to remain attractive and convenient for pedestrians. Previous district plans have required verandas over footpaths in specified parts of town centres. Provisions in this Plan seek to achieve a continuation of this protection. It is accepted that complete protection is impracticable and in some locations unwarranted (e.g. Arrowtown) and could have an adverse effect on other elements which contribute to the amenity of town centres.

While a significant proportion of the amenity of the town centres is contributed by private developments, public actions are also very important. The Council is committed to environmental improvement and enhancement works in both Wanaka and Queenstown. These works assist in establishing the context within which new private developments will occur and against which, at least in part, they will be measured.

The Queenstown Bay and Wanaka Town Centre waterfronts are a critical element in the economic well being and the amenity values of the town centres. The waterfronts provides the visual setting and major amenity area of the town centres and are in particular, a vital, exciting and attractive element which is fundamental to the character which is Queenstown Town Centre.

Environmental enhancement and improvement includes not only physical works but also ensuring that the effects of motor vehicles on public spaces is

minimised. This may mean actively discouraging or reducing the impact of vehicles on specified areas or diverting the demand for accessibility through the construction of parking buildings or open space for car parks in convenient locations on the periphery of the town centres. It may also involve restrictions on the accessibility to the town centres for large commercial vehicles.

The town centres of Queenstown and Arrowtown contain many of the identified heritage buildings and structures of the District. The policy in respect of these complements the District wide heritage policies regarding protection of heritage items by encouraging not only the retention of buildings and structures, but also those more basic elements and characteristics of the built form of the town centres, such as road layout and width, site width, service lanes and pedestrian linkages.

These outcomes will be achieved through design controls, financial incentives and the action of the Council in respect of protecting significant buildings, structures or built form elements which are under threat and which, if destroyed or modified, could compromise the overall amenity and image of the locality.

Objective 3 - Built Form

Maintenance and enhancement of a built form and style within each town centre that respects and enhances the existing character, quality, and amenity values of each town centre and the needs of present and future activities.

Policies:

- 3.1 *To ensure a built form for each town centre which relates to and is sympathetic to the physical characteristics of the site and neighbourhood including climate, neighbours and topographical features.*
- 3.2 *To provide for a ~~building appearance~~ built form which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography.*

- 3.3 *To create a series of core areas within each town centre, and appropriate interconnections between them.*
- 3.4 *To structure the town centres around the existing public spaces (including streets and lakes) and to relate its built form to the surrounding landscape and the built form of adjacent zones.*
- 3.5 *To promote a built form which exhibits a sense of arrival and departure and to contain the town centres within clearly established boundaries.*

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods including :

- (i) As for Objectives 1 and 2.

Explanation and Principal Reasons for Adoption

The town centres are distinctive in terms of their overall form and layout. Differences arise from the particular combinations of open space, buildings, road patterns, activities and geographic setting which shape and define the built form and heritage of each centre and their respective environmental qualities and image. Retention of these qualities and characteristics is to be achieved through appropriate development standards and high quality urban form.

~~The form and scale of the three main town centres is not expected to change significantly. This is not to suggest or to promote similarity of form or style either within or between the town centres. Diversity is encouraged, within the broad parameters of building appearance, visual amenity and image and consideration for a balance between vehicle and pedestrian access.~~

The District Plan acknowledges that the physical definition or form of the town centres is an expression of the nature of the built development. While public spaces make a significant contribution, and provide the all important context, the buildings themselves provide the frame or structure. The quality of the

environment of the town centres is reliant upon the quality and aesthetic coherence of the buildings.

Within the overall form of the town centres it is important to have special points of interest and reference. These may be a formal open space or an informal area created by building setbacks, the entrance to a pedestrian link, or a particular activity. To give structure to the built form it is desirable that these interest points are linked, either in a visual or physical sense. They may become significant activity areas in themselves but they should promote a high amenity value. Where practicable these amenity linkages should follow movement desire lines. The enhancement of existing linkages and the identification and development of new links will make an important contribution to the built form of the town centres.

~~The sense of arrival is to be achieved through careful containment of the town centres within defined limits and by encouraging a built form which announces arrival at its outer limits. Appropriate containment of town centre Such a built form, and its containment will assist in reducing the impacts of the town centres on adjacent living areas. It will also remove the pressure for peripheral expansion and the existence of a transitional zone which blurs the distinction between the town centre environment and the adjoining environments.~~

Objective 4 - Town Centre and Building Appearance

Visually exciting and aesthetically pleasing town centres which reflect their physical and historical setting.

Policies:

- 4.1 *To promote an image for each town centre which reflects and respects the existing dominant building themes and where new developments promote overall visual coherence.*
- 4.2 *To identify and implement controls which define appearance standards applicable to each town centre and which promote and, where appropriate, ensure harmony and compatibility of building design.*

- 4.3 *To ensure the display of outdoor advertisements does not detract from the visual amenity values of the town centres or the appearance of individual or groups of buildings within those areas.*
- 4.4 *To ensure that new developments or redevelopments of existing sites within Arrowtown town centre respect and reflect the heritage value of the town centre.*
- 4.5 *To identify within the Queenstown Town Centre a Special Character Area to ensure developments or redevelopments of sites respect and reflect the historic subdivision pattern and development styles which give rise to the particular appearance and character of the area.*
- 4.6 *To enhance the amenity values of the Wanaka Town Centre.*
- 4.7 *To provide for the retention of the generally people scale of developments within the town centres.*
- 4.8 *To identify opportunities for and promote the integration of public spaces, reserves and streets with developments to add visual interest and diversity to the appearance of the town centres.*
- 4.9 *To establish and administer a fund to assist in the retention and enhancement of historic buildings and the development of public spaces within the town centres, most particularly Queenstown and Arrowtown.*

Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including the following:

(i) District Plan

- (a) Provision of rules relating to matters such as use, development, design and appearance of buildings, height, street scene and coverage.

- (b) Identification of a Special Character Area within the Queenstown Town Centre and provision of rules particular to this area to promote the conservation and enhancement of the existing character.

- (c) District rules for heritage and transport.

(ii) Other Methods

- (a) Provision of information, particularly in respect of special character areas, on suitable design approaches for buildings.
- (b) Provision of works and services, environmental street improvements in Queenstown, Arrowtown and Wanaka town centres.
- (c) Retention of significant heritage items through public purchase.
- (d) Progressive programmes of local network traffic improvements.
- (e) Progressive upgrading of public open space within the town centre areas.
- (f) District Bylaws for signs.

Explanation and Principal Reasons for Adoption

The detail of individual buildings contributes to the coherence between groups of buildings, the design of open spaces and the integration of buildings and open spaces which form the images and activities that make the town centre memorable.

Each of the town centres within the District has a different physical setting, history and structure. Developments within these activity areas should reflect and respect these differences. The objective and policies promote individuality of appearance. The constraint on this individual expression is visual cohesion with neighbouring developments. The controls on overall built form, bulk and

location standards go some way to achieving this. Building appearance refers to the detail of the individual building and includes such things as the proportions and location of windows, doors, parapet, veranda details, facade materials and external appearance.

While wishing to leave as much freedom of expression and interpretation to individual building designers a number of broad appearance performance standards will be implemented. These relate to form, materials and external appearance and will assist in achieving overall visual coherence.

One of the most memorable features of the town centres of the District is the “people scale” of the built form when contrasted with the scale of the surrounding natural environment. This scale is derived from the bulk of buildings and the proportions of the public spaces about those buildings. It would be easy for this scale to be lost or severely eroded by insensitive development or lack of attention to detail. The proportions of facades and other building elements visible from public places is an important aspect of design which can impact positively or adversely on the general scale of a particular environment. The policy and the appearance standards which implement it are designed to ensure that the town centres retain a form and appearance which is friendly to and comfortable for the people who frequent them.

The appearance of a town centre is not only a function of the buildings which frame the street and other public spaces, but is also a function of the appearance of public spaces and the way those spaces are linked to or integrated with the buildings. Where the public spaces and the buildings flow together and form a pattern of linkages, the overall appearance is enhanced. Visual interest and diversity of overall appearance can also be achieved where building facades are either set back from the street line or contain areas of setback. These small variations add visual interest to the facade itself and to the streetscape and are, in some locations, to be encouraged. In other locations the visual interest derives from the continuity of the facade and the more direct penetration of the public space into, through or between buildings.

To retain and enhance the visual attractiveness of the town centres it is necessary to control the location of some types of land use activity. Those

activities which contribute visual interest, colour and vitality to the appearance of the town centre are encouraged to locate adjacent to pedestrian links at the expense of those activities which, because of some inherent characteristics, tend to detract from the overall appearance or street scene. Retail activities and other activities where there is a consistent flow of people in and out of the business contribute to this vitality, whereas motor vehicle orientated activities and some service or office activities do not. This policy is complementary to those policies directed at achieving coherent and visually interesting people places within the town centres. Any activity which will not contribute positively to this desired outcome is to be discouraged from establishing in some parts of the town centres.

Objective 5 - Pedestrian and Amenity Linkages

An attractive, convenient and comprehensive network of pedestrian linkages within town centres.

Policies:

- 5.1 To establish and maintain a comprehensive pattern of pedestrian walkways about and within the town centres and between core areas.*
- 5.2 To identify the locations of existing pedestrian walkways.*
- 5.3 To ensure all pedestrian areas receive generous levels of sunlight, daylight and weather protection, as appropriate to the overall character of the particular locality.*

Implementation Methods

Objective 5 and associated policies will be implemented through a number of methods including:

(i) District Plan

The use of rules and financial incentives to identify, protect and enhance pedestrian linkages within the town centres.

Explanation and Principal Reasons for Adoption

Improvements to and extensions of the pedestrian permeability of the town centres is an essential component in achieving the overall reduction in vehicle dominance. The pedestrian linkages should be direct, obvious and of high amenity standards. Provision of a pleasant and legible pedestrian environment, protected from the weather and convenient to use will also assist in managing vehicle trips within the town centres.

Pedestrian movement can also be improved in those situations where developments are located on sites which extend between streets or between reserves and streets. If, in these instances, the building design reflects the double frontage an important through link can be created. In the case of Queenstown, the Council has identified where it believes walkway links are desirable. This is not to suggest that links in other locations would be inappropriate.

The personal safety of pedestrians is an important factor and pedestrian areas with high amenity standards assist in achieving this. The design of vehicle entries/exits to off-street parking areas is also important where these cross footpaths. Vehicle access to developments must be designed and located so that both drivers and pedestrians are able to avoid conflict.

10.1.4 Environmental Results Anticipated

Implementation of the policies and methods relating to the town centres will result in:

- (i) Maintenance and enhancement of the Wanaka, Queenstown and Arrowtown centres as the primary foci of the retail, tourist, community administrative and commercial business within the District.
- (ii) Maintenance of the neighbourhood and convenience retail uses of the Corner Shopping Centre Zones accommodation.
- (iii) Development of convenient and cohesive business activity environments.
- (iv) Development which reflects and respects the particular characteristics of the local environment.

- (v) Intensification of activity and development levels in all town centre areas.
- (vi) Interesting, pleasant and safe environments for people.
- (vii) Pleasant and quality public space environments within town centres which are well used, accessible and maintained to high standards, including weather protection (as appropriate) and reasonable levels of daylight and sunlight penetration.
- (viii) A pleasant, functional and aesthetically coherent form to the town centres reflected in their compactness, convenience, permeability and built appearance.
- (ix) Integration of open spaces and the built form into a coherent environment.
- (x) Protection and enhancement of the built heritage of the town centres.
- (xi) Retention of viable business environments which, without compromising environmental and amenity values, meet the needs of people.
- (xii) Protection of the amenity and environmental values of residential activity areas where these adjoin the town centres.
- (xiii) Opportunity for and encouragement of residential activity as part of the town centre environment.

Queenstown Town Centre

10.2.1 Resources and Activities

The town centre of Queenstown is a unique place. Its uniqueness and the elements which create the sense of place and the values which are Queenstown include:

- The overwhelming grandeur of the landscape and the relationship of mountain and lake with the built environment. The vivid contrast of the town to its landscape setting and its comparative insignificance in terms of scale, bulk and spatial definition is a critical element in setting the image and character of Queenstown.
- The relationship of land and water, and the expansive views across the lake. This relationship is heightened by the existence of a series of core areas along the waters edge, at Queenstown wharf, Earnslaw wharf, and Marine Parade beach.
- The generally small, intimate scale of the built environment, encompassing a diverse range of buildings, a variety of design styles, and a series of amenity or character areas within the town centre.
- A contained central area adjacent to the waterfront with special characteristics arising from the original settlement pattern, and the remaining historic buildings.
- The existing road network and the sense of arrival which arises from the fact that there are only three principal entry points.
- The sense of a pedestrian friendly town which arises from the open spaces which exist within and about the town centre, the pedestrian links which enhance the access of the town and the overall small scale and size of the town centre.

The town centre of Queenstown has a strong sense of place, however some of the elements which give the Queenstown town centre its special character could be lost. Uncontrolled site amalgamation and unsympathetic development has resulted in some loss of pedestrian permeability, image and the historic character, particularly in the central areas close to the waterfront.

10.2.2 Values

For the town centre to remain viable and attractive it is necessary to enhance the key elements which provide for a broad range of functions and give it a

sense of place, atmosphere and image, and to avoid, mitigate or remedy the adverse effects of activities on its outstanding character.

The Queenstown town centre must be considered as an integrated whole, however, in order to best manage and protect the resource and enhance the amenity value of the town centre it is necessary to identify and conserve the characteristics of its built form. The town centre has a number of ~~can be divided into three areas including; so that the desired environmental outcomes will be attained.~~

- A Special Character Area comprising three Precincts.
- The Queenstown Bay Waterfront.
- The sloping land bound by Shotover, Duke, Man Lake, Hay, Isle, Camp and Shotover Hay-streets, including the Town Centre transition sub-zone, the Isle Street sub-zone, and the Lakeview sub-zone.

~~The third area is that area bound by Shotover, Duke, Man and Hay streets. It also includes the Town Centre transition sub-zone.~~

~~The unique character of area derives largely from its topography which, unlike the rest of the Queenstown Town Centre, is relatively steep, forming something of an amphitheatre around the historic parts of the Town Centre. Due to the slope of the area; the fact that it is located between an established residential area and the views of the lake and mountains; and is elevated well above the rest of the town, development within the area has the potential to affect views and the amenity, scale, and streetscape of the Town Centre more than in any other area of the zone. Therefore, special bulk and location rules and rules relating to the areas role at the interface of the residential area have been to avoid or mitigate adverse effects.~~

i Special Character Area

The Special Character Area comprises much of the central retail and business area and generally lies between Rees Street/Marine Parade, Earl Street, Camp Street and a line just south of Shotover Street. In the

more developed parts of this area, the scale of buildings and activities is generally small and there is a pleasant relationship between the street and other public spaces and buildings. The retention of this relationship is one intended outcome of the identification of this Special Character Area within the Queenstown Town Centre zone.

The purpose of this area is twofold. Firstly, it is to ensure that the intimate and small scale character of the early parts of the Queenstown settlement, and in particular the remaining historic buildings, is not lost through insensitive or inappropriate redevelopment or new development. Secondly, it is to enhance, protect and reinstate this special character through sensitive and appropriate redevelopment or new development.

The Special Character Area comprises three distinct Precincts:

- Precinct 1: This generally encompasses an area bounded by Rees Street, Marine Parade, Church Street and Camp Street and a line one section deep and north of Cow Lane. It also includes the western and southern quadrants of the Beach Street-Rees Street intersection. This area contains a Heritage Precinct as contained in Appendix 5.
- Precinct 2: This is the block bounded by Church Street, Camp Street, Earl Street and Marine Parade.
- Precinct 3: This comprises Beach Street (between Camp and Rees Streets) and the buildings which enclose the street.

These precincts are shown on the District Plan Map No. 36.

Precinct 1

The character of Precinct 1 arises from and is expressed by the following elements:

- Narrow streets.
- The existing 1:2 proportion of facade height to street width.

- Flat building frontages and two storey (7.5 - 8.5 m high) facades with parapets obscuring the roofs behind when viewed from the adjoining street at ground level.
- Windows at first floor level which are set in solid walls, vertical in their lines comprising between 25% and 30% of the wall frontage in area, and having height to width ratio in the range 1.6:1.0 to 2.3:1.0.
- Verandas of generally lightweight character running the full length of the frontage with generally slender posts being 100mm - 200mm wide and solid fascias generally no greater than 400mm deep.
- Narrow building facades reflecting the narrow historical tent site subdivision pattern.
- Enclosed balconies at first floor level generally on the south side of the Mall.
- Detailed facade treatments and decoration.
- Street frontage material generally of painted plaster, stacked stone or painted timber weatherboards.
- External appearance is generally appropriate to the overall streetscape and historic character of the zone.

These elements have been combined to form the Queenstown Mall Heritage Precinct which is acknowledged in Appendix 3.

Two further important elements which fall within this Precinct are Cow Lane and Searle Lane. Both of these lanes have an important service access function within the town centre. They provide an opportunity for further retailing and pedestrian movement within the town centre. The development of activities which gain direct pedestrian access from these lanes is encouraged because of the benefits this will have in relation to retaining the special character of this area.

Precinct 2

The character of Precinct 2 arises in general from the existence of the remaining historic buildings and is expressed in particular by the following elements evident in those buildings:

- Residential style single storey street facades.
- Distinct setbacks from street frontages.
- Pitched roofs generally between 25 degrees and 45 degrees.
- External building materials primarily of painted plaster, painted weatherboards and grey stone.

These elements have been combined for the Marine Parade Historic Precinct, which is acknowledged in Appendix 3.

Precinct 3

The character of Precinct 3 arises from and is expressed by the following elements:

- Building setbacks from the street boundary on both sides of the street.
- More spacious character and greater sunlight penetration into the public open spaces occurring as a result of the scale and location of buildings fronting the street, despite the fact that Beach Street is a narrow street.
- The high quality pedestrian amenity and the general sense of “people scale” within the street.
- The sense of enclosure and visual interest provided by the variable building setbacks on the southern side of the street.

ii Queenstown Bay Waterfront

The second area is the Queenstown Bay Waterfront. This area is a major asset and a pivotal part of the town centre. The lake edge is alive with activity and colour, and offers a variety of recreation concessions and opportunities for further enhancement. This includes a public open space between the lake edge and the built environment of the town centre, and the links between Marine Parade Reserve and the Gardens to the east and St Omer Park to the west.

The Queenstown Bay Waterfront area forms part of the Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan (1991), prepared under the Reserves Act 1977. That Management Plan identified part of the foreshore of Queenstown Bay as being an area in respect of which a detailed development plan should be prepared to guide and control future activities in the area. A development plan was prepared in late 1993 through the process of a workshop. The detailed development plan resulting from this process was adopted by the Council on 22 February 1994 as the Queenstown Bay Waterfront Development Plan.

Many of the outcomes specified in that Development Plan cannot be directly realised through the District Plan. Parts of the Development Plan relate to reserves under the Reserves Act 1977, and to that extent the Plan has statutory force pursuant to that Act.

Those parts of the Development Plan relating to activities and structures on the foreshore, are areas which are properly subject to the District Plan. To the extent that the Development Plan deals with effects and activities the relevant parts are included as an assessment matter for activities within the Queenstown Bay Waterfront area within the Queenstown Town Centre zone.

iii Lakeview Sub-Zone

The Lakeview sub-zone provides an extension to the Queenstown town centre. Geographically this sub zone forms the north-western boundary of the Queenstown town centre zone and is situated at a higher gradient

affording extensive views across Queenstown Bay and beyond. The town centre boundary is formed by the Ben Lomond recreational reserve.

A structure plan for the Lakeview sub-zone establishes a broad development layout for this part of the town centre. Through the structure plan, public reserve areas and the square set the scene for a high quality urban environment ensuring that the area is a desirable place to live, work and meet.

The development of activities and buildings in this sub-zone will be managed through the District Plan to accommodate commercial, mixed use, tourism and higher density residential activities. High quality urban form will be achieved via urban design, and bulk and location provisions.

iii Isle Street Sub-Zone

The Isle Street sub-zone provides for the expansion of the Queenstown Town Centre by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities along Brecon Street and to the Lakeview sub-zone.

Activities and the development of buildings in this sub-zone will be managed through the District Plan to provide for a high quality mixed use-commercial and residential environment where built development can take advantage of the sub-zone's elevated position above the town centre.

10.2.3 Issues

In addition to the District wide issues the following issues have been identified in respect of the Queenstown Town Centre.

- retention and enhancement of the compact and cohesive character of the town centre which contributes to its built form and appearance and hence the quality of the environment.
- provision for vehicles in a manner which retains essential vehicle access to the town centre while providing the opportunity for enhanced pedestrian amenity.
- provision for growth and intensification of activity levels within the town centre and where appropriate onto suitable land in the vicinity.
- protection and enhancement of those heritage characteristics which contribute to the scale, proportion, character and image of the town centre, including the elevated views of the town centre.
- to avoid adverse effects on the elements of the environment which provide the underlying development pattern of the town centre including the tent site frontages, pedestrian linkages, mix of vehicles and pedestrians, views of and relationship to the lake, hills and mountains and the historic buildings and facades.
- integration and improvement of the land/water interface of Queenstown Bay with the town centre.
- compatibility of the town centre with the adjacent living environments.

10.2.4 Objectives and Policies

Objective 1 - Maintenance and Consolidation of the Town Centre

Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.

Policies:

- 1.1 *To provide for the concentration of buildings and developments to occur in the town centre.*

1.2 To provide for growth in business, tourist and community activities by zoning suitable additional land in close proximity to within the vicinity of the town centre.

1.31.2 To enable a broad range of activities to establish, and to encourage the continuing occupation and development of buildings and sites.

1.41.3 To minimise the adverse environmental effects of those activities both within the town centre and on the activities in the surrounding living areas.

1.5 To enable a mixed use environment within the Isle Street sub-zone to provide for commercial activities and high density residential activities.

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of the Town Centre Zone.
- (b) Rules to preclude expansion of commercial activities beyond the Town Centre Zone boundaries.
- (c) Provision for a wide range of activities within the zone.
- (d) Provision for rules to protect the amenity of town centre users and the amenity of surrounding residential areas.

Explanation and Principal Reasons for Adoption

The town centre is the logical place for a wide range of business and leisure activities given its proximity to visitor attractions and travellers accommodation. The diversity of activities permitted to establish will assist in retaining the town centre as the prime business centre. Individual businesses will benefit from the overall success of the town centre and this will ensure that the vitality, interest and diversity of the town centre is retained.

The scale and diversity of the built environment of the town centre is greater than other parts of the Wakatipu Basin. ~~Concentration~~ A compact form of development and activity will attract businesses and people to the town centre and hence support for its existing activities.

Retention of the retail viability of the town centre is essential if it is to remain attractive to people. Without retail services the town centre runs the risk of becoming an unattractive environment.

Although the establishment and retention of a wide range of activities is encouraged it is necessary to ensure that adverse environmental effects are avoided. The control of noise from activities within the town centre and effects of glare, visual intrusion, shadowing are important to the well being of visitors and residents alike.

Objective 2 - Character and Heritage

A town centre in which the built form, public space and linkages reflects, protects and enhances the distinctive built heritage and image which creates its essential character.

Policies:

- 2.1 *To identify and promote a Special Character Area within the town centre to ensure that developments or redevelopments of sites respect and reflect the historic subdivision pattern and built form which gave rise to the particular appearance and character of buildings and their relationship to each other in this area.*
- 2.2 *To ensure the shape, scale and form of development reflects the environmental qualities of the area and the particular precincts that make up the Special Character Area.*
- 2.3 *To recognise Queenstown's architectural and developmental heritage, conserve and enhance the historic character, and to promote the continued contribution of this heritage to the town centre's identity.*

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of a Special Character Area within the town centre and the provision of Objectives, Policies and Rules for development in the area. The zone therefore reflects the quality of the environment sought in this area.
- (b) Protection and recognition of historic buildings and precincts by way of Objectives, Policies and Rules and inclusion of assessment matters in the District Plan.

(ii) Other Methods

- (a) Through the Annual Plan process, to set aside funds for purchase, restoration and maintenance of heritage items.

Explanation and Principal Reasons for Adoption

The town centre of Queenstown comprises a number of inter-related but distinct precincts, each of which is characterised by a distinct built form. These differences contribute to the image and amenity of the town centre, while at the same time exhibiting sufficient similarity to permit the retention of overall town centre coherence.

While much of the built form of the town centre is recent, there are still a number of important historical elements including the narrow streets, small frontage sites, low scale of development and facade continuity and a number of historic buildings. All these are elements of the physical heritage. Some of these may not be individually important but the cumulative effect of these elements is important to the image of the town, and the consequent economic and social well being of the residents and visitors. New developments within the town centre can reflect elements of this heritage and as a consequence contribute to its retention and enhancement.

The important environmental qualities of the town centre are its scale, compactness and sense of place and its relationship with and visual accessibility to the surrounding natural environment, and the quality of public spaces. To retain the character of the town centre and enhance its attractiveness as a place for work, business and leisure activities, it is essential that these qualities are maintained and where possible enhanced.

Objective 3 – A high quality, attractive environment within the Lakeview sub-zone where new business, tourist, community and high density residential activities will be the predominant use.

Policies

3.1 To provide a mixed use environment which is a desirable place to visit, live and work by providing for the following activities:

- a convention centre to serve the community and visitors;
- commercial activities and tourist activities, offices and small-medium scale retail activities;
- high quality visitor accommodation; and
- well-designed high density residential activities.

3.2 Achieve an urban environment and a built form that responds to the site's location, including any interface with the Queenstown Cemetery, and creates an attractive, vibrant and liveable environment that is well connected with the town centre.

3.3 To require a high quality of built form and landscaping, which contribute to the visual amenity of the area.

3.4 To encourage pedestrian links within and through the Lakeview sub-zone, and to the surrounding public spaces and reserves and manage traffic flows and need for car parking via Integrated Traffic Assessments for new significant development.

- 3.5 To provide appropriately scaled and located public spaces (including a square) which provide a focal point for social interaction and which contribute to a sense of place.
- 3.6 To enable retail floor space for small to medium scale retail activities to meet demand for growth within the Queenstown town centre area.
- 3.7 To avoid the development of large format retail activities in the Lakeview sub-zone.
- 3.8 To ensure that residential development is comprehensively designed to provide a quality residential living environment and attractive streetscape.
- 3.9 To manage reverse sensitivity effects through appropriate building design, imposition of building performance standards and site layout.
- 3.10 To prescribe a range of building height limits for the Lakeview sub-zone which will maximise views from buildings and appropriately manage built scale to preserve townscape values.

Implementation Methods

Objective 3 will be implemented through a number of methods, including:

(i) District Plan

- (a) Identification of the Lakeview sub-zone in order to achieve the objective and policies for this sub-zone.
- (b) The use of rules and assessment matters to manage the effects of development of the sub-zone.
- (c) The use of a structure plan to direct how the site will develop and connect with roading and pedestrian connections.

Objective 34 - Land Water Interface: Queenstown Bay

Integrated management of the land-water interface, the activities about this interface and the establishment of a dynamic and aesthetically pleasing environment for the benefit of the community and visitors.

Policies:

- ~~3.1~~ 4.1 To encourage the development of an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in its location and setting as part of the town centre.
- ~~3.2~~ 4.2 To promote a comprehensive approach to the provision of facilities for water based activities.
- ~~3.3~~ 4.3 To promote maximum pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- ~~3.4~~ 4.4 To identify the important amenity and visual values, and to establish external appearance standards to help secure and implement these values and implement those through the District Plan.
- ~~3.5~~ 4.5 To provide for structures within Queenstown Bay waterfront area subject to compliance with strict location and appearance criteria.
- ~~3.6~~ 4.6 To conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.
- ~~3.7~~ 4.7 To retain and enhance all the public open space areas adjacent to the waterfront and to manage these areas in accordance with the provisions of the Sunshine Bay, Queenstown, Frankton, Kelvin Heights Foreshore Management Plan.

Implementation Methods

Objective 3 4 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of the Waterfront area as a special area in order to achieve the Objectives and Policies for the area.
- (b) The use of rules to put in place performance standards for development in the area.

(ii) Other Methods

- (a) The provisions of the Foreshore Management Plan.
- (b) Provision of works and services.

Explanation and Principal Reasons for Adoption

The geographical setting of the Queenstown town centre is unique. While the important contribution the land/water interface makes to the character of the town centre has been recognised in the past, some developments within this area have tended to be less complementary. With the predicted increases in visitor numbers and the resident population this particular part of the town centre is likely to come under increasing pressure for development and activity as well as for retention as a vital part of the open space network along the edge of Lake Wakatipu.

The Queenstown Bay Waterfront area forms part of the Sunshine Bay, Queenstown, Frankton and Kelvin Heights Foreshore Management Plan prepared under the Reserves Act 1977. The area is also the subject of a detailed Development Plan which has been prepared to guide and control future activities and developments within the area. This objective and policies are taken from and complement those two documents. They have as their purpose the establishment of a policy framework which will enable and encourage appropriate developments and activities within the area.

Objective 4.5 – Accessibility and Parking

A town centre which is accessible to people.

Policies:

- ~~4.1~~ 5.1 *To ~~restrict~~ manage the peripheral spread of the town centre to ensure all parts are convenient to pedestrians.*
- ~~4.2~~ 5.2 *To promote an integrated approach to traffic management, vehicle access and car parking within the Queenstown Town Centre.*
- ~~4.3~~ 5.3 *To restrict the times when goods service vehicles will be permitted access to parts of the town centre.*
- ~~4.4~~ 5.4 *To manage the street network within the town centre to ensure the network functions safely and efficiently, while seeking to enhance the pedestrian amenity of the town centre.*
- ~~4.5~~ 5.5 *To enable car parking in the Queenstown Town Centre.*
- ~~4.6~~ 5.6 *To provide for roading improvements to develop a route around the town centre to reduce congestion, environmental effects and improve traffic flows.*
- ~~4.7~~ 5.7 *To promote and investigate opportunities for public transport linkages within the town centre and between the town centre and outlying activity areas.*
- ~~4.8~~ 5.8 *To encourage a network of pedestrian linkages within the town centre.*

Implementation Methods

Objective 4.5 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Establish a pattern of land uses within the Town Centre which reflect priorities for pedestrian movement and vehicle movement.
- (b) To provide for the consolidation of the Town Centre Zone
- (c) To designate an integrated off-street parking network.
- (d) To identify, investigate and initiate a requirement to designate a traffic route around the town centre.

(ii) Other Methods

- (a) Through by-laws, limit the time for service vehicle use and to restrict heavy vehicles access to certain streets within the town centre.

Explanation and Principal Reasons for Adoption

The Queenstown Town Centre is the principal focus for a range of activities and it is important that the centre is accessible to all forms of transport. At the same time the Town Centre represents a valuable and vital pedestrian and visitor amenity and as such the issues of vehicle accessibility need to be balanced against the protection of that amenity.

The Council recognises the need for improvements in vehicle circulation in and around the town. The town centre at present straddles an important arterial link between the residential and visitor areas of Glenorchy and the western residential areas of Queenstown and other destinations within and outside the District. As activity within the town centre intensifies conflicts between through traffic using Shotover Street and local traffic and pedestrians will increase. The Council is investigating an extension to Man Street finishing at the One Mile roundabout, to reduce the amount of through traffic having access to the town centre using Shotover Street.

The Council recognises the need to give greater priority and consideration to public transport as a means for visitor access to the town centre. In particular, the Council will further investigate innovative opportunities for public transport.

10.2.5 Environmental Results Anticipated

Implementation of the policies and methods relating to the Queenstown Town Centre will result in:

- (i) A built form which recognises and responds to the physical characteristics of the site; including climate, spatial situation, surrounding topography.
- (ii) A defined urban scale and character.
- (iii) Enhancement of the town centre as a pleasant, attractive and vibrant place for people including tourists and community facilities and businesses.
- (iv) Diversity in land use activities, built form, building external appearance, and open space all of which is responsive to the essential character of Queenstown.
- (v) A town centre which is accessible to pedestrians and makes appropriate provision for vehicles.
- (vi) Pleasant and safe public spaces and pedestrian areas of high quality which are supplied with generous levels of daylight, sunlight and weather protection and which promote pedestrian movement within the town centre.
- (vii) A general reduction in the dominance of motor vehicles within the town centre and the commensurate establishment of a balance between the requirements of vehicle safety and accessibility into the town centre and the provision of a safe and high quality pedestrian and town centre environment.
- (viii) The management of vehicle movements in the town centre in a way which ensures good accessibility, minimal congestion and personal safety.

- (ix) The creation of a pattern of streets, pathways and open space which is readable to town centre users, particularly visitors.
- (x) The creation of a series of core areas (of buildings and activities) within the town centre, and interconnections between them, including buildings for tourist and community activities within the Lakeview sub-zone.
- (xi) The recognition and development of the waterfront and foreshore as an integral part of the town centre.
- (xii) Strengthening of the visual and physical links between the waterfront and its immediate environs.
- (xiii) An exciting and vibrant waterfront which maximises the opportunities and attractions of a town on a lakeshore.
- (xiv) A coherent, underlying physical pattern of the central core derived from the historical town layout. This is particularly important in relation to the scale and style of building facades in the central core.
- (xv) Recognition of the environmental attributes of the town and the contribution of these to its attractiveness.
- (xvi) The acceptance of the town centre as an important physical resource in its own right.
- (xvii) Protection and preservation of important historic buildings, and protection and development of special character areas which contribute to the identity of the town and which help to define its cultural tradition.
- (xviii) A high quality built environment within the Lakeview sub-zone that provides design excellence in built and urban form.
- ~~(xviii)~~ The recognition of Queenstown's architectural and development heritage, the protection and enhancement of its historic character,

and the continued contribution of its heritage to its unique identity by means of:

- the protection, preservation and restoration of important historic buildings and facades
- the preservation, protection and enhancement of the historic characteristics identified in the three distinct parts of the Special Character Area.
- ~~(ix)~~ A built environment of high architectural quality and buildings of appropriate external appearance in relation to their neighbours and surroundings.
- ~~(x)~~ A visually interesting roofscape when viewed from the many elevated vantage points within and around the town centre.
- ~~(xi)~~ Preservation of the living environment adjacent to the town centre in terms of light admission, noise and glare.
- ~~(xii)~~ The opportunity for residential living within the centre which does not place undue constraints upon the general nature of activity and development with the zone.
- ~~(xiii)~~ Moderate ambient levels of noise and glare, recognising the large number of activities, vehicles, buildings and people in the relatively small areas of the town centre.

10.3 Wanaka Town Centre

10.3.1 Resources, Activities and Values

The Wanaka town centre is the commercial, cultural and retailing centre of the north western part of the District and services a significant geographical area. The town centre of Wanaka has, until recently, developed as two adjacent but

not directly related parts. The division is a result of historical patterns of activity, topography, the location of Bullock Creek, and past roading patterns.

10.3.2 Values

The present and foreseeable future function of the town centre is to provide a wide variety of retail, administrative and cultural activities.

The Council has adopted the findings of the Wanaka Town Centre Study (1994). This study focused on the environment of the town centre and on ways in which improvements could be undertaken. Most of these improvements will occur outside of the District Plan but where appropriate this Plan will support and complement the recommendations arising from that study.

The principal values which contribute to the character of the Wanaka Town Centre are:

- the general proportions of public open spaces
- the low scale of developments
- the views to Lake Wanaka and the surrounding mountains from within the town centre, the relationship of commercial activities and surrounding residential, open space and recreational activities
- the clear definition of the edge of the town centre
- the variety of land use activities established within the town centre

10.3.3 Issues

In addition to the District wide Issues, the following have been identified in respect of the future management of the Wanaka Town Centre.

- The consolidation, maintenance and enhancement of the existing business area.

- The retention and enhancement of the visual image and lakeshore amenity.
- The sustainable use of the existing buildings and infrastructure.
- Retention of the existing scale, form and intensity of the built form.
- Ease of access and circulation for vehicles and pedestrians.

10.3.4 Objective and Policies

Objective - Consolidation and Amenity of the Town Centre

The establishment of a wide range of facilities within a compact and convenient built form which retains the essential character of the town centre.

Policies:

- 1.1 *To promote the retention and enhancement of those features of the town centre which contribute to its character and environmental quality.*
- 1.2 *To establish standards in respect of the form, style and external appearance of buildings.*
- 1.3 *To identify and implement environmental enhancement works in respect of the public areas and the streets.*
- 1.4 *To provide for the establishment of a wide range of activities to ensure the continued viability and vitality of the town centre.*
- 1.5 *To promote coherence of the built form of the town centre through provision of pedestrian and activity linkages and by generally restricting any outward expansion.*

Implementation Methods

The objective and associated policies will be implemented through a number of methods including: As for Section 10.1.3, Objective 1.

Explanation and Principal Reasons for Adoption

The town centre, although not physically constrained by the surrounding topography, is dependent on it for its image and character. This quality contributes to the environment and the amenities of the town centre and the adjacent residential areas. Controlling the scale of development is essential to the retention of this characteristic low rise development.

The Wanaka Town Centre Study (1994) has identified a number of improvements to public spaces within the town centre. These include the provision of wider footpaths, street tree planting, improvements to traffic flows through changed traffic management techniques, more direct links between Helwick Street and the lakeshore and the improvement of public signage and lighting within the town centre.

The improvements within the town centre will reinforce a form and character which building developments can relate to in terms of height, bulk and appearance. Building design which will enhance the character of the town centre in terms of building scale and appearance will be promoted.

The wide open streets of the town centre and extensive on-street parking are features which contribute to the image and convenience. Parking is complemented by two strategically located off-street parking areas.

Extensions to the existing service lanes is considered desirable and the removal of service vehicles from the retail frontages of streets will reduce the dominance of motor vehicles and enhance the safety and comfort of pedestrians.

10.3.5 Environmental Results Anticipated

Implementation of the policies and methods relating to the Wanaka Town Centre will result in:

- (i) A town centre which is compact, convenient, and accessible to pedestrians and vehicles.
- (ii) A built form which is coherent, functional, attractive and gives rise to a well integrated central business area.
- (iii) Diversity in land use activities, built form, building external appearance, and open space which contribute to the distinctive character.
- (iv) Recognition of the environmental attributes of the town centre and the contribution of these to its attractiveness.
- (v) Pleasant and safe public spaces and pedestrian areas of high quality which are supplied with generous levels of daylight, sunlight and weather protection.
- (vi) A built environment of good architectural quality and buildings of appropriate external appearance in relation to their neighbours and surroundings.
- (vii) Moderate ambient levels of noise and glare, recognising the number of activities, vehicles, buildings and people in the relatively small area of the town centre and their visual and aural proximity to surrounding residential areas.
- (viii) Maintenance of the characteristic low rise development within the town centre which reinforces the dominance of the surrounding natural land forms.

10.4 Arrowtown Town Centre

10.4.1 Resources and Activities

The Arrowtown Town Centre encompasses the historic central commercial area of the town. The area is one of New Zealand's identified icons and is a place of cultural and built heritage.

The major resources contributing to the heritage value include individual buildings, groups of buildings, the streetscape, the landscape and the overall amenity of the area. The historic buildings on Buckingham Street are of particular value and make a significant contribution to the character of Arrowtown and are a precious heritage resource. They provide an important window to the settlement history of the District and define the character and scale of Arrowtown.

Within the town, visitor activities are combined with the shopping of the Arrowtown community. These two functions need to be managed in a compatible and sustainable manner to ensure any adverse effects are avoided.

10.4.2 Values

The Arrowtown town centre has a special character. The principal values which contribute to this character are:

- The narrow main street which varies in width to provide visual interest and enclosure.
- Single storey buildings which are intimate in scale and provide a pleasant protective enclosure.
- A main street which discourages fast moving through traffic and encourages pedestrian movement.
- Existing enclosed or partly enclosed open space which contributes to the amenity of the area, provides visual or physical linkages to the river, preserves the historic character of the town and the relationship between historic buildings.

- The small scale of buildings and the well conserved historic detailing and character.
- The collection of historic buildings, many of which are unique or representative of a type of which there are only a relatively small number in New Zealand.
- Design elements comprising areas of glass and timber parapet and gabled facades.
- A small area of landscaping and planting.

10.4.3 Issues

In addition to the District Wide Issues, the following issues have been identified in respect of the town centre.

- Retention of the compact character of the town centre, which contributes to its amenity.
- Protection and enhancement of existing historic buildings and places, and the historic subdivision and land use patterns in respect of scale, density, setback of buildings and activities undertaken.
- Provision for new development that expresses the era of construction and can be distinguished from historic buildings.
- Enhancement of visual and physical linkages with the Arrow River area and the surrounding landscape.
- Retention of the predominantly pedestrian oriented main street with a lack of fast moving and heavy traffic.
- Retention of the historic character of the area with respect to the suitability of street furniture, signs and decorations.

10.4.4 Objective and Policies

Objective 1 - Character and Heritage

Retention of the historic character of the Arrowtown Town Centre; compatibility and linkages of the built environment with the surrounding landscape; and maintenance and enhancement of low traffic volumes in the main street.

Policies:

- 1.1 *To ensure the scale, density and setback of new buildings; the type of activities undertaken; and the nature of street improvements reflects the historic character and enhances its coherence.*
- 1.2 *To ensure any additions or alterations to historic buildings or places is undertaken in a manner that complements and respects the historic character.*
- 1.3 *To encourage visual and physical linkage with the Arrow River area and the surrounding landscape.*
- 1.4 *To maintain and enhance the amenity and peaceful by discouraging fast and heavy traffic and encouraging pedestrian movements.*
- 1.5 *To acknowledge the visual, functional and amenity value of existing open space areas and to preserve these.*

Implementation Methods

The objective and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of a compact town centre zone.
- (b) Protection and recognition of Historic Buildings and Precincts by way of Objectives, Policies and Rules and inclusion of assessment matters in the District Plan.

- (c) Provision of rules including performance standards and controls on land use to protect the amenity and historic character of the town centre.
- (d) Recognition in the assessment matters of the desire to improve linkages with the Arrow River and the surrounding landscape.

(ii) Other Methods

- (a) Through the Annual Plan process to fully investigate the compatibility and suitability of street improvements with the historic character.
- (b) Through the use of by-laws to limit heavy traffic using the main street.

Explanation and Principal Reasons for Adoption

The geographic location of the town centre adjacent to the Arrow River and in the Arrowtown basin, is a feature of the town which can be used to greater advantage by the development of linkages with the river from the town centre and compatibility of buildings with the surrounding environment.

The low key and authentic character of the core of the town is a precious and vulnerable resource which requires careful management to ensure any adverse effects are anticipated and mitigated so protecting the education, enjoyment and living experience for future generations.

In order to retain the historic character of the town centre, it is necessary for additions or alterations to existing historic buildings and places to complement and respect the historic character of these buildings and places. The integrity of these buildings will be enhanced by the establishment of new buildings that express their time of construction, rather than replicate an earlier period. However, in order to maintain the amenity and historic character of the town centre, historic features such as land use and subdivision patterns, building density, building setback and scale should be maintained.

The amenity of the town centre is enhanced by the slow pace of vehicular traffic, the absence of heavy vehicles, the predominance of pedestrians and

the variety of pedestrian links between Arrow Lane, Buckingham Street, Ramshaw Lane and the river. It is important that these features are retained as they make a significant contribution to the historic and pedestrian character, both its built resource and heritage.

Much of the heritage value of the town comes as a result of development in the public areas including the design of the streets, planting, footpaths, road surfaces and drainage systems. The importance of these matters will be considered through the annual plan process when upgrading and maintenance is taking place.

10.4.5 Environmental Results Anticipated

Implementation of the policies and methods relating to the Town Centre will result in:

- (i) A town centre which is compact and convenient and is accessible to pedestrians and vehicles.
- (ii) A built form which is coherent, functional, attractive and which conserves the unique historical character and atmosphere.
- (iii) Diversity in built form, building external appearance, which contribute to the distinctive character of Arrowtown.
- (iv) Recognition of the environmental attributes and geographical location of the town centre and the contribution of these to its attractiveness.
- (v) Recognition and enhancement of the physical resource.
- (vi) Pleasant and safe public spaces and pedestrian areas of high quality which are supplied with generous levels of daylight, sunlight and weather protection.

- (vii) Buildings of appropriate external appearance in relation to their neighbours and surroundings.
- (viii) Moderate ambient levels of noise and glare, recognising the number of activities, vehicles, buildings and people in the relatively small area of the town centre and their visual and aural proximity to surrounding residential areas.
- (ix) Maintenance of the characteristic low rise development.
- (x) Building setback, density and scale that reflects the historic character of Arrowtown.

10.5 Corner Shopping Centres

10.5.1 Background

The existing corner shops currently provide an important and convenient shopping facility for the Queenstown-Wakatipu Basin residents. These existing buildings are a valuable physical resource but are constrained in terms of any expansion opportunity by adjoining zonings.

10.5.2 Issues

- **The amenity and resources of the Queenstown Town Centre.**

The Council has rejected major expansion of the town centre beyond the existing Town Centre Zone boundaries because of the limited land area available and because it would require compromise in terms of density, parking, visual amenity and substantial traffic within the existing town centre. The impact of significant increased retail development beyond the existing boundaries would result in a deterioration of the Queenstown Town Centre resource and amenity. The Council acknowledges that some additional convenience shopping facilities will be required within the general Wakatipu locality in the future.

In considering the need for and extent of new retail activity within the Queenstown-Wakatipu area regard must be had not just to the shopping needs of the existing and future residents but also to the impact of any major new retail activity on the physical resources and the amenities of the Town Centre.

The town centre and the retail activities therein are a valuable physical resource generating a level of amenity and character which is important to the well being of the people in the District. New developments which threaten the viability of activities in the town centre and thereby the outstanding character, amenity, heritage, pedestrian and other values the Centre provides, should be avoided, or the effects mitigated.

- **The opportunity to provide for neighbourhood retail zones.**

The Council has sought to recognise the small scale residential neighbourhood shopping centres which provide for the day to day needs of local communities.

10.5.3 Objectives and Policies

Objective 1 - Existing Corner Shopping Centre

Consolidation of existing shopping centres at their present location.

Policies:

- 1.1 *To recognise and provide for the existing shopping centres to serve the day to day needs of the community.*
- 1.2 *To anticipate and provide for a range of commercial and business activities to establish in existing shopping centres.*
- 1.3 *To control the adverse effects of development and activity.*

- 1.4 *To protect and enhance the open space and visual amenity of the approach to Queenstown on State Highway No. 6 as an attractive gateway entrance to Queenstown and Frankton.*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of zones to enable for the continued operation of the existing retail and resident facilities.
- (b) District wide rules on transport and subdivision.
- (c) Opportunities for a wide range of business activities.

Explanation and Principal Reasons for Adoption

It is anticipated that the existing shopping centres will continue to provide goods and services for a section of Queenstown-Wakatipu Basin.

10.5.4 Environmental Results Anticipated

Implementation of the policies and methods relating to the Corner Shopping Centres will result in:

- (i) The continuing development of retail opportunities to meet the needs of residents and visitors.

10.6 Queenstown Town Centre Zone Rules

10.6.1 Zone Purpose

The Queenstown Town Centre Zone covers the main concentration of commercial activity in the District.

The purpose of the zone is to allow for a wide range of activities which will enhance the town centre while preserving the important physical and natural character which gives the town its outstanding qualities and image. The zone rules contain a range of standards to achieve the desired environmental outcomes relating to built form, open space, traffic management, heritage protection and pedestrian amenity.

10.6.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

10.6.3 Activities

10.6.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site and Zone Standards** and is not listed as a **Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited Activity** shall be a **Permitted Activity**.

10.6.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying, or Discretionary, or Restricted Discretionary Activity** and they comply with all the relevant **Site and Zone Standards**. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone

Buildings in respect of design (including adverse effects on the heritage values of Glenarm Cottage which is located at 50 Camp Street), appearance, signage (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)

ii Verandas

All verandas in respect of design, appearance, materials and impact on and relationship to adjoining verandas.

iii Premises Licensed for the Sale of Liquor

- (a) Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor:

- To any person who is living on the premises

- To any person who is present on the premises for the purpose of dining.
- (b) Premises licensed for the sale of liquor under the Sale of Liquor Act 1989 **within the Town Centre Transition sub-zone**, for the consumption of liquor on the premises between the hours of 6 pm and 11 pm with respect to the scale of this activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.
 - To any person who is residing (permanently or temporarily) on the premises:
 - To any person who is present on the premises for the purpose of dining.

iv Visitor Accommodation

Visitor Accommodation in respect of:

- (a) Building external appearance
- (b) Setback from internal boundaries
- (c) Setback from roads
- (d) Access
- (e) Landscaping
- (f) Screening of outdoor storage and parking areas.

And, in addition, in the **Town Centre Transition sub-zone** ~~and the Lakeview sub-zone~~ and the **Isle Street sub-zone** in respect of:

- (g) The location of buildings

- (h) The location, nature and scale of activities on site
- (i) The location of parking and buses and access
- (j) Noise, and
- (k) Hours of operation

~~(k) For the Lakeview sub-zone, the extent to which pedestrian connections to the Queenstown commercial centre (Shotover Street and surrounds), via Hay Street (or an alternative location) can be further formulated.~~

~~(l) For the Lakeview sub-zone, the provision of adequate car parking to meet predicted demand.~~

- v Commercial Activities (including those that are carried out on a wharf or jetty) within the Queenstown Town Centre Waterfront Zone, except for those commercial activities on the surface of water provided for as discretionary activities pursuant to Rule 10.6.3.3 (i) in respect of:

- Traffic generation
- Access and loading
- Screening of outdoor storage

vi Buildings located in the Lakeview sub-zone in respect of:

- (a) Design, appearance, landscaping, signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and
- (b) The extent to which outside storage areas and outside parking areas are screened from view from public places;

- (c) The extent to which any fences, walls, landscaping forward of the front buildings line provide visual connections between any building and adjoining public spaces;
- (d) Urban design principles (contained in the assessment matters at 10.10.2);
- (e) The provision of pedestrian through site links within the sub-zone and between public spaces / reserve areas.
- (f) The provision of services.
- (g) With respect to buildings that provide for residential activities, the extent to which the design provides for a mixture of unit sizes and numbers of bedrooms to promote housing diversity.
- (h) The extent to which the design and setback of buildings erected at 34 Brecon Street and/or the Lakeview Camping Ground mitigates any adverse effects on the heritage values of the adjoining Queenstown Cemetery.

10.6.3.2A Restricted Discretionary Activities

vii-i Convention Centres located within the Lakeview sub-zone:

Council's discretion is restricted to the following matters:

- (a) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.
- (b) The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).
- (c) Provision for landscaping.
- (d) Provision for screening of outdoor storage and parking areas and

its siting proximate to adjoining properties.

- (e) The design and layout of buildings and activities on site.
- (f) Management of the effects of noise.
- (g) Hours of operation.
- (h) The positive effects of the activity.

ii Visitor Accommodation in the Lakeview sub-zone

Council's discretion is restricted to the following matters:

- (a) Building external appearance
- (b) Setback from internal boundaries and roads
- (c) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.
- (d) Landscaping
- (e) Screening of outdoor storage and parking areas and its siting proximate to adjoining properties.
- (f) Noise
- (g) The positive effects of the activity.

iii Commercial activities with a gross floor area of more than 400m² in the Lakeview sub-zone and Commercial Activities and Visitor Accommodation within land bounded by Hay, Beach, Lake and Man Streets

Council's discretion is restricted to the following matter.:

(a) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.

10.6.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying Activity** and they comply with all the relevant **Zone Standards**.

i Surface of Water and Interface Activities

- (a) Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park.
- (b) Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone.

ii Motor vehicle repairs

iii Buildings located within the Special Character Area

Buildings located within the Special Character Area including alterations to existing buildings with the Council's discretion restricted to the external appearance, materials, signage, lighting, streetscape heritage values and compatibility with adjoining buildings.

iv Convention Centres (outside of the Lakeview sub-zone)

Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone Standards** but does not comply with one or more of the **Site Standards** shall be a **Discretionary Activity** with the exercise of the Council's discretion

being restricted to the matter(s) specified in the standard(s) not complied with.

10.6.3.4 Non-Complying Activities

The following shall be **Non-Complying Activities** provided that they are not listed as a Prohibited Activity.

i Factory Farming

ii Forestry Activities

iii Mining Activities

iv Airports

Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

v Surface of Water and Interface Activities

- (a) Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and Queenstown Gardens.
- (b) Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone
- (c) Buildings or boating craft within the Queenstown Town Centre Waterfront Zone if used for visitor, residential or overnight accommodation.

vi Residential Flat

Residential Flat, except in Town Centre Transition sub-zone **and the Isle Street sub-zone** where residential flats are permitted.

- vii Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the relevant **Zone** Standards.

10.6.3.5 Prohibited Activities

The following shall be **Prohibited Activities**

- (i) Panelbeating, spray painting, motor vehicle dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.

10.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled and Restricted Discretionary** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
- **Building Coverage**
 - **Historic Building Incentive**
 - **Residential Activities**

~~• **Noise within the Lakeview sub-zone**~~

10.6.5 Standards

10.6.5.1 Site Standards

i Building Coverage

(a) Special Character Area

Precinct 1: Minimum building coverage - 95%; except where a public open air pedestrian link to an existing or proposed walkway is provided, the minimum site coverage can be reduced by the amount necessary to provide for that link.

Precinct 2: Maximum building coverage - 70%.

Precinct 3: Maximum building coverage - 80%.

- (b) The Town Centre Transition sub-zone: Maximum building coverage - 70%
- (c) Town Centre outside of the Special Character Area and the Town Centre Transition sub-zone - Maximum building coverage 80% except that on that land bound by Man, Duke and Brecon streets, for every cubic metre of un-utilised volume within the permitted building height envelope, the maximum allowable coverage shall be increased by the equivalent volume.
- (d) Lakeview sub-zone: Maximum building coverage – 80%.
- (e) Isle Street sub-zone: Maximum building coverage - 70%

ii Historic Building Incentive

Where an historic structure listed in Appendix 5 is retained as part of the development of the site the gross floor area of the historic building, or

part thereof remaining on the site will be excluded from the gross floor area for the purposes of development levy calculations.

iii Retailing

The use of the ground floor of every building fronting onto the street within Precinct 1 of the Special Character Area shall be limited to retail activities, places of entertainment, pedestrian accessways to other ground floor activities, restaurants, the reception areas of visitor accommodation, and to the entrances to independent businesses above ground floor level.

iv Street Scene

- (a) In **Precinct 1** of the **Special Character Area**, buildings shall be built up to the street boundary along the full frontage of the site, except where an entranceway to a pedestrian linkage is required to be provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.
- (b) In **Precinct 3** of the **Special Character Area** the following shall apply:
 - buildings on the north side of Beach Street shall be set back a minimum of 0.8m; and
 - buildings on the south side of Beach Street shall be set back a minimum of 1m.

Nothing in this rule shall preclude the inclusion of recessed entrances within any facade.
- (c) In the Town Centre Transition sub-zone, the minimum setback from road boundaries of any building shall be of 4.5 metres along the Man Street boundary.

- (d) In the Lakeview sub-zone, the minimum setback of any building from boundaries shared with Glasgow Street shall be 4.5 metres.
- (e) In the Isle Street sub-zone, no setback is permitted for any building from boundaries shared with Brecon Street. The maximum setback of any building from other road boundaries shall be 1.5 metres.
- (f) From the 17th September 2014 on any site involving the construction of a new building(s) in the Isle Street sub-zone there shall be no parking of vehicles in the front yard. In the Isle Street sub-zone there shall be no parking of vehicles in front yards.
- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres. the rear yard boundary shall be 6m.

Note: For the avoidance of doubt, corner sites have no rear boundary.

- (h) In that land bounded by Hay, Lake, Beach and Man Streets, excluding Lot 1 DP 15307, the minimum setback of any building from any north-western side yard boundary shall be 2m.

Note: for the avoidance of doubt, this rule does not apply to road boundaries.

v Storage

Within the **Special Character Area** and for all sites with frontage to the following roads all storage areas shall be situated within the building.

- Shotover Street (Stanley to Hay)
- Camp Street

- Earl Street
- Marine Parade
- Stanley Street (Beetham to Man)
- Beach Street

In all other parts of this zone storage areas shall be screened from view from all public places, adjoining sites and adjoining zones.

vi Verandas

- Every building with road frontage to the roads listed below shall, on its erection or on being reconstructed or altered in a way that changes its external appearance other than repainting, be provided with a veranda or other means of weather protection. **Except that this rule shall only apply to works on Lot 1 DP 15307 that are immediately adjacent to the western boundary of Hay Street and the western boundary of Shotover Street 7.**
 - Verandas shall be no higher than 3m above pavement level and of a width compatible with verandas on neighbouring buildings and shall provide continuous cover for pedestrians. No verandas on the north side of a public place or road shall extend over that space by more than 2 m. Those verandas on the south side of roads shall not extend over the space by more than 3 m.
- Shotover Street (Stanley Street to **Hay Beach** Street)
 - Hay Street (Beach Street to Man Street)
 - Beach Street
 - Rees Street
 - Camp Street (Church Street to Man Street)
 - Brecon Street (Man Street to Shotover Street)

- Church Street (north west side)
- Queenstown Mall (Ballarat Street)
- Athol Street
- Stanley Street (Coronation Drive to Memorial Street)

vii Residential Activities

- Except in the Lakeview sub-zone for which site standards (d) and (e) apply and the Isle Street sub-zone for which site standard (e) applies, Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m² and a least dimension of 2m. The outdoor living area must be located immediately adjoining and have direct access from the residential activity.
- Residential activities shall not be situated at ground level in any building with frontage to the following roads.
 - Stanley Street (Coronation Drive to Memorial Street)
 - Camp Street (Man Street to Coronation Drive)
 - Queenstown Mall (Ballarat Street)
 - Church Street
 - Marine Parade (north of Church Street)
 - Beach Street
 - Rees Street

- Shotover Street
- Brecon Street (Man Street to Earl Street)
- Athol Street
- Duke Street

- (c) Except in the Lakeview sub-zone and the Isle Street sub-zone ~~Where~~ residential activities are proposed at ground level on a site with frontage to any other road in this zone, then an outdoor living area of 36m² and with a least dimension of 4 m shall be provided for each ground floor unit, except that:
- In Town Centre Transition sub-zone where residential activities are proposed at ground level on a site with frontage to a road, then an outdoor living area of 20m² and with a least dimension of 4m shall be provided for each ground floor unit.

This living area must be located immediately adjoining and have direct access from the residential building.

- (d) In the Lakeview sub-zone residential activities shall not be located at ground level in locations identified as active frontages on Figure 2 Lakeview sub-zone Structure Plan.

- (e) Residential Activity in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:

A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.

All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.

viii Flood Risk

No building greater than 20m² shall be constructed or relocated with a ground floor level less than RL 312.0m above sea level (412.0m Otago Datum) at Queenstown.

ix Provision of Pedestrian Links

All new buildings and building redevelopments located on sites which are identified for pedestrian links in Figure 1 to this Rule shall provide a ground level pedestrian link in the general location shown. Any such link must be at least 1 metre wide and have an average minimum width of 2.5 m and be open to the public during all retailing hours.

Where a pedestrian link is required to be provided and is open to the public during retailing hours the Council will consider off-setting any such area against development levies and car parking requirements.

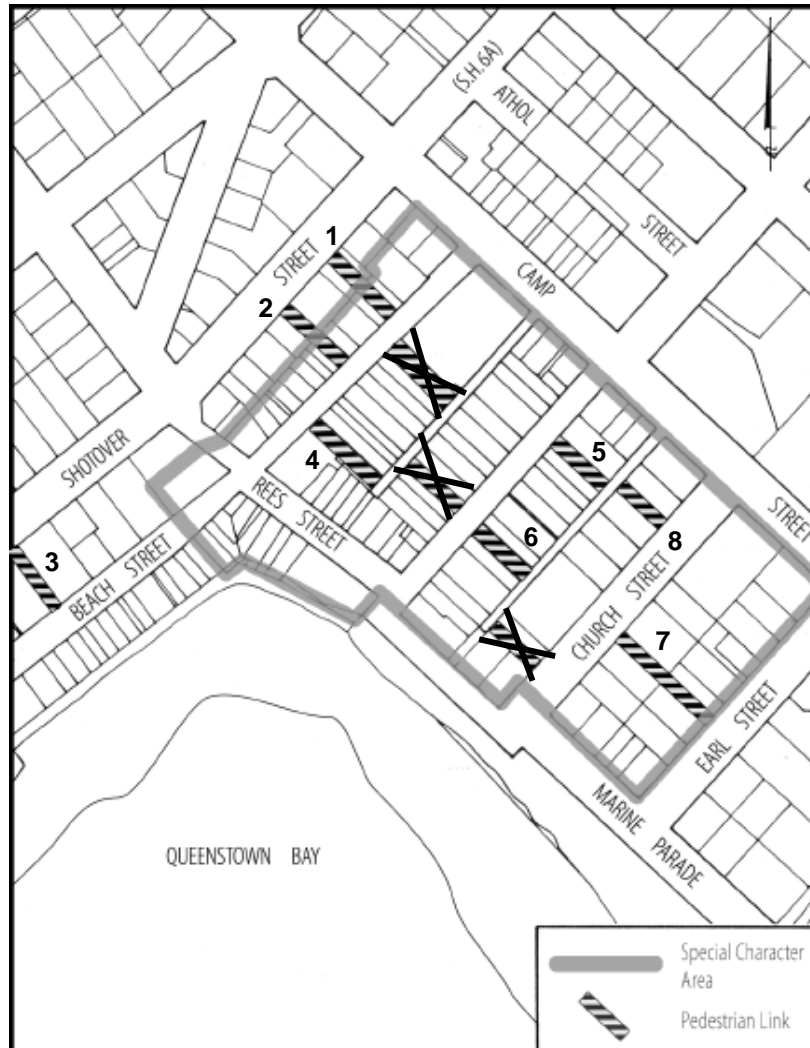
Nothing in this rule shall prevent a building or part of a building being constructed at first floor level over a pedestrian link.

Location of Pedestrian Links within the Queenstown Town Centre.

- 1 Shotover St / Beach St, Lot 2 DP 16293, 2910645200. Lot 2 DP 11098 (2910648800), Lot 3 DP 1098 (2910648800), Sec 27 Blk VI Town of Queenstown (2910648800).
- 2 Trustbank Arcade (Shotover St/Beach St), Lot 1 DP 11098 (2910648700), Part Section 24 Block VI Queenstown (2910648700), Part Section 23 Block VI Town of Queenstown, (2910648700)
- 3 Plaza Arcade, Shotover St/Beach St, Section 27 BLK VI, Queenstown (2910648800.) Lot 1 DP 17661 (2910645900).
- 4 Cow Lane/Beach Street, Sec 30 Blk I Town of Queenstown.

- 5 Ballarat St/Searle Lane, Sections 1, 2, 3, 27, Pt 26b BLK II Queenstown, (2910504300).
- 6 Eureka Arcade, Ballarat Street/Searle Lane, Section 22 (2910503800) and part Sections 23 (2910503800) and 24 (2910504000) Block II, Queenstown.
- 7 Church St/Earl St, Sections 2, 3, 12, 13 BLK III, Queenstown, (2910504900).
- 8 Searle Lane/Church St, Sec 30 Blk II Town of Queenstown (2910503000).

**QUEENSTOWN TOWN CENTRE ZONE:
PROVISION FOR PROTECTION OF PEDESTRIAN LINKS
(FIGURE I)**



x Earthworks [NOTE – TO BE REMOVED VIA SEPARATE COUNCIL PLAN CHANGE 49]

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- (a) 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). 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.
- (b) The maximum height of any cut shall not exceed 2.4 metres.

- (c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

- (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.

- (b) Any person carrying out earthworks shall:

- (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

- (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

- (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

xi Building and Façade Height

- (a) In that area bound by Man, Brecon, Shotover and Hay streets but excluding the Town Centre Transition sub-zone and that land legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 4 metres higher than the nearest point of Man Street (legal boundary of Man Street); and
- (b) In that area legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 1.5 metres higher than the nearest point of Man Street (legal boundary of Man Street); and
- (c) Except in the Lakeview sub-zone and the Isle Street sub-zone ~~No~~ no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10 metres above the street boundary.
- (d) In the Lakeview sub-zone, the maximum building height shall not exceed the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan.
- (e) In the Isle Street sub-zone, the maximum building height shall not exceed 12m above ground level.
- (f) In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus

which provides for an additional maximum height of 2m above the specified maximum height rule. The roof bonus shall not enable an additional floor to be erected achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.

- (g) In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° commencing from a line 2.5 metres above the Glasgow Street boundary.
- (h) In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 4.5 metres above the Thompson Street boundary.
- (i) ~~For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.~~
- (i) In the Isle Street sub-zone, on the south and south western side boundaries of a site adjoining a building used for residential activities which had building consent issued on or before 17 September 2014:

- No part of any building exceeding above 8m in height shall be within 3.2m from the relevant boundary; and the roof bonus shall not apply within this 3.2m set back.
- This setback control does not apply where any building on an adjoining site has been issued building consent after 17 September 2014, in which case no side yard setback is required.

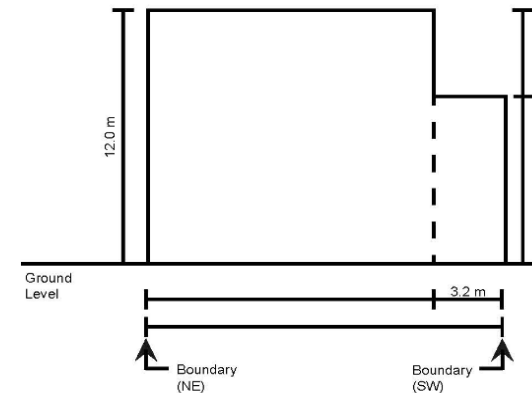


Figure II: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the 8m and 12m height limits.

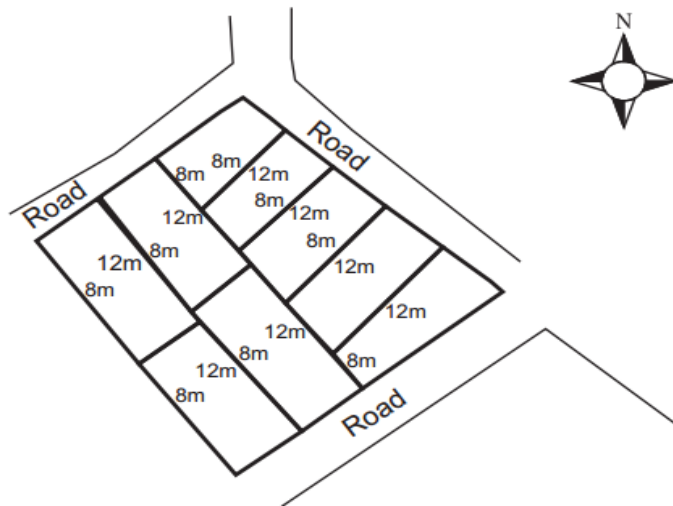


Figure III: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the boundaries where the 8m and 12m height limits may apply.

- For that land bounded by Hay, Lake, Beach and Man Streets, the maximum building height shall be 7m, except that the maximum building height for Lot 1 DP 15307 shall not exceed the dimensions of the building existing on 19 December 2014.

Refer to the building restriction area shown on Planning Map 36 and the interpretative diagrams contained in Appendix 4.

Note:

- Diagrammatic Profiles A, B and C show the effect of site standard (a) in an indicative diagram – site specific surveying is necessary to ascertain how the rules apply to any development on the site.

- Diagrammatic Profiles D and E show the effect of site standard (b) in an indicative diagram – site specific surveying is necessary to ascertain how the rules apply to any development on the site.

xii Premises licensed for the Sale of Liquor

- Premises within The Town Centre Transition sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.
- To any person who is living on the premises;
 - To any person who is present on the premises for the purpose of dining.

xiii Lakeview sub-zone Structure Plan

The layout of the Lakeview sub-zone shall be in general accordance with Figure 2: Lakeview sub-zone Structure Plan. Departures from Figure 2: Lakeview sub-zone Structure Plan shall not exceed 5m change in any direction. This 5m departure from the Structure Plan does not apply to the direct extensions of the existing widths and alignments of Isle Street (south westwards beyond Hay Street through to the intersection with Thompson Street) and Thompson Street (northwards beyond Man Street) into the Lakeview sub-zone, which shall be in general accordance with the Structure Plan.

The extension of Hay Street (and the Hay Street viewshaft) through the Lakeview sub-zone, as shown on the Structure Plan, shall not be developed, required or enforced while Designation 211 remains in place.

The Lakeview sub-zone Structure Plan does not preclude the widening of Thompson Street, including a corner splay, which may encroach the Lakeview sub-zone.

If there is a proposal to re-align Cemetery Road along the northern boundary of the sub-zone and connecting to Brecon Street then it is deemed that this shall not comprise an exceedance of this site standard.

Nothing in this rule shall provide for secondary view shaft identified on Figure 2:Lakeview sub-zone Structure Plan and sites in the western part of the Lakeview sub-zone to extend across the legal boundary of adjoining land to the west described as Lots 3 and 4 DP 9388 Deposited Plan 9388.

e. Having a minimum ground floor internal depth of 8m from the active frontage.

(b) Vehicular access across sites with active frontages shall not use any more than 10% of the defined active frontage.

(c) The principal public entrance to a building shall be provided from the active frontage.

(d) No residential activity shall be located on the ground floor of a building adjoining an active frontage.

xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone

xiv Active Frontages in the Lakeview sub-zone

For buildings in sites adjoining an active frontage,(refer Figure 2: Lakeview sub-zone Structure Plan) the following standards shall apply:

- (a) Buildings shall contribute to the enhancement of the appearance of the Lakeview sub-zone and retail activities by:
- Providing at least 5m of the frontage width or 80% of the frontage width, whichever is greater, of clear glazing (or equivalent);
 - Being capable of use for displaying goods and services to passing pedestrians;
 - Not having painted, covered or otherwise altered clear glazed areas so as to render them ineffective in achieving the purpose of this rule;
 - Having a minimum ground floor internal floor to floor height of 4.5 m above ground level.

(a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i) night-time (2200 to 0800 hrs) 50 dB L_{Aeq(15 min)}

(ii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}

(b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

(e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does

not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

xvi Visitor Accommodation in the Lakeview sub-zone and the Isle Street sub-zone

Visitor Accommodation activities in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:

A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.

All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.

10.6.5.2 Zone Standards

i Building and Facade Height

(a) The maximum building height shall be 12 m except that:

- In the specific area identified on Planning Map No. 36 where the maximum height shall be 8m; and
- For any buildings located on a wharf or jetty where the maximum height shall be 4 m above RL 312.0 masl (412.0m Otago Datum).
- In Precinct 2 of the Special Character Area the maximum height shall be 8m;

- In that area bound by Man, Brecon, Shotover and Hay streets but excluding the Town Centre Transitional sub-zone and that land legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, no part of any building shall be more than 4 metres higher than the nearest point of Man Street (legal boundary of Man Street);
- In that area legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 1.5 metres higher than the nearest point of Man Street (legal boundary of Man Street);
- In the Town Centre Transitional sub-zone the maximum building height shall be 8m above ground level, provided that in addition any part of a building may extend up to the maximum permitted height at the nearest point of the sub-zone internal boundary.

- ~~• In the Isle Street sub-zone where:
— a site is greater than 2,000m² in area; and
— has frontage to both Man Street and Isle Street~~

~~then the maximum building height shall be 15.5m above ground level.~~

- ~~• The maximum height for buildings on Lot 1 DP 15307, section 10, 11 and 18 Blk VIII Town of Queenstown shall be defined by the measurements and images held with the electronic file described as Lot 1 DP 15307 – Building Height. Refer Appendix 4 – Interpretative Diagrams, Diagram 8, except that the height of any lift or plant tower on Lot 1 DP 15307 shall be permitted to exceed this height limit by up to an additional 3 metres, provided that the area of that additional over-run shall have a total area of~~

~~no more than 40m² and shall be located at least 10 metres from a road boundary.~~

- ~~For land legally described as Sections 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP 444132, and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights.~~

- This rule does not apply to the Lakeview sub-zone or the Isle Street sub-zones and that land bounded by Hay, Lake, Beach and Man Streets [specific clauses of site standard 10.6.5.1(xi) apply to these sub-zones].
- Refer to the building restriction area shown on Planning Map 36 and the interpretative diagrams contained in Appendix 4.

Note:

Diagrammatic Profiles A, B and C show the effect of zone standard (a) (fourth bullet point) in an indicative diagram – site specific surveying is necessary to ascertain how the rules apply to any development on the site

Diagrammatic Profiles D and E show the effect of zone standard (a) (fifth bullet point) in an indicative diagram – site specific surveying is necessary to ascertain how the rules apply to any development on the site

- (b) On that land bounded by Man, Duke and Brecon streets, the following shall apply in addition to (a) above:
- No building shall protrude through a horizontal plane drawn at RL 332.20 masl (being 432.20 Otago datum), except that decorative parapets may encroach beyond this by a

maximum of up to 0.9 metre. This rule shall not apply to any lift tower within a visitor accommodation development in this area, which exceeds the maximum height permitted for buildings by 1 metre or less; and

- No part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10 metres above the street boundary.
 - Refer to the building restriction area shown on Planning Map 36 and the interpretative diagrams contained on Appendix 4.
- (c) In **Precinct 1** of the **Special Character Area**, the following shall apply in addition to (a) above:
- the street front parapet shall be between 7.5 and 8.5m in height; and
 - no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 7.5m above any street boundary.
- (d) In **Precinct 3** of the **Special Character Area** the following shall apply in addition to (a) above:
- For buildings on the south side of Beach Street the road frontage parapet height and the recession line shall be the same as for Precinct 1 of the Special Character Area.
 - For buildings on the north side of Beach Street:
 - the street front parapet shall be between 6.0 and 6.5m in height; and
 - no part of any building, except a street front parapet shall protrude through a recession line inclined towards the site at

an angle of 30 degrees commencing from a line 6.0m above any street boundary.

- (e) For all other sites within the zone where there is a 12 metre maximum building height, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. This standard does not apply to the Lakeview sub-zone or the Isle Street sub-zone.

ii Noise

- (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

- | | | | |
|-------|------------|--------------------|---------------------------------|
| (i) | daytime | (0800 to 2200 hrs) | 60 dB $L_{Aeq(15 \text{ min})}$ |
| (ii) | night-time | (2200 to 0800 hrs) | 50 dB $L_{Aeq(15 \text{ min})}$ |
| (iii) | night-time | (2200 to 0800 hrs) | 70 dB L_{AFmax} |

- (b) Sound from activities in the Town Centre Transition sub-zone and from activities located on land bounded by Hay Street, Man Street, Lake Street and Beach Street measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

- | | | | |
|------|------------|--------------------|---------------------------------|
| (i) | daytime | (0800 to 2200 hrs) | 50 dB $L_{Aeq(15 \text{ min})}$ |
| (ii) | night-time | (2200 to 0800 hrs) | 40 dB $L_{Aeq(15 \text{ min})}$ |

- (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}

- (c) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (d) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.
- (e) The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
- (f) These noise standards (a) through (e) do not apply to premises licensed for the sale of liquor in the Lakeview sub-zone or the Isle Street sub-zone at night-time (2200 to 0800 hrs) when site standard 10.6.5.1(xv) applies.

iii Glare

- (a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.
- (b) No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.
- (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned High

Density Residential measured at any point more than 2m inside the boundary of the adjoining property.

- (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.

iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone

- (i) Retail activities in the **Lakeview sub-zone** and the **Isle Street sub-zone** shall not exceed a maximum gross floor area of 400m² per tenancy.

10.6.6 Resource Consents - Assessment Matters

The Assessment Matters which apply to the consideration of resource consents in the Queenstown Town Centre Zone are specified in Rule 10.10

Figure 2 Lakeview sub-zone Structure Plan



Figure 3 Lakeview sub-zone Height Limit Plan



10.7 Wanaka Town Centre Zone Rules

10.7.1 Zone Purpose

The purpose of this zone is to recognise and preserve the significant elements which contribute to the character of the Wanaka town centre and to enhance those elements by encouraging the intensification of activity within the town centre rather than peripheral expansion of the centre.

The zone makes provision for a wide range of activities necessary to retain the importance of Wanaka's role as the dominant rural servicing centre in the Upper Clutha. The town centre is generally bounded by Ardmore Street, Brownston Street and Dungarvon Street.

10.7.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|---|------------------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development
and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

10.7.3 Activities

10.7.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** shall be a **Permitted Activity**.

10.7.3.2 Controlled Activities

The following Activities shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site and Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Buildings

All buildings in respect of external appearance, materials, signage, lighting and impact on the streetscape.

ii Verandas

All verandas in respect of design, external appearance, materials and impact on and relationship to adjoining verandas.

iii Visitor Accommodation

Visitor Accommodation in respect of:

- (a) Building external appearance
- (b) Setback from internal boundaries

- (c) Setback from roads
- (d) Access
- (e) Landscaping
- (f) Screening of outdoor storage and parking areas.

10.7.3.3 Discretionary Activities

The following Activities shall be **Discretionary Activities** provided they are not listed as **Prohibited or Non-Complying Activity** and they comply with all the relevant **Zone** Standards.

i Premises Licensed for the Sale of Liquor

Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with the Council's discretion restricted to hours of operation and the effects on residential zones. This rule shall not apply to the sale of liquor:

- to any person who is living on the premises;
- to any person who is present on the premises for the purpose of dining.

- ii Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone Standards** but does comply with one or more of the **Site Standards** shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

10.7.3.4 Non Complying Activities

The following Activities shall be **Non-Complying Activities** provided that they are not listed as a Prohibited Activity.

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Airport**

The take-off or landing of aircraft other than for emergency rescues or fire-fighting.

v Residential Flat

- vi Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the relevant **Zone** Standards.

10.7.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

- i Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.

10.7.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:

- **Building Coverage**
- **Residential Activities**

10.7.5 Standards

10.7.5.1 Site Standards

i Building Coverage

Maximum building coverage - 80%

ii Setback from Internal Boundaries

Where the site adjoins a Low Density Residential or High Density Residential Zone or public open space the setback shall be 4.5m.

iii Retailing

The use of the ground floor fronting onto the street of every building fronting Helwick Street shall be limited to retail activities, restaurants, pedestrian accessways to other ground floor activities and entrances to independent businesses above ground floor.

iv Street Scene

(a) Setback of Buildings

Buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.

(b) Minimum Facade Height

The minimum street facade of all buildings within the zone shall be 3m.

(c) Setback of buildings adjoining open spaces

All buildings adjoining public open spaces, other than formed roads, shall be set back not less than 4.5m from the site boundary.

v Storage

For all buildings with frontage to Helwick Street, Dunmore Street and Ardmore Street (west of Bullock Creek) storage areas shall be situated within the building or accessed from a service lane at the rear of the property.

In all other parts of this Zone storage areas shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.

vi Sunlight and Outlook of Residential Neighbours

Buildings within this zone shall not project beyond a recession line constructed at an angle of 34° inclined towards the site from points 3m above Low Density Residential or High Density Residential Zone boundaries. Except that gable ends may project beyond the recession line where the maximum height of the gable end is no greater than 2.5m above the recession line.

vii Verandas

Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance, be provided with a veranda which shall be situated no higher than 3m above pavement level and shall provide continuous cover for pedestrians.

viii Residential Activities

All residential activities shall be restricted to first floor level or above.

Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m² and a least dimension of 2m. This living area must be located immediately adjacent to and have direct access from the residential unit.

ix Flood Risk

No building greater than 20m² shall be constructed or relocated with a ground floor level less than RL 281.9masl (381.9m Otago Datum) at Wanaka.

* Note: This ground floor minimum includes 1.3 metres to allow for wave action where necessary

x Earthworks [NOTE – TO BE REMOVED VIA SEPARATE COUNCIL PLAN CHANGE 49]

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

(a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.

(b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).

(c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).

(d) No earthworks shall:

- (i) expose any groundwater aquifer;
- (ii) cause artificial drainage of any groundwater aquifer;
- (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

(a) 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). 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.

(b) The maximum height of any cut shall not exceed 2.4 metres.

(c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

(a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.

(b) Any person carrying out earthworks shall:

- (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

- (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

- (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.
- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

10.7.5.2 Zone Standards

i Building and Facade Height

The maximum building height shall be:

- 8m to the eave line
- 10m to the ridge line.

ii Noise

- (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

- (i) daytime (0800 to 2200 hrs) 60 dB $L_{Aeq(15 \text{ min})}$
- (ii) night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15 \text{ min})}$
- (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}

- (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

iii Glare

- (a) All exterior lighting installed on sites or buildings within the shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.
- (b) No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.
- (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.

- (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.

iv Service Lanes

Any development, redevelopment or substantial alteration of any site or property within this zone shall make provision for such service lane or through-site pedestrian access as indicated on Planning Map No. 21. Such provision shall be taken into account in the assessment of development levies applicable to the development, redevelopment or alteration. Service lanes shall be subdivided and vested in the Council.

10.7.6 Resource Consents - Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Wanaka Town Centre Zone are specified in Rule 10.10.

10.8 Arrowtown Town Centre Zone Rules

10.8.1 Zone Purpose

The Town Centre covers the area of land bounded by Berkshire Street, Ramshaw Lane, Wiltshire Street and Arrow Lane.

The purpose of this zone is to recognise and conserve the significant physical and natural resources which contribute to the character of the town centre and enhance these by encouraging compatible land use activities and an intensification of activity rather than permitting peripheral expansion. In addition, the zone provisions seek to enhance those elements which give rise to the particular sense of place, building scale and atmosphere that is characteristic of Arrowtown.

The zone makes provision for a wide range of activities necessary to retain the Arrowtown's role as a major visitor attraction and as a centre servicing the day to day needs of the resident population.

10.8.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

10.8.3 Activities

10.8.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** shall be a **Permitted Activity**.

10.8.3.2 Controlled Activities

The following Activities shall be **Controlled Activities** provided they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site and Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Verandas

All verandas in respect of design, external appearance, materials and impact on and relationship to adjoining verandas.

ii Visitor Accommodation

Visitor Accommodation in respect of:

- (a) Building external appearance
- (b) Setback from internal boundaries
- (c) Setback from roads
- (d) Access
- (e) Landscaping
- (f) Screening of outdoor storage and parking areas.

10.8.3.3 Discretionary Activities

The following Activities shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying Activity** and they comply with all the relevant **Zone** Standards.

i Premises Licensed for the Sale of Liquor

Premises licensed for the sale of liquor under the Sale of Liquor Act 1989 for the consumption of liquor on the premises between the hours of 11pm and 7am with the Council's discretion restricted to hours of operation and the effects on residential zones. This rule shall not apply to the sale of liquor:

- to any person who is living on the premises;
- to any person who is present on the premises for the purpose of dining.

ii Buildings

All new buildings including external alterations to existing buildings, with the Council's discretion restricted to the external appearance, materials, signage, lighting, streetscape, relationship to heritage values, compatibility with adjoining buildings and the retention of pedestrian linkages between Arrow Lane, Buckingham Street and Ramshaw Lane.

- iii Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone Standards** but does comply with one or more of the **Site Standards** shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

10.8.3.4 Non-Complying Activities

The following Activities shall be **Non-Complying Activities** provided they are not listed as a Prohibited Activity.

i Factory Farming

ii Forestry Activities

iii Mining Activities

iv Airport

The take-off or landing of aircraft other than for emergency rescues or fire-fighting.

v Residential Flat

- vi Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the relevant **Zone** Standards.

10.8.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

- i Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956.

10.8.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- i All applications for **Controlled** Activities.
- ii Application for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - **Building Coverage**
 - **Residential Activities.**

10.8.5 Standards

10.8.5.1 Site Standards

i Building Coverage

Maximum building coverage 90%

ii Setback from Internal Boundaries

There shall be a setback of 3m from any rear boundary.

iii Retailing

The use of the ground floor of every building fronting onto that section of Buckingham Street located within the Zone shall be limited to retail activities, places of entertainment, pedestrian access to other ground floor activities, restaurants, the reception area of visitor accommodation and to the entrance to independent businesses above ground floor level.

iv Street Scene

The minimum street facade of all buildings within the zone shall be 3m.

v Outdoor Storage

For all buildings with frontage to Buckingham Street storage areas shall be situated within the building or accessed from a service lane at the rear of the property.

Where a storage area does not form part of a building the storage area shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.

vi Sunlight and Outlook of Residential Neighbours

Buildings within this zone shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 5m above the site boundaries. Except that gable ends may project beyond the recession line where the maximum height of the gable end is no greater than 2m above the recession line.

vii Residential Activities

All residential activities shall be restricted to first floor level or above. Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m² a least dimension of 2m. This living area must be located immediately adjacent to and have direct access from the residential unit.

viii Loading

Notwithstanding the requirements in Rule 14 (Transport) concerning the provision of loading spaces, there shall be no vehicle access to any loading or storage space from Buckingham Street, except where there is

no practical alternative access available from Ramshaw Lane or Arrow Lane.

ix Earthworks [NOTE – TO BE REMOVED VIA SEPARATE COUNCIL PLAN CHANGE 49]

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- (a) 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). 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.

- (b) The maximum height of any cut shall not exceed 2.4 metres.
- (c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

- (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- (b) Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- (c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified

in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

10.8.5.2 Zone Standards

i Building Height

The maximum building height shall be 7m.

ii Noise

- (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- | | | | |
|-------|------------|--------------------|---------------------------------|
| (i) | daytime | (0800 to 2200 hrs) | 60 dB $L_{Aeq(15 \text{ min})}$ |
| (ii) | night-time | (2200 to 0800 hrs) | 50 dB $L_{Aeq(15 \text{ min})}$ |
| (iii) | night-time | (2200 to 0800 hrs) | 70 dB L_{AFmax} |
- (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998.

For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

iii Glare

- (a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.
- (b) No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.
- (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Residential Arrowtown Historic Management or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining property.
- (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.

10.8.6 Resource Consents - Assessment Matters

The Assessment Matters which apply to the consideration of resource consents in the Arrowtown Town Centre Zone are specified in Rule 10.10.

10.9 Corner Shopping Centre Zones Rule

10.9.1 Zone Purpose

The purpose of the zone is to provide convenient access to goods and services, community activities and local opportunities for employment. No expansion of the zone is proposed and the zone will continue to accommodate business activities of a modest scale. It is recognised the

activity structure of the centre may change and convert to a range of uses including residential, office and retail as appropriate.

10.9.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met, then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (i) Heritage Protection | - Refer Part 13 |
| (ii) Transport | - Refer Part 14 |
| (iii) Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) Hazardous Substances | - Refer Part 16 |
| (v) Utilities | - Refer Part 17 |
| (vi) Signs | - Refer Part 18 |
| (vii) Relocated Buildings and Temporary Activities | - Refer Part 19 |

10.9.3 Activities

10.9.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** shall be a **Permitted Activity**.

10.9.3.2 Controlled Activities

The following Activities shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site and Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Buildings

All buildings in respect of external appearance, signage, lighting, materials and impact on the streetscape.

ii Verandas

All verandas in respect of design, materials, external appearance and impact on and relationship to adjoining verandas.

10.9.3.3 Discretionary Activities

The following Activities shall be **Discretionary Activities** provided that they are not listed as a **Prohibited or Non-Complying Activity** and they comply with all the relevant **Zone** Standards.

i Visitor Accommodation

Visitor Accommodation.

ii Premises Licensed for the Sale of Liquor

Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with the Council's discretion restricted to hours of operation and the effects on residential zones. This rule shall not apply to the sale of liquor:

- to any person living on the premises;
- to any person present on the premises for the purpose of dining.

iii Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone Standards** but does comply with one or more of the **Site Standards** shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

10.9.3.4 Non-Complying Activities

The following Activities shall be **Non-Complying Activities** provided they are not listed as a Prohibited Activity.

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Airport**

The take-off or landing of aircraft other than for emergency rescues or fire-fighting.

- v **Residential Flat**
- vi Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the relevant **Zone** Standards.

10.9.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

- i Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.

10.9.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- i All applications for **Controlled** Activities.
- ii Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - **Building Coverage**
 - **Residential Activities**

10.9.5 Standards

10.9.5.1 Site Standards

- i **Building Coverage**

Maximum building coverage - 75%.
- ii **Setback from Internal Boundaries**

Where the site adjoins a Low Density Residential or High Density Residential Zone or public open space the setback shall be 4.5m.
- iii **Street Scene**

Buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.
- iv **Storage**

All storage areas shall be screened from view from all public places and adjoining zones by a solid fence of not less than 2m height.
- v **Residential Activities**

All residential activities shall be restricted to first floor level or above.

Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum area of 5m² and a least dimension of 2m. This living area must be located immediately adjacent to and have direct access from the residential unit.

vi Earthworks [NOTE – TO BE REMOVED VIA SEPARATE COUNCIL PLAN CHANGE 49]

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

(a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of “volume” see interpretative diagram 5.

(b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site.

(c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).

(d) No earthworks shall:

- (i) expose any groundwater aquifer;
- (ii) cause artificial drainage of any groundwater aquifer;
- (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

(a) The height of any cut or fill shall not be greater than the distance of the cut or fill from the site boundary (see interpretative diagram 6). 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.

(b) The maximum height of any cut shall not exceed 2.4 metres.

(c) The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

(a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.

(b) Any person carrying out earthworks shall:

(i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

(ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

(c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

(a) The activity shall not interfere with or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

10.9.5.2 Zone Standards

i Building Height

The maximum building height shall be 8 m.

ii Noise

- (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- | | | | |
|-------|------------|--------------------|---------------------------------|
| (i) | daytime | (0800 to 2200 hrs) | 60 dB $L_{Aeq(15 \text{ min})}$ |
| (ii) | night-time | (2200 to 0800 hrs) | 50 dB $L_{Aeq(15 \text{ min})}$ |
| (iii) | night-time | (2200 to 0800 hrs) | 70 dB L_{AFmax} |
- (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
- (e) The noise limits in (a) shall not apply to sound from aircraft operations at Queenstown Airport.

iii Glare

- (a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.
- (b) No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the zone, measured at any point inside the boundary of any adjoining property.
- (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.
- (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.

10.9.6 Resource Consents - Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Corner Shopping Centre Zones are specified in Rule 10.10.

10.10 Resource Consents - Assessment Matters:

Queenstown, Wanaka, Arrowtown Town Centre Zones, Corner Shopping Centre Zones:

10.10.1 General

- i The Assessment Matters are other methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- ii In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 10.10.2 below.
- iii In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- iv In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- v Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

10.10.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Building Height and Site Coverage

- (a) Whether any earthworks have been carried out on the site prior to the date of notification, 10 October 1995, that have lowered the level of the site.
- (b) Whether there are rules requiring the site to be built up.
- (c) With regard to proposals that **exceed breach** one or more zone standard(s) and for the Lakeview sub-zone and the Isle Street sub-zone proposals that **exceed breach** site standards 10.6.5.1 (xi) and 10.6.5.1(i)(d) and (e) whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

Note: Assessment matter 10.10.2(i)(c) provides guidance as to the circumstances where resource consents shall be assessed against the objective and policies of 4.10.1 of the District Plan.

ii Controlled Activities - Buildings - Wanaka Town Centre

Conditions may be imposed to ensure:

- (a) The design of the building blends well with and contributes to an integrated built form.
- (b) 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 below the roof line.
- (c) The roof line reflects and complements the surrounding topography. The pitch of roofs, except in the case of canopies, verandas or where existing buildings needed to be matched, should be between 25°-45° from the horizontal.

- (d) The views along a street or of an outstanding natural feature have been taken into account.
- (e) The building facade reflects the importance of open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to:

Building materials

Glazing treatment

Symmetry

External appearance

Vertical and horizontal emphasis

iii Controlled Activities Rules 10.6.3.2(vi) Buildings - Queenstown Town Centre Lakeview sub-zone

Urban Design Principles (refer Rule 10.6.3.2(vi)(d))

1. Public Spaces

- The design of buildings fronting parks and the Square contribute to the amenity of the public spaces.
- The design of buildings at 34 Brecon Street or the Lakeview Camping Ground are compatible with the setting of the adjoining Queenstown Cemetery.

2. Street Edges (including Active Frontages)

- Built form contributes to providing a high quality, spatially

well-defined and contained streetscape and associated urban amenity.

- Visual interest is provided through a variety of building forms and frontages in terms of footprint, height and design.
- Buildings should avoid blank walls which are visible from public spaces.
- Where provided, car parking is accessible and does not dominate the streetscape.
- Buildings and streetscape design comply with CPTED principles.

3. Sustainable Buildings

- The adoption of sustainable building design principles using sustainable materials, passive and active solar energy collection (where this is workable), water conservation techniques and/or, grey water recycling.

4. Landscaping

(i) Planting and landscaping is designed to:

- Maintain access to winter sun.
- Integrate site landscape design with the wider context.
- Comply with CPTED principles.

iv

Controlled Activities - Buildings - Queenstown Town Centre (Refer also Assessment Matters vii and viii) excluding the Lakeview sub-zone

Conditions may be imposed to ensure:

- (a) The building has been considered as part of the surrounding urban environment in terms of how it reflects its location within the town and the nature of open spaces which it may face.
- (b) The individual design elements of the building are in scale with the relatively fine grained individual site development which may have individual characteristics of the town centre in situations where sites are to be aggregated.
- (c) The design of the ground floor frontage of the building maintains a sense of variety which is desirable in promoting diversity.
- (d) The views along a street to a landmark, a significant building, or the Lake have been considered in the design of the building, and that the external appearance of buildings on prominent sites has taken into account their importance in terminating vistas or framing views.
- (e) The building facade reflects the importance of open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to:
 - Building materials
 - Glazing treatment
 - Symmetry
 - External appearance
 - Vertical and horizontal emphasis
- (f) The top of a building has been treated as an important termination, as may be seen from numerous vantage points and the quality of the roof design.
- (g) The ground and first floor facades of the building establish a strong relationship to pedestrians, and the ground floor appears accessible.
- (h) Any buildings proposed along the lake frontage strongly recognise the unique quality of the open space and waterfront amenity.
- (i) The adverse effects of any colour scheme which incorporates colours, which act as a form of advertising on the visual coherence and harmony of the locality, are avoided or mitigated.
- (j) The heritage values of Glenarm Cottage (at 50 Camp Street) have been taken into account.

v

Controlled Activity – Verandas

Conditions may be imposed to ensure:

The external appearance, of verandas avoids or mitigates adverse effects on:

- neighbouring buildings and verandas
- the extent to which the veranda effects the use and enjoyment of the streetscape
- the appearance of the building.

vi

Controlled Activity - Visitor Accommodation in the Town Centre Transition sub-zone

In considering imposing conditions on visitor accommodation in the Town Centre Transition sub-zone, those matters listed in Section 7.7.2 (ii) shall be considered.

vii Controlled Activities - Commercial Activities within the Town Centre Waterfront Zone

Conditions may be imposed to ensure that:

- (a) Any commercial activity does not create any adverse effect through additional traffic generation.
- (b) The location and design of vehicle access and loading areas is such that it ensures safe and efficient movement of pedestrians, and vehicles on adjoining roads.
- (c) Outdoor storage areas do not have an adverse effect on the visual amenity of the surrounding area, or impede pedestrian or vehicle movement.

viii Restricted Discretionary Activity Rule 10.6.3.2A (i) Convention Centres

Design and Layout

- 1) The external scale and design and appearance, of buildings (including materials and colours), equipment and structures:
 - Provide visual interest through a variety of forms in terms of footprint, height and design.
 - Break down the building bulk and scale by architectural articulation and modulation of building form.
 - Minimise adverse effects of shading on adjacent public spaces (including footpaths).
 - Contribute positively to local public spaces and streetscape character and amenity through bulk, scale, architectural articulation and modulation, rooflines and the choice of materials and colours.

- Visually enhance those parts of the site visible from public spaces e.g. major arterial transport corridor frontages, Queenstown Bay and the Square.

Transportation

- 2) Parking, loading, manoeuvring areas and outdoor service areas are ~~been~~ designed and located to:
 - Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.
 - Be away from the front of the site and the primary entrances to buildings.
 - Ensure traffic flows minimise adverse effects on amenity values.
 - Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.
 - Create an attractive environment that maintains safety and amenity for pedestrians.
 - ~~Where applicable,~~ Integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking (including the degree to which the parking resource is available for use by other activities in the sub-zone), and where appropriate provide for the adoption of demand-managed transport options utilising walking, cycling and passenger transport options as alternatives to providing for car parking and pedestrian linkages beyond the site, linking to the Queenstown commercial centre.

Landscaping

- 3) Planting and landscaping is designed to:

- Maintain access to winter sun.
- Integrate site landscape design with that of the Square.
- Comply with CPTED principles.

ix Restricted Discretionary Activity Rules 10.6.3.2A (ii) Visitor Accommodation and (iii) Commercial activities with a gross floor area of greater than 400m²

- (a) The extent to which effects on the transportation network are managed via adherence to the requirements of an integrated transport plan.

x Discretionary Activity - Visitor Accommodation

- (a) The extent to which the visitor accommodation will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
- (b) In considering imposing conditions on visitor accommodation in the Town Centre Transition sub-zone, those matters listed in Section 7.7.2 (vi) shall be considered.
- (c) Any adverse effects of the proposed visitor accommodation in terms of:
- (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a town centre zone environment.

- (ii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road(s).
- (iii) Pedestrian safety in the vicinity of the activity.
- (iv) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.

- (d) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas, or through the provision of screening or through other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

xi Controlled and Discretionary Activity - Licensed Premises

In considering any application for the sale of liquor between the hours of 11pm and 7am, (10pm and 8am in the Lakeview and Isle Street sub-zones), the Council shall, in deciding whether to impose conditions, have regard to the following specific assessment matters:

- (a) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- (c) The topography of the site and neighbouring areas.
- (d) The nature of existing and permitted future uses on nearby sites.
- (e) The adequacy and location of car parking for the site.

- (f) The adequacy of screening and buffer areas between the site and other uses.
- (g) The previous history of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

xii Discretionary Activity - Wharfs, Jetties and Buildings in the Queenstown Town Centre Waterfront Area

- (a) The extent to which the proposal achieves the following design objectives:
 - (i) Creation of an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore.
 - (ii) Provision of a continuous waterfront walkway from Horne Creek right through to St Omer Park.
 - (iii) Maximisation of ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities.
 - (iv) Provision for one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping.
- (b) The extent to which any proposed structures or buildings will:
 - (i) enclose views across Queenstown Bay.
 - (ii) result in a loss of the generally open character of the Queenstown Bay and its interface with the land .

Any assessment matters referred to in the Queenstown Bay Waterfront Development Plan which is available from the Council.

xiii Discretionary Activity - Buildings in the Special Character Area - Queenstown Town Centre

- (a) The nature and proportion of all design elements when compared with other buildings on adjacent sites. Where there are no adjacent buildings then reference shall be made to other buildings within the Special Character Area.
- (b) The design response of the building to the identified character of the relevant Special Character Precinct, and the way in which the building promotes the retention or enhancement of that character, having regard to:
 - Facade Design
 - Building materials
 - Symmetry
 - External appearance
 - Roof design
 - Fenestration, including proportion of wall area to be glazed
 - Proposed signage
- (c) Whether the individual design elements of the building are in scale with the fine grained historical subdivision site pattern in situations where sites are to be aggregated.
- (d) Whether the bulk and location of the building ensures the retention of the heritage values of existing neighbouring buildings and their setting.

Please also refer to the Planning Design Guide documents available from the Council.

xiv Discretionary Activity - Verandas, Arrowtown Town Centre Zone
(Refer also Assessment Matter xvii)

- (a) The effect on the visual integrity and character of the streetscape.
- (b) The design of the veranda. The construction of verandas should generally either be a simple skillion roof or bull nose with closed ends. Veranda posts should have a positive base detail which does not decrease in dimensions from the main support post. Veranda brackets are acceptable.

xv Discretionary Activity - Buildings, Arrowtown Town Centre Zone

- (a) The extent to which the external appearance of any finished surfaces which are not natural materials are based on heritage colours.
- (b) Whether the design of the ground floor frontage of the building maintains a sense of variety which is desirable in promoting diversity.
- (c) The extent to which the ground and first floor facades of the building establish a strong relationship to pedestrians, and whether the ground floor appears accessible.
- (d) The extent to which any building blends harmoniously with and contributes to the historic character of the town centre. New buildings do not necessarily need to replicate historic buildings styles. In this regard the following matters are considered important by the Council:

(e) Building Form

The extent to which building forms match the forms of the authentic historic buildings

- rectangular in plan form;
- main elevations facing the street;
- symmetrical in building form;

- only buildings on corners of Buckingham, Wiltshire and Berkshire Streets to have chamfered corners;
- overall form of the facade to be horizontal.

(f) Roofing

The extent to which roof design reflects the following:

- (h) Roofs should generally be gabled structures either expressed or behind a parapet. Hips at the rear are acceptable.
- (ii) Hipped roofs behind parapets are acceptable.
- (iii) Expressed gables to the street should generally roof the whole building with a single gable. The proportion of expressed gable buildings to parapet buildings should generally not be greater than existing currently.
- (iv) Pitches of roofs should generally be between 25 and 40 degrees and of verandas approximately 10 degrees.
- (v) Schist buildings should generally have semi circular return parapets.

(g) Exterior Materials and Finishes

The choice of building materials and their finishes generally shall be:

- schist with lime mortar with or without a low percentage of cement for walls and chimneys, with a natural finish or finished with a lime, sand plaster and/or a natural limewash;
- painted timber rusticated or shiplap weatherboards for walls;
- painted corrugated steel for roofs and side walls;

- painted timber for roof and wall coverboards, baseboards, and boxed corners;
- painted timber windows, glazing bars, sills, and frames;
- painted timber door panels, stiles, mullions, rails, glazing bars, sills, and frames;
- natural or limewashed bricks for chimneys;
- painted timber architraves to doors and windows for timber clad houses;
- limes and rendered architraves may be applied to schist buildings;
- painted galvanised steel for gutters and downpipes;
- painted timber tongue and groove flat boarding for parapets and pediments;
- painted timber cornices, string courses and other decorative elements;
- smooth painted cement render;
- painted timber framing to verandas.

(h) Details

The symmetry of existing entrances to buildings generally should be continued, with symmetry of entrance elements preferred.

Decoration to the body of the building, if applied, generally should be simple and use Neo-Classical details such as cornices, pilasters and string course.

Buildings with horizontal, stepped or raking parapets to the street are encouraged. Segmental, triangular or composite pediments to the parapets are also encouraged. Parapets should generally extend across the entire face of the building, and generally be in the same plane as the front wall of the building. The parapet should be framed by timber coverboards.

Timber framed buildings generally should have timber corner coverboards or boxed corners. Timber architraves generally should be applied around doors and windows which are not shopfronts.

The restoration of gas lamps is encouraged on the authentic buildings which originally had these items.

The choice of windows is between the domestic scaled glazing and the shop front style of glazing. The existing window opening proportions of the authentic buildings generally should be followed for either type of glazing.

Doors and doorways generally should follow the existing authentic buildings in overall proportion, including toplights and location within the facade.

(i) Facade Dimensions

Proportions for parapet height to wall should be between 1:3 and 1:1.5. Pediments should be less than the height of the parapet.

Shopfront window proportions generally should be square and follow the existing general dimensions of authentic heritage buildings. Openings of non-shop front windows generally should be between 1:1.5 and 1:3 width to height.

xvi Building Coverage

- (a) The effect of any increase or decrease of building coverage in terms of the building's bulk and scale on the amenities of the adjoining area, and adjoining buildings;
- (b) The extent to which the major part or important features of an historic building are to be retained in any development/redevelopment;
- (c) The extent to which any increase in coverage will jeopardise the provision of pedestrian linkages;
- (d) The scale of any existing buildings in the area and the effects of any further cumulative increases in coverage;
- (e) Any likely requirements for additional parking and access that will be generated having regard to the existing provisions on the site and/or in the locality.

xvii Historic Building Incentive

- (a) The extent to which the historic building structure or facade is important to District heritage values.
- (b) The extent to which the building is an important element in the character of the area and especially to streetscape and adjoining buildings.

xviii Retailing

- (a) The effect of non-retail activity on adjacent retailing.
- (b) Any likely adverse effects on street life of any non provision of retail frontage
- (c) The visual impact on the street facade of any non-retail activities.

xix Street Scene

- (a) The effect of any increased or reduced setback or lowered or increased facade height on the visual impression of the streetscape;
- (b) The adequacy or provision of space for pedestrian movement;
- (c) The effect of any setback proposed on the existing pattern, height and design of the building facades including, where applicable, the provision of continuous veranda cover to any pedestrian area;
- (d) The provision of any type of landscaping in respect to any set-back requirement;
- (e) Any adverse effects on traffic movements by vehicle, public transport or pedestrians in terms of the proposed setback;
- (f) The impact of any increased or reduced setback, or lowering or raising of facade heights, or outdoor storage, on the appearance of the building and site from any public space;
- (g) The compatibility of the building with scale, facade height and setback of adjoining buildings;
- (h) Any other proposed or design features including the provision of street furniture to compensate for lack of building height or increased or reduced setback;
- (i) The quality and features of the external appearance of proposed buildings;
- (j) In Arrowtown, any particular effects of increased height above street facades on the integrity of the buildings within the zone.

xx Loading and Outdoor Storage

- (a) The effect of any off-street loading or outdoor storage area on the visual amenity of the adjacent streets;

- (b) The effect of any off-street loading or outdoor storage area on the coherence and character of the adjacent streets;
- (c) The form, nature, type and servicing of any loading area and the effects of these on the surrounding locality.

xxi Setback from Internal Boundaries and Sunlight and Outlook of Adjoining Residential Zone Neighbours

- (a) Any adverse impacts on the use and enjoyment of residential properties, particularly outdoor living spaces or main living areas of dwellings;
- (b) The effect in terms of the area of adjoining land affected by increased shadowing and the number of properties involved;
- (c) The visual effects of building height, scale and appearance, in terms of dominance and loss of privacy on adjoining properties;
- (d) Any proposed landscaping provision adjacent to the boundary, and whether it would adversely effect or mitigate outlook from any affected residential property;
- (e) The use to be made of any buildings adjoining residential properties.

xxii Verandas

- (a) The extent to which the veranda departs from a height above footpath level, measured to the underside of the veranda of between 2.5 m to 3.0 m and the effect of this on the general streetscape and the appearance of the subject building.
- (b) The extent to which the veranda is compatible, in terms of coverage provided, with those on neighbouring buildings.

- (c) The extent of footpath that may be exposed to adverse weather conditions if a veranda is not provided or if a continuing of veranda cover is not provided;
- (d) The volume of pedestrian movement in the vicinity of the building concerned;
- (e) The effect of any non provision of a veranda on the use, external appearance of adjoining buildings, and the continuity of the street facade;
- (f) The effect on the streetscape in general, and the appearance of the building, of a veranda which is to be situated higher than 3m above the footpath levels;
- (g) The effect on the use and enjoyment of the streetscape of any proposal to support the veranda by poles, columns or similar structural elements which extend from the ground to the veranda and which will be situated on the street.
- (h) The effect of any veranda on the manoeuvring of vehicles adjacent to the kerb in the vicinity of the veranda.

xxiii Residential Activities

- (a) The compatibility of the activity and the building design with surrounding retail outlets;
- (b) The extent to which the development would compromise retail amenity, frontage and access;
- (c) The extent to which the living environment of any residents would be adversely impacted on.

xxiv Flood Risk

- (a) The likelihood of the proposed activity being threatened by flooding or ponding;
- (b) The quantity of the assets that will be vulnerable to flooding as a result of the establishment of the activity;
- (c) The extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.

XXV Earthworks [TO BE DELETED VIA A SEPARATE COUNCIL PLAN CHANGE 49]

1. Environmental Protection Measures

- (a) The extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.
NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:

- the visual quality and amenity values of the landscape;

- the natural landform of any ridgeline or visually prominent areas;

- the visual amenity values of surrounding sites.

- (b) Whether the earthworks will take into account the sensitivity of the landscape.

- (c) The potential for cumulative effects on the natural form of existing landscapes.

- (d) The proposed rehabilitation of the site.

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.

(b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

(c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value:

(a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.

(b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

Ancillary Amendments to the Queenstown Lakes District Council District Plan

1. Addition to the Subdivision Chapter 15:

15.2.3.3 Discretionary Subdivision Activities

- ix In the Queenstown Town Centre Lakeview sub-zone any subdivision which is not in general accordance with Figure 2: Lakeview sub-zone Structure Plan (and any departures from the Structure Plan provided for in site standard 10.6.5.1 (xiii)).

2. Changes to be made to the Definitions in the Queenstown Lakes District Plan

Convention Centre: means building(s) and their use for functions and may include auditorium(s), concert hall(s), lecture hall(s), meeting room(s), conference room(s), banquet room(s), exhibition space(s) and ancillary services. For the purpose of this definition, convention centres do not include visitor accommodation.

3. Changes to be made to Volume 1 Appendix 13:

Appendix 13

Acoustic Insulation and Ventilation Requirements

The following table sets out the ventilation requirements within the airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB) and applies to specific activities in the Queenstown Town Centre zone.

14.2 Transport Rules

14.2.1 Purpose

Ease of accessibility for people and goods by all modes of transport to all parts of the District is essential to the social, cultural and economic well being of the community. Accessibility is dependent on an efficient and safe transport network and the availability of safe and suitable loading and parking. Protection is provided for pedestrians on major traffic routes.

14.2.2 Activities

14.2.2.1 Permitted Activities

Any activity which complies with all the **Site Standards** specified below and is not listed as a **Controlled** or **Discretionary** Activity shall be a **Permitted Activity**.

14.2.2.2 Controlled Activities

The following shall be **Controlled Activities** provided they are not listed as a **Discretionary Activity** and comply with all the relevant **Site Standards**. The matter in respect of which the Council has reserved control and listed with each **Controlled Activity**:

- i **Car Parking Areas in the Town Centre, Business, Industrial A, and Industrial B Zones, Ballantyne Road Mixed Use Zone, Corner Shopping Centre Zone and Activity Area 2 of the Kingston Village Special Zone.**

Car parking areas in respect of their access, location, landscaping, separation from pedestrians, compatibility with surrounding activities and method of provision in the Town Centre, Business, Industrial, Corner Shopping Centre Zones and Activity Area 2 of the Kingston Village Special Zone.

14.2.2.3 Discretionary Activities

The following shall be **Discretionary Activities**:

- i **Car parking for Non-Identified Activities**
Car parking for any activity not identified in Table 1, and which is not a permitted or controlled activity within the zone in which it is located.
- ii Any activity which does not comply with the following **Site Standards** shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.

14.2.3 Non-Notification of Applications

An application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- i All applications for **Controlled** and **Discretionary** Activities.

14.2.4 Site Standards

14.2.4.1 Parking and Loading

- i **Minimum Parking Space Numbers**
Activities shall provide on-site parking space in accordance with Table 1 **except for**:
 - (a) Activities in the Town Centre Zones, (excluding the Town Centre Transition sub-zone and the Town Centre Lakeview sub-zone), which shall be subject to the existing car parking requirements.

Table 1 - Parking Space Requirements

Note: GFA = Gross Floor Area
PFA = Public Floor Area

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
Residential units:		
High Density Residential (HDR) Zone and Queenstown Town Centre Lakeview sub-zone		
i. Subzone A- Queenstown & Wanaka; Subzones B, B1, C Queenstown only unless listed in ii below and the Queenstown Town Centre Lakeview sub-zone	1 per unit	none
ii. Queenstown Subzone B, C: Thompson St-Lomond Cres-Glasgow St; and Queenstown Subzone C: Vancouver Drive-Belfast Tce; Aspen Grove	1.25 per unit	0.25 per unit (1) (2) (3)
All Other Zones & Wanaka HDR Sub-zones B, C	2 per unit	none
Residential Flat	1 per residential flat	
Elderly Persons Housing	1 per residential unit	
Homestays and Registered Homestays	1 per bedroom used for homestay.	
Visitor Accommodation - unit type construction, (includes all units containing a kitchen facility, e.g. motels, cabins):		
Wanaka Low Density		

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
Residential Zone and Wanaka High Density Residential Subzones B&C	2 per unit	none
Queenstown Low Density Residential Zone and Queenstown High Density Residential Zone Subzone B, C: Thompson St-Lomond Cres-Glasgow St; and Subzone C: Vancouver Drive-Belfast Tce; Aspen Grove	1.25 per unit	0.25 per unit (1) (2) (3)
All Other Zones; HDR Subzone A; Queenstown HDR Subzones B, B1, C not listed above	1 per unit up to 15 units; thereafter 1 per 2 units. In addition 1 coach park per 30 units. (4)	1 per 10 units
Visitor Accommodation (guest room type construction, e.g. hotels)	1 per 3 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. In addition 1 coach park per 50 guest rooms	1 per 20 beds
Visitor Accommodation (Backpacker Hostels)	1 per 5 guest beds. In addition 1 coach park per 50 guest rooms	1 per 20 beds
Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (unit type construction)	A maximum of 1 per unit up to 15 units, and a maximum of 1 per 2 units thereafter, for guests. In addition, a maximum of 1 per 10 units for staff. A minimum of 1 coach park is provided per 30 units.	
Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (guest room type construction)	A maximum of 1 per 3 guest rooms up to 60 guest rooms, and a maximum of 1 per 5 guest rooms thereafter. A minimum of 1 coach park is	

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
	<u>provided per 50 units.</u>	
Commercial Activities (except for the Queenstown Town Centre Lakeview sub-zone where there is no minimum parking requirement)	1 per 25m ² GFA	
Comprehensive Residential Development within the Low Density Residential Zone – excluding Wanaka	1.25 per residential unit	0.25 per residential unit (1) (2) (3)
Wanaka	2 per residential unit	none
Industrial Activity		1 per 25m ² area used for manufacturing, fabricating, processing, or packing goods plus 1 per 100m ² storage space
Industrial Activity-Frankton		3 per 100m ² GFA Workshop Area and for unit storage businesses 1 per 10 storage units
Meeting places and entertainment facilities	1 per 10m ² PFA or 10 seats, whichever is greater	
Motor vehicle repair and servicing	1 per 25m ² of servicing area plus 2 per establishment for heavy commercial vehicle parking	1 per 25m ² workshop area.
Drive-through facility	5 queuing spaces per booth or facility	
Sports fields	20 per hectare of playing area plus 2 coach parks per hectare	
Hospitals	1 per 5 beds	2 per 5 beds
Health Care Services	2 per professional staff	1 per professional staff plus 1 per 2 other full time staff, or 1 per consulting room (whichever is greater)
Offices	1 per 50m ² GFA	
Restaurants (except for in the Queenstown Town	1 per 25m ² PFA	1 per 100m ² PFA (2 minimum)

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
Centre Lakeview sub- zone)		
Taverns or Bars (except for in the Queenstown Town Centre Lakeview sub- zone)	2 per 25m ² PFA	1 per 100m ² PFA (2 minimum)
Educational	1 per 10 students over 15 years of age.	1 per 2 staff.
Daycare facilities		1 per 10 children.
Rural selling places	3 for the initial 25m ² GFA and outdoor display area; and thereafter 1 per 25m ² GFA and outdoor display area.	
Home Occupation (in addition to residential requirements) (except for in the Queenstown Town Centre Lakeview sub- zone)	1 per home	
Community Care Activities	1 per 6 residents	1 per 6 residents
Service Stations	1 per 25m ² of GFA used for retail sales, plus 2 per air hose, plus 3 queuing spaces per car wash	3 per station
Service Activities	1 per 100m ²	1 per 100m ²
Warehousing	Nil	1 per 50m ² GFA plus 1 per 100m ² outdoor storage area
Convention Centre	1 car park per 10 persons or 1 car park per 10 m ² of public floor area, whichever is greater. In addition, one coach park per 50 people the site is designed to accommodate.	
Commercial Recreational Activities within the Lakeview sub-zone	1 carpark per 5 people the facility is designed to accommodate.	

Attachment 2

s32AA Evaluation

Further Evaluation under Section 32AA of the Resource Management Act 1991: Changes made to the provisions after the hearing as a result of the hearing and conferencing

- For the provisions: single underline and strike through – changes as notified September 2014.
- Double underline and double strike through: changes made to reflect submissions, made 10 November 2014. Discussed with Nigel Bryce (s42A report author). Mr Bryce either agrees with changes shown (reflected in the s42A report), or agrees in principal with changes shown, subject to evidence being provided. Please note that the s42A report also contained a further evaluation of some of these provisions.
- Double underline and double strike through and **green highlighting**: changes made to the provisions following hearing deliberations and conferencing.
- Text in black: evaluation of changes made to the operative District Plan as notified.
- Text in **red**: evaluation of the changes made to the notified provisions as a result of submissions, and was presented at the hearing by Mr Kyle.
- Text in **green**: evaluation of the changes made to the notified provisions as a result of the hearing and conferencing.

Existing Queenstown Town Centre Objectives:

10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre

Maintenance and enhancement of the Queenstown Town Centre as the principal commercial, administration, cultural and visitor focus for the District.

10.2.4 Objective 2 - Character and Heritage

A town centre in which the built form, public space and linkages reflects, protects and enhances the distinctive built heritage and image which creates its essential character.

10.2.4 Proposed Objective.3 – A high quality, attractive environment within the Lakeview sub-zone where new business, tourist, community and high density residential activities will be the predominant use.

10.2.4 Objective 3— 4 - Accessibility and Parking

A town centre which is accessible to people.

POLICY / RULE / METHOD	Assessment under section 32(2) of the Act		Assessment under section 32(1)(b)(ii) of the Act:
	Environmental, Economic, Social and Cultural Benefits	Environmental, Economic, Social and Cultural Costs	Having regard to the appropriateness of the provisions by assessing their efficiency and effectiveness in achieving the objectives
RULES AND OTHER METHODS			
<p><i>Policy 3.3.4 To encourage pedestrian links within and through the Lakeview subzone, and to the surrounding public spaces and reserves and manage traffic flows and need for car parking via Integrated Traffic Assessments for new significant development.</i></p>	<p>Providing pedestrian connections is considered to be an important element of the Lakeview sub-zone. Without pedestrian connections from the sub-zone to the wider environments the viability of development of the site could be compromised.</p> <p>Further, in order to encourage a variety of transportation modes, pedestrian links to the site are required. Many tourists (and convention centre delegates) do not have private vehicles so pedestrian links will be a necessary component of development.</p> <p>The amendment to this policy will result in transportation</p>	<p>There will be financial costs associated with these policies. Costs associated with the development of pedestrian links will be part of construction costs for individual developers as well as the Council when the main road network and Square is developed.</p> <p>The costs identified associated with this amended policy include the additional technical reporting and mitigation measures that may be required for new significant developments. These costs may be a deterrent to development, but are considered appropriate to manage transportation related effects.</p>	<p>Efficiency:</p> <p>It is considered that the costs associated with the provision of pedestrian links, and requiring an ITA for significant developments, will be outweighed by the benefits the amenities/infrastructure will provide for activities at the Lakeview site. These policies are therefore considered to be efficient.</p> <p>Effectiveness:</p> <p>The proposed policies are effective in providing clear guidance that the development of the Lakeview subzone must include pedestrian links within the subzone and also provide wider pedestrian connections to the surrounding environment (the Lake, the Queenstown mall, local</p>

	related benefits by ensuring that new large scale development at the Lakeview sub-zone will consider and manage the effects of traffic flows and parking needs at the time they are developed.		hotels for instance). The policy also provides clear direction that ITA's will be required in order to effectively manage traffic flows and parking demand. Appropriateness: The efficiency and effectiveness of the proposed policies will assist in achieving proposed objective 10.2.4.3. The proposed policies have been assessed as appropriate.
<p>Rule 10.6.3.2 Controlled Activities</p> <p><i>i Buildings located in the town centre outside the special character area <u>and</u> outside of the Lakeview sub-zone</i></p> <p><i>Buildings in respect of design (including adverse effects on the heritage values of Glenarm Cottage which is located at 50 Camp Street), appearance, signage (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)</i></p>	An amendment is proposed for this controlled activity rule for buildings to include specific requirements for new buildings within the Isle Street sub-zone. Including a requirement to require directional street maps will ensure that for visitor orientated activities in particular appropriate way-finding signage can be required at the time of resource consent. This will assist in integrating the Isle Street sub-zone into the existing town centre, and also enabling clear connections to the Lakeview sub-zone.	<p>Some financial costs will be associated with providing signage and, if required, servicing.</p> <p>The costs identified include possible mitigation and management of effects on this historic cottage. This cost is considered wholly acceptable in order to manage adverse effects on the values of Glenarm Cottage.</p>	<p>Efficiency:</p> <p>This rule will introduce specific matters to be considered at the time resource consent is processed for buildings within the Isle Street subzone. The provision will result in efficiency gains over through ensuring clear directional signage is provided, when required, at the time new buildings are developed. Ensuring way-finding is provided for will result in transportation related efficiencies.</p> <p>The amendment to this rule will introduce specific matters to be considered at the time a resource consent is processed for buildings within the Isle Street subzone</p>

	<p>The benefits of the amendment to this rule will be to manage adverse effects on Glenarm Cottage when developing near this cottage.</p>	<p>proximal to Glenarm Cottage, in terms of managing potential effects on Glenarm Cottage.</p> <p>Effectiveness:</p> <p>Ensuring that way-finding strategies are provided at the resource consenting stage of a new building development (where appropriate) will ensure this matter is addressed for activities in the Isle Street sub-zone.</p> <p>In relation to Glenarm Cottage, the rule will be effective in managing effects on this cottage, which is a protected feature in the District Plan.</p> <p>Appropriateness:</p> <p>The proposed amendment to Rule 10.6.3.2 will assist in achieving proposed Objective 10.2.4.3(iv) and is considered appropriate for managing the effects of visitor accommodation at the Isle Street sub-zone.</p> <p>The proposed amendment to Rule 10.6.3.2 will assist in achieving Objective 10.2.4.2 and is considered appropriate for managing the potential effects of</p>
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			built development on Glenarm Cottage.
<p>Rule 10.6.3.2 Controlled Activities</p> <p>iv Visitor Accommodation</p> <p>Visitor Accommodation in respect of:</p> <ul style="list-style-type: none"> (a) Building external appearance (b) Setback from internal boundaries (c) Setback from roads (d) Access (e) Landscaping (f) Screening of outdoor storage and parking areas. <p>And, in addition, in the Town Centre Transition sub-zone and the Lakeview sub-zone and the Isle Street sub-zone in respect of:</p> <ul style="list-style-type: none"> (g) The location of buildings (h) The location, nature and scale of activities on site (i) The location of parking and buses and access (j) Noise, and (k) Hours of operation (k) For the Lakeview sub zone, the extent to which pedestrian connections to the Queenstown commercial centre (Shotover Street and surrounds), via Hay Street (or an alternative location) can be further 	<p>Visitor Accommodation at Lakeview sub-zone is now provided for as a restricted discretionary activity (see below). The benefits of this amendment are discussed below.</p>	<p>Visitor Accommodation at Lakeview sub-zone is now provided for as a restricted discretionary activity (see below). Costs associated with this amendment to activity status include the increase in uncertainty of the consenting process, which may deter development. This cost is considered acceptable, when balanced against the need to consider effects on a case by case basis for large development Lakeview.</p>	<p>The amendment to this rule is discussed below.</p>

<p>formulated.</p> <p>(i) For the Lakeview sub-zone, the provision of adequate car parking to meet predicted demand.</p>			
<p>Rule 10.6.3.2 Controlled Activities</p> <p><u>vi Buildings located in the Lakeview sub-zone in respect of:</u></p> <p>(h) The extent to which the design and setback of buildings erected at 34 Brecon Street and/or the Lakeview Camping Ground mitigates any adverse effects on the heritage values of the adjoining Queenstown Cemetery.</p>	<p>The new matter for control will ensure adverse effects on the adjoining cemetery are appropriately managed.</p>	<p>The new matter of control may result in some constraints to building development at the 34 Brecon Street and/or the Lakeview Camping Ground. This is considered appropriate for managing possible effects on the Cemetery.</p>	<p>Efficiency</p> <p>This provision may result in some reduction to the efficient use of land.</p> <p>Effectiveness</p> <p>The provision is effective in terms of managing potential adverse effects on the cemetery.</p> <p>Appropriateness</p> <p>The proposed amendment will assist in achieving Objective 10.2.4.2 by managing potential adverse effects on the cemetery. This provision is considered to be appropriate.</p>
<p><u>10.6.3.2A Restricted Discretionary Activities</u></p> <p><u>i Convention Centres located within the Lakeview sub-zone.</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p><u>(a) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and</u></p>	<p>The activity status for Convention Centres in the Lakeview sub-zone has been amended from controlled to restricted discretionary. The environmental benefits of this amendment will ensure that only where those matters identified in</p>	<p>The environmental costs associated with the change in activity status may be uncertainty in the resource consenting process. However, this cost is considered to be acceptable and the matters over which the Council has discretion are clearly</p>	<p>Efficiency:</p> <p>This rule requires a resource consent for convention centre at Lakeview. The activity status is a restricted discretionary activity, whereby the Council can grant or decline that application based on the consideration of the matters</p>

<p><u>parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.</u></p> <p><u>(b) The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).</u></p> <p><u>(c) Provision for landscaping.</u></p> <p><u>(d) Provision for screening of outdoor storage and parking areas and parking areas and its siting proximate to adjoining properties.</u></p> <p><u>(e) The design and layout of buildings and activities on site.</u></p> <p><u>(f) Management of the effects of noise.</u></p> <p><u>(g) Hours of operation.</u></p> <p><u>(h) The positive effects of the activity.</u></p>	<p>this rule, including traffic flows, can be appropriately managed should a convention centre be developed at the site.</p>	<p>set out in this rule.</p>	<p>listed in this rule (and associated assessment matters). This is considered to be an efficient method of managing and providing for convention centres in the Lakeview sub-zone while retaining the ability to manage potential adverse effects.</p> <p>Effectiveness:</p> <p>This proposed rule clearly sets out the matters over which the Council has reserved discretion for convention centre activities at Lakeview. The restricted discretionary activity status is an effective method to manage the adverse effects of these activities, and this activity status recognises the positive effects of the activity.</p> <p>Appropriateness:</p> <p>This proposed rule will assist in achieving proposed objective 10.2.4.3 and the other objectives relevant to the Queenstown Town Centre zone which seek to maintain and enhance the Queenstown Centre as the principal commercial, administration, cultural and visitor focus for the District. Providing a</p>
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			clear framework for the consideration of convention centres in the District Plan, and retaining some level of discretion in considering these activities is appropriate.
<p><u>10.6.3.2A Restricted Discretionary Activities</u></p> <p><u>ii Visitor Accommodation in the Lakeview sub-zone</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p><u>(a) Building external appearance</u></p> <p><u>(b) Setback from internal boundaries and roads</u></p> <p><u>(c) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.</u></p> <p><u>(d) Landscaping</u></p> <p><u>(e) Screening of outdoor storage and parking areas and its siting proximate to adjoining properties.</u></p> <p><u>(f) Noise</u></p> <p><u>(g) The positive effects of the activity.</u></p>	<p>The activity status for visitor accommodation and larger commercial activities in the Lakeview sub-zone and the Beach Street block has been amended from controlled to restricted discretionary status. The environmental benefits of this amendment will ensure that traffic flows and parking in particular can be appropriately managed via the resource consenting process at the time these activities are developed.</p>	<p>The environmental costs associated with the change in activity status may be uncertainty in the resource consenting process. However, this cost is considered to be acceptable. As the matters over which the Council has discretion are clearly set out in this rule, applicants can focus their assessments in these areas.</p>	<p>Efficiency:</p> <p>This rule sets out the matters to be considered at the time a resource consent is processed. However, the long term benefits whereby the effects of visitor accommodation and large scale commercial activities will be appropriately managed, in particular in terms of effects on the transportation network, is expected to result in efficiency gains over the longer term.</p> <p>Effectiveness:</p> <p>Ensuring that effects on the transportation network, amongst other matters, are considered at the resource consenting stage of a development will ensure this matter is addressed for activities in the Lakeview sub-zone and the Beach Street block. The provision is effective in ensuring this process.</p>

<p><i>iii Commercial activities with a gross floor area of more than 400m² in the Lakeview sub-zone and Commercial Activities and Visitor Accommodation within land bounded by Hay, Beach, Lake and Man Streets</i></p> <p><i>Council's discretion is restricted to the following matter:</i></p> <p><i>(a) Effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.</i></p>			<p>Appropriateness:</p> <p>The proposed inclusion of Rule 10.6.3.2A will assist in achieving proposed Objective 10.2.4.3 and the Queenstown Town Centre objectives and is considered appropriate for managing the effects of larger developments at the Lakeview sub-zones and the Beach Street block.</p>
<p>10.6.3.4 Non-Complying Activities</p> <p>vi Residential Flat</p> <p><i>Residential Flat, except in Town Centre Transition sub-zone and the Isle Street sub-zone where residential flats are permitted.</i></p>	<p>This amendment provides for residential flats in the Isle Street sub-zone. The benefits of this rule reflect the mixed use and transitional environment, whereby residential uses are expected to remain in the Isle Street sub-zone.</p>	<p>No costs have been identified in associated with this rule.</p>	<p>Efficiency:</p> <p>This rule will enable residential flats to be developed in the Isle Street sub-zone, providing for the efficient use of this land for residential purposes, alongside commercial uses.</p> <p>Effectiveness:</p> <p>This rule is effective in terms of providing for residential units in this zone.</p> <p>Appropriateness:</p> <p>The proposed amendment to Rule</p>

			10.6.3.4 will assist in achieving Objective 10.2.4.1 and 10.2.4.25 and is considered appropriate.
<p>10.6.4 Non-Notification of Applications</p> <p><i>Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.</i></p> <p>(i) All applications for Controlled and Restricted Discretionary Activities.</p> <p>(ii) Applications for the exercise of the Council's discretion in respect of the following Site Standards:</p> <ul style="list-style-type: none"> • Building Coverage • Historic Building Incentive • Residential Activities • Noise within the Lakeview sub-zone 	<p>No new benefits have been identified in relation to the inclusion of 'restricted discretionary' activities in this provision, given that in the notified PC50 provisions these activities were controlled activities (and will therefore be non-notified).</p> <p>In terms of the amendment to the noise provision, no new benefits have been identified with the removal of this clause from this provision. This amendment will mean that there is no assumption that applications in relation to the noise site standards will be non-notified.</p>	<p>The amendment to this rule will provide for resource consent applications for Restricted Discretionary activities to be considered without the need to notify. No new costs have been identified given that in the notified PC50 provisions these activities were controlled activities.</p> <p>The amendment to this provision enables the Council to consider on a case by case basis whether or not to notify a resource consent application that relates to noise rules not being achieved. The costs associated with this process are considered to be acceptable in order to manage noise effects.</p>	<p>Efficiency:</p> <p>This provision will enable to efficient use of the Lakeview site through enabling the consenting process to proceed on a non-notified basis (subject to special circumstances).</p> <p>Effectiveness:</p> <p>This rule is an effective means of clearly setting out where applications will not require notification.</p> <p>Appropriateness:</p> <p>The amended provisions will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3. Non-notification for Restricted Discretionary activities is therefore appropriate.</p>
<p>Proposed Amendment to Site Standard 10.6.5.1 Site Standards</p> <p>iv Street Scene</p> <p><i>(d) In the Lakeview sub-zone, the minimum setback of any building from boundaries shared with Glasgow Street shall be 4.5 metres.</i></p>	<p>Managing building setbacks on sites will assist in achieving a high quality urban environment at the Lakeview sub-zone, and, coupled with height plane angles, will appropriately manage potential adverse</p>	<p>These provisions provide restrictions on the use of sites. Where a development does not achieve the setbacks, resource consent will be required for a discretionary activity. It is considered that the costs</p>	<p>Efficiency:</p> <p>This standard is clear and easily interpreted and is an efficient method for managing the effects of buildings and in particular the effects on streetscape and adjoining activities.</p>

<p><u>(e) In the Isle Street sub-zone no setback is permitted for any building from boundaries shared with Brecon Street. The maximum setback of any building from other road boundaries shall be 1.5 metres.</u></p> <p><u>(f) From the 17th September 2014 on any site involving the construction of a new building(s) in the Isle Street sub-zone there shall be no parking of vehicles in the front yard. In the Isle Street sub-zone there shall be no parking of vehicles in front yards.</u></p> <p><u>(g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres. the rear yard boundary shall be 6m.</u></p> <p><u>Note: For the avoidance of doubt, corner sites have no rear boundary.</u></p> <p><u>(h) In that land bounded by Hay, Lake, Beach and Man Streets, excluding Lot 1 DP 15307, the minimum setback of any building from any north-western side yard boundary shall be 2m.</u></p> <p><u>Note: for the avoidance of doubt, this rule does not apply to road boundaries.</u></p>	<p>effects of commercially scaled buildings adjacent to residential zones. For the Lakeview sub-zone, the boundary is shared with the High Density Residential Zone adjacent to Glasgow Street and Thompson Street. Due to the elevation of the site in relation to Thomson/Brunswick Street, and the location of reserve land on the Thompson Street corner of the Lakeview sub-zone, a setback from Thomson Street is not considered to be necessary.</p> <p>Following consideration of the submissions received on the plan change in relation to the Isle Street sub-zone, it is recommended that the provisions that relate to the Isle Street sub-zone be amended. The recommended changes to these Isle Street sub-zone rules seek to provide for a pedestrian focused environment along Brecon Street, by requiring buildings be immediately adjacent to this street frontage.</p> <p>The requirement for a minimum</p>	<p>associated with this rule are minor, and are outweighed by the benefits.</p> <p>No further costs have been identified in relation to the recommended amendments to amendment to clause (f) in relation to car parking in the front yard.</p> <p>In terms of the recommended changes to the boundary set back rules, the change will enable buildings to be built on the side yards, up to a height of 8m if adjacent to an existing residential use on the south and south-western boundaries. This will have an effect on the residential amenity values of the neighbouring property. However, this effect is considered to be acceptable and necessary to enable the transitioning of this sub-zone from a residential zone to the town centre zone.</p> <p>Regarding the Beach Street block, the costs identified from this provision will be the reduction in land able to be developed as a</p>	<p>The standard for the Beach Street block is neutral in terms of efficiency; the loss of buildable land is minor and can be used for other purposes.</p> <p>Effectiveness:</p> <p>This rule will be effective in providing effective management of the siting of buildings on a site. The recommended amendment to clause (f) will provide certainty to those existing uses in the Isle Street sub-zone which currently park in the front yard that this activity can continue without the burden of demonstrating existing use rights.</p> <p>This rule is an effective method to achieve a higher level of amenity for neighbouring properties for the Beach Street block.</p> <p>Appropriateness:</p> <p>The proposed Rule 10.6.5.1 (iv) (d)-(g) will assist in achieving proposed Objective 10.2.4.3 and is considered appropriate for managing the effects of built development at the Lakeview sub-zone and the Isle Street sub-zone and objective 10.2.4.1 for the</p>
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	<p>1.5m setback from side boundaries is recommended to be removed and replaced with a 6m minimum setback from the rear boundary.</p> <p>The benefits of these provisions have been identified by Mr Bird in his evidence. He states that the provisions will enable and encourage attractively proportioned street elevations that would achieve a reasonable balance between achieving an urban as opposed to a sub-urban character in the Isle Street sub-zone.</p> <p>The requirement for no car parking in front yards will enhance the streetscape of the Isle Street sub-zone.</p> <p>In terms of the Beach Street block, the benefits of this rule will result in a higher level of amenity for those residential uses within this block (which are located adjacent to Man Street).</p>	<p>result of this setback requirement. This cost is considered to be minor, and the land could be used for other purposes, such as car parking.</p>	<p>Beach Street block.</p>
<p>Proposed Amendment to Site Standard 10.6.5.1</p> <p>vii Verandas</p>	<p>The benefit of this amendment is to prevent any minor works to the Crowne Plaza hotel from</p>	<p>No costs have been identified in association with this rule.</p>	<p>Efficiency:</p> <p>This amendment is considered to be neutral in terms of efficiency.</p>

<p>(a) Every building with road frontage to the roads listed below shall, on its erection or on being reconstructed or altered in a way that changes its external appearance other than repainting, be provided with a veranda or other means of weather protection. <u>Except that this rule shall only apply to works on Lot 1 DP 15307 that are immediately adjacent to the western boundary of Hay Street and the western boundary of Shotover Street 7.</u></p> <ul style="list-style-type: none"> Shotover Street (Stanley Street to <u>Hay Beach</u> Street) 	<p>triggering non-compliance with this rule.</p>		<p>Effectiveness: This amendment is effective as buildings adjoining the streets specified are developed.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this provision, the proposed amendments to this rule are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1.</p>
<p>Proposed Amendment to Site Standard 10.6.5.1</p> <p>xi Building and Façade Height</p> <p>NB Some clauses (not included here).</p> <p><u>(e) In the Isle Street sub-zone, the maximum building height shall not exceed 12m above ground level.</u></p> <p><u>(f) In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m above the specified maximum height rule. The roof bonus shall not enable an additional floor to be erected achieved.</u></p>	<p>These proposed provisions establish maximum building heights and recession planes for the Isle Street sub-zone.</p> <p>These proposed provisions establish maximum building heights and recession planes for the Isle Street sub-zone.</p> <p>For the Isle Street sub-zone, the proposed provision will enable an increase in height limits that is currently provided under the current zoning. This will be beneficial in terms of providing</p>	<p>No significant costs have been associated with the Lakeview sub-zone height limits.</p> <p>No significant costs have been associated with the Lakeview sub-zone height limits.</p> <p>The Isle Street height limits will result in some loss of outlook for those properties on the northern side of the subzone. These adverse effects as assessed have been acceptable when considered against the positive effects of providing additional capacity in</p>	<p>Efficiency: These provisions have been amended to provide height limits and building set-back for the areas included in this plan change. This will enable a more efficient use of the land in question.</p> <p>Effectiveness: Height limits and building setbacks for the Isle Street sub-zone are effective tools for managing the effects of built development during the transitioning of this sub-zone while providing for the efficient use of land. The proposed provisions</p>

<p><u>The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.</u></p> <p>(i) For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.</p> <p><u>(i) In the Isle Street sub-zone, on the south and south western side boundaries of a site adjoining a building used for residential activities which had building consent issued on or before 17 September 2014:</u></p> <ul style="list-style-type: none"> <u>No part of any building exceeding above 8m in height shall be within 3.2m from the relevant boundary; and the roof bonus shall not apply within this 3.2m set back.</u> 	<p>for a more efficient use of what is a scarce land resource. Loss of views is managed through providing all landowners in the Isle St sub-zone with the same maximum height limits, resulting in an equitable situation.</p> <p>In consideration of the submissions received on the plan change, it is recommended that the provisions that relate to the Isle Street sub-zone be revised. Along with the removal of the side yard setbacks, the recession plane rule is recommended to be removed and placed with a rule that enables buildings to be built to the side yard boundary up to 8 metres in height, at which point they must step back 3.2m in from the side yard boundary, and then may continue to 12m in height, plus the roof bonus.</p> <p>However, this step back requirement shall only apply where existing residential dwellings are located on the south and south western side boundaries of the developing</p>	<p>this sub-zone.</p> <p>No additional costs have been identified through the replacement of the recession planes rule with the building set back rule. While the recession plane rule has been deleted, the requirement to set a building back from a height of 8m will provide natural light to neighbouring properties to a degree considered appropriate for a zone transitioning from residential to town centre.</p> <p>No new costs have been identified in relation to the new rule that relates to the Beach St block.</p>	<p>are effective in maximising the efficient use of the land while managing the effects of this use.</p> <p>The amendments to this rule, including the inclusion of the interpretive diagrams, will improve the effectiveness of the rule, and assist administration.</p> <p>Appropriateness:</p> <p>Taking into account efficiency and effectiveness of this provision, the proposed amendments to this rule are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>
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<ul style="list-style-type: none"> <u>This setback control does not apply where any building on an adjoining site has been issued building consent after 17 September 2014, in which case no side yard setback is required.</u> <p><u>Figure II: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the 8m and 12m height limits.</u></p> <p><u>Figure III: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the boundaries where the 8m and 12m height limits may apply.</u></p> <ul style="list-style-type: none"> <u>For that land bounded by Hay, Lake, Beach and Man Streets, the maximum building height shall be 7m, except that the maximum building height for Lot 1 DP 15307 shall not exceed the dimensions of the building existing on 19 December 2014.</u> 	<p>site.</p> <p>Mr Bird has described the benefits of this provision in his evidence. He states that the provisions will enable and encourage attractively proportioned street elevations that would achieve a balance between:</p> <ul style="list-style-type: none"> (a) Achieving an urban as opposed to a sub-urban character in the Isle Street sub-zone; (b) Allowing a reasonable degree of daylight into the north-eastern sides of those existing neighbouring properties which choose not to take advantage of the Plan Change controls; (c) Not overly dominating existing adjoining properties by providing a step down in the height of new buildings as they approach existing residential neighbouring buildings; (d) Enabling buildings to be built without any building setbacks applying to the side yards where the site is to the north or north-east of 		
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	<p>a site developed in accordance with the Plan Change 50 rules for the Isle Street sub-zone.</p> <p>For the Beach St site, a new site standard is included to simplify the rule regime that was notified as part of PC50. This rule will change the activity status of buildings over 7m in height from non-complying activities to discretionary activities. The discretionary activity status is considered to be appropriate.</p>		
<p>Proposed Amendment to Site Standard 10.6.5.1</p> <p><u>xiv Active Frontages in the Lakeview sub-zone</u></p> <p><u>(d) Having a minimum ground floor internal floor to floor height of 4.5m 4m above ground level</u></p>	<p>This amendment will still deliver high ceiling heights consistent with high quality built outcomes.</p>	<p>No new costs have been identified as a result of the proposed amendment to this rule.</p>	<p>Efficiency: The amendment to this rule will enable the efficient use of land.</p> <p>Effectiveness: This rule remains effective in terms of establishing high quality active frontage areas.</p> <p>Appropriateness: The provision is considered to be appropriate and will assist in achieving proposed Objective 10.2.4.3.</p>
<p>10.6.5.2 Zone Standards</p>	<p>These amendments relate to the</p>	<p>No new costs have been</p>	<p>Efficiency:</p>

<p>i Building and Facade Height</p> <ul style="list-style-type: none"> The maximum height for buildings on Lot 1 DP 15307, section 10, 11 and 18 Blk VIII Town of Queenstown shall be defined by the measurements and images held with the electronic file described as Lot 1 DP 15307 Building Height. Refer Appendix 4 Interpretative Diagrams, Diagram 8, except that the height of any lift or plant tower on Lot 1 DP 15307 shall be permitted to exceed this height limit by up to an additional 3 metres, provided that the area of that additional over run shall have a total area of no more than 40m² and shall be located at least 10 metres from a road boundary. For land legally described as Sections 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP 444132, and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights. This rule does not apply to the Lakeview sub-zone or the Isle Street sub-zones and that land bounded by Hay, Lake, Beach and Man Streets [specific clauses of site standard 10.6.5.1(xi) apply to these sub-zones]. 	<p>Beach St site. The deletion of the Zone Standard for building height (and replacement with a site standard) changes the activity status for breaches in building height from non-complying to discretionary. This will be beneficial by providing a less onerous activity status for breaches in building height, while still retaining full discretion in the resource consent process over potential adverse effects arising.</p>	<p>identified as a result of the proposed amendments to this rule.</p>	<p>The amendment to this rule will be neutral in terms of efficiency.</p> <p>Effectiveness:</p> <p>The amendments made to this rule will ensure the effective implementation of the height limit rules for the Beach Street site</p> <p>Appropriateness:</p> <p>Taking into account efficiency and effectiveness of this provision, the proposed amendments to this rule are appropriate and will assist in achieving Objective 10.2.4.1.</p>
<p>10:10 Resource Consents – Assessment Matters:</p> <p>10.10.2 Assessment Matters</p>	<p>An amendment is recommended to the title of this assessment matter to make it clear that it</p>	<p>No costs have been identified associated with these amendments.</p>	<p>Efficiency:</p> <p>These amendments are neutral in terms of efficiency.</p>

<p>i Building Height and Site Coverage</p> <p>(c) With regard to proposals that exceed breach one or more zone standard(s) and for the Lakeview sub-zone and the Isle Street sub-zone proposals that exceed breach site standards 10.6.5.1 (xi) and 10.6.5.1(i)(d) and (e) whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.</p> <p>iii Controlled Activities Rules 10.6.3.2(vi) Buildings - Queenstown Town Centre Lakeview sub-zone</p> <p>1. Public Spaces</p> <ul style="list-style-type: none"> The design of buildings at 34 Brecon Street or the Lakeview Camping Ground are compatible with the setting of the adjoining Queenstown Cemetery. <p>4. Landscaping</p> <p>(i) Planting and landscaping is designed to:</p> <ul style="list-style-type: none"> Maintain access to winter sun. Integrate site landscape design with the wider context. Comply with CPTED principles. <p>iv Controlled Activities - Buildings -</p>	<p>also applies to Site Coverage.</p> <p>Additional assessment matters have been included to reflect the amendments to the associated rules. The benefits will result in the appropriate management of Glenarm Cottage and provide additional direction on landscaping at the Lakeview sub-zone.</p>		<p>Effectiveness:</p> <p>The amendments made to this assessment matter will assist the effective implementation of associated rules.</p> <p>Appropriateness:</p> <p>Taking into account efficiency and effectiveness of this provision, the proposed amendments to this assessment matter are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>
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<p>Queenstown Town Centre (Refer also Assessment Matters vii and viii) excluding the Lakeview sub-zone</p> <p><u>(j) The heritage values of Glenarm Cottage (at 50 Camp Street) have been taken into account.</u></p>			
<p>10:10 Resource Consents – Assessment Matters:</p> <p><u>viii Restricted Discretionary Activity Rule 10.6.3.2A (i) Convention Centres</u></p> <p>(The above amendment is a title change to reflect the change in activity status from Controlled Activity to Restricted Discretionary Activity).</p> <p><u>ix Restricted Discretionary Activity Rules 10.6.3.2A (ii) Visitor Accommodation and (iii) Commercial activities with a gross floor area of greater than 400m²</u></p> <p><u>(a) The extent to which effects on the transportation network are managed via adherence to the requirements of an integrated transport plan.</u></p>	<p>An amendment is recommended to the title of Assessment Matter (vii) to align with the new activity status.</p> <p>Additional assessment matters have been included to reflect the amendments to the associated rules. The benefits will result in the appropriate management of effects on the transportation network for these activities.</p>	<p>No costs have been identified associated with these amendments.</p>	<p>Efficiency: These amendments are neutral in terms of efficiency.</p> <p>Effectiveness: The amendments made will assist the effective implementation of associated rules.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this provision, the proposed amendments to this assessment matter are appropriate. The provisions are considered to be appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>
<p>It is concluded that the recommended changes to the provisions evaluated above are the most appropriate in terms of achieving the relevant objectives. The assessment of the risk of acting or not acting has not changed from that assessment carried out in the notified Section 32 evaluation. In terms of the recommended changes to these provisions, no other practicable options for achieving the relevant objectives have been identified as part of this Further Evaluation.</p>			

Attachment 3A

Summary of Queenstown-Lakes District Housing Accord,
23 October 2014

and

Queenstown-Lakes District Housing Accord

Summary of Queenstown Lakes District - Housing Accord, 23rd October 2014

The Housing Accord (Accord) is between the Queenstown Lakes District Council (Council) and the Government, and it is intended to increase housing supply and improve housing affordability in the Queenstown Lakes District (the District) by facilitating the improvement of quality housing that meets the needs of the growing local population.

The purpose of the Accord is to support the Council to address immediate housing issues and lay the foundations for a thriving housing market in the future, to complement the District's economic growth objectives. This will be achieved by increasing the supply of housing and in doing so improving housing affordability.

Background

Housing affordability and an adequate supply of housing are key elements to maintaining a well-functioning, community with a strong economy – currently the District's housing market is experiencing issues around the supply and affordability of housing.

- It takes 101.8% of the median weekly take-home pay for an individual to meet the weekly mortgage payments on a median priced house in the District.
- Projected population growth is 2.7% through to 2031 for the District.
- Meeting demand from population growth will require over 500 new dwellings (including holiday homes) per annum through to 2031.
- Housing affordability is affecting businesses ability to attract and retain staff, which is potentially acting as a constraint to the local economy. The local economy accounts for approximately 7% of New Zealand's tourism spending.

Special Housing Areas

The Accord is necessary to enable the Council to identify Special Housing Areas, which will provide more enabling development controls, and provide a streamlined resource consent service for new development within those Special Housing Areas.

The Special Housing Areas will be identified under the Housing Accords and Special Housing Areas Act 2013 (the Act). This legislation includes initiatives to address:

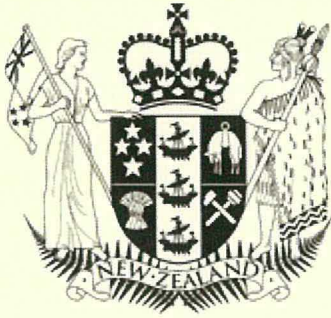
- The supply of residential land;
- Efficiency and timeliness of providing infrastructure to new development;
- The cost of construction materials;
- Costs and delays in regulatory processes.

The Council will identify suitable Special Housing Areas, and then seek the approval of these areas from the Minister of Building and Housing under the Act. If the Minister agrees, he will recommend that an Order in Council be made to establish the Special Housing Areas, thus enabling the Council to access the powers available under the Act to facilitate positive consideration of housing developments.

The Council has prepared a document entitled “QLDC Lead Policy – Housing Accord and Special Housing Areas” which guides Council’s approach to Special Housing Areas.

Targets

The Council has established targets that are focussed on the Wakatipu Basin to meet the District’s housing needs. The agreed medium term targets for the Wakatipu Basin are to provide 350 sections and dwellings consented in Year 1, 450 in Year 2 and 500 in Year 3. The targets will be achieved through a combination of private sector development, direct Council and government action and through collaborative action through other agencies, including the Otago Regional Council and New Zealand Transport Agency.



QUEENSTOWN-LAKES DISTRICT

HOUSING ACCORD

Queenstown-Lakes Housing Accord

1. The Queenstown-Lakes Housing Accord (the Accord) between Queenstown-Lakes District Council (the Council) and the Government is intended to increase housing supply and improve housing affordability in the Queenstown-Lakes district by facilitating development of quality housing that meets the needs of the growing local population.

Background

2. Housing affordability and an adequate supply of housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. Currently the Queenstown-Lakes housing market is experiencing issues around the supply and affordability of housing.
3. The median income in Queenstown-Lakes district is low and the median house price is the second highest in the country, meaning it takes 101.8% of the median weekly take-home pay for an individual to meet the weekly mortgage payment on a median-priced home. The median multiple (i.e. the median house price divided by the gross annual median household income) is 8.61. These figures suggest that home ownership is unaffordable for many residents. Unaffordable homes contribute to increased pressures on families and communities, on the social housing system, and on Council and Government support. Further, with proportionately more household income being spent on housing less money is available for investment and spending in other areas of the community and business.
4. Although estimates vary, for the purposes of housing projections the Council has utilised the 'high' projections of Statistics New Zealand, which project population growth of 2.7 per cent per annum through to 2031. The Council has also commissioned an independent report assessing population growth projections, which predicts higher population growth than the Statistics New Zealand 'high' projection. This indicates that using the 'high' rather than the 'medium' Statistics New Zealand projections is justified in the Queenstown-Lakes context.
5. Meeting demand from population growth will require a large number of new dwellings. Queenstown-Lakes also has a high proportion of holiday homes and visitor accommodation which adds further pressure to the housing market and residential land supply. The district will require over 500 new dwellings (including holiday homes) per annum out to 2031. Over the past five years, an average of 386 building consents per annum have been issued for new residential dwellings across the District.
6. Approximately 7 per cent of New Zealand's tourism spending occurs in Queenstown-Lakes district, and it serves as an important gateway to Central Otago and Fiordland. Housing affordability is potentially acting as a constraint on the local economy with businesses reporting difficulties attracting and retaining staff due to high housing prices. This issue may become more pronounced if housing supply does not respond adequately to housing demand, especially demand for more compact and affordable housing closer to employment.
7. The Council and the Government agree that joint action is needed to improve housing supply and affordability in Queenstown-Lakes district. Both parties seek to work collaboratively to focus on the distinct housing issues facing the district. To provide a basis for this collaboration the Government and Council have entered into this Accord.

Purpose and Scope

8. The Accord seeks to support the Council to address immediate housing issues and lay the foundations for a thriving housing market in the future to complement the district's economic growth objectives by increasing the supply of housing and in doing so improving housing affordability.

9. The Accord recognises that by working collaboratively the government and the Council can achieve better housing outcomes for the district. In particular, the Accord will facilitate development aligned with the Council's intended plan for residential development to be more affordable, medium density, and closer to key centres and on good public transport routes.
10. The Accord describes how the government and the Council will work collaboratively. The priority is the development of additional appropriate housing supply, as quickly as possible, to alleviate pressures in the housing market.
11. The Accord is necessary to enable the Council to identify special housing areas (with more enabling development controls) and provide streamlined resource consent service¹ within those special housing areas under the Housing Accords and Special Housing Areas Act 2013 (the Act). The Act forms part of the government's housing affordability programme, which includes initiatives to address:
 - a. the supply of land available for residential purposes;
 - b. the efficiency and timeliness of the provision of infrastructure to new development;
 - c. the cost of construction materials;
 - d. costs and delays in regulatory processes; and
 - e. productivity in the construction sector.
12. The Accord is also a tool to facilitate development aligned with the Council's policy and regulatory framework including the District Plan, and is therefore a key component of the Council's approach to housing.
13. The parties acknowledge that improving housing affordability is a complex issue and requires consideration of wider issues, not all of which will be able to be addressed under this Accord.

Principles

14. The Government and the Council agree that they and their organisations will:
 - a. **work collaboratively** to facilitate an increase in appropriate housing supply in Queenstown-Lakes District, with a focus on the Wakatipu Basin, by working in productive partnerships together and with others who may contribute to Accord priorities;
 - b. **allocate appropriate resources**;
 - c. **prioritise** achievement of the targets in this Accord;
 - d. **adopt a no surprises approach**, sharing information in a timely manner, with appropriate regard to the likely sensitivity of some information; and
 - e. **seek to resolve differences quickly**.

Special Housing Areas

15. Upon commencement of this Accord, the Council will have the legal ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing under the Act. If the Minister for Building and Housing agrees, he would recommend an Order in Council be made to establish the Special Housing Areas, enabling the Council to access the powers available under the Act to facilitate positive consideration of housing developments that might otherwise struggle to achieve approval under the District Plan and Resource Management Act.

¹ Council's recent performance with regard to resource consent processing has been high. The Resource Management Act Survey of Local Authorities 2012/2013 showed that the Council processed 100% of its resource consent applications within statutory timeframes, and also made no use of Section 37 time extensions.

Targets

16. The Council and the Government agree on the importance of targets to give effect to the purpose of this Accord and meet the Queenstown-Lakes district's housing needs. In this Accord, the targets are focussed on the Wakatipu Basin, given its strong projected population and employment growth over the life of the Accord, together with the fact that land supply constraints are significantly greater than in the Upper Clutha.
17. These targets will be achieved through a combination of private sector development, direct Council and government action and through collaborative action with other agencies including, but not limited to, Otago Regional Council and the New Zealand Transport Agency.
18. The Council and the Government agree, within their respective areas of control, to endeavour in good faith to achieve the agreed targets within the timeframe of this Housing Accord.
19. The agreed medium-term targets for the Wakatipu Basin are:

Housing supply	Aspirational targets		
	Year 1	Year 2	Year 3
Total number of sections and dwellings consented	350	450	500

Note: Sections measured at point of resource consent and dwellings measured at building consent

Priority Actions

20. Under this Accord the Government and the Council agree to:

Aim	Actions	Commitments
Increase the supply of housing in Queenstown-Lakes with a particular focus on Wakatipu Basin.	<p>Encourage developers to prepare their land and build houses more quickly than has been the case over the last three years.</p> <p>Ensure housing developments provide a mix of house types and include more compact affordable homes which can be sold at different price points.</p>	<p>The Council will recommend the establishment of Special Housing Areas, to assist in improving the feasibility of development and realising more compact and more affordable housing options. As part of this process, Council will consider applying minimum requirements for qualifying developments in terms of housing diversity, related to bedroom numbers, allotment sizes / density requirements.</p> <p>The Council will consider incentives which may potentially include, but not be limited to, different approaches to the levying of development contributions and differential rating approaches.</p>
Implement the powers provided by the Act to work with developers	Monitor resource and building consenting processes to ensure that they are efficient and do not create unnecessary delays to development.	The Council will respond to increased application processing workloads by attaining additional resource through either recruitment or contracting.

Factors Outside Scope

21. This Accord does not limit the Council or the Government from coming to differing positions on Government programmes of reform to the Resource Management Act or other legislation. The Government welcomes submissions from the Council at the appropriate stages in the process.

Governance and Processes

22. Governance of this Accord will rest with a joint steering group (the Steering Group) comprised of the Minister for Building and Housing and the Mayor of Queenstown-Lakes District.
23. The Steering Group has the ability to amend this Accord, including targets, upon agreement. The targets shall be reviewed annually, subject to reports on progress and the state of the building/construction sector.
24. To operate this Accord, the Council and the Ministry of Business, Innovation and Employment will establish an officials' working group (the Working Group) which will meet and form sub-groups as it deems necessary to meet the objectives of this Accord.
25. This Working Group will report to the Steering Group at least quarterly and will prepare any progress or monitoring reports requested by that group. The Steering Group will meet biannually to review the progress in implementing and achieving the targets of the Accord. A full review of the effectiveness of the Accord and actions taken under it will be carried out after its first 12 months of operation.
26. In addition to the above, the Council will prepare a document 'QLDC Lead Policy – Housing Accord and Special Housing Areas' which will guide Council's approach to Special Housing Areas.

Monitoring and Review

27. In order to ensure that the purposes and targets of this Accord are achieved, the Steering Group will monitor and review the implementation and effectiveness of this Accord. In order to do this the Working Group will meet as appropriate to:
 - review progress in implementing the Accord;
 - review progress towards the Accord targets; and
 - discuss and agree other areas of joint action or information sharing.

Commencement of the Accord

28. This Accord will take effect from the date of ratification by the Council.

Dispute Resolution

29. Prior to either party exercising the right to terminate this Accord under clause 31, the parties agree that they shall first comply with the dispute resolution process set out in clause 30.
30. The dispute resolution process is as follows:
 - The initiating party must immediately, and in writing, bring the dispute to the attention of the other party.

- The Steering Group must hold an initial meeting for the purposes of resolving the dispute within 10 business days of the dispute being brought, in writing, to the attention of the non-initiating party.
- If, for any reason, the Steering Group is unable to resolve the dispute in the initial meeting, the Steering Group must reconvene for the purpose of resolving the dispute within 20 business days of the date of the initial meeting.
- If the Steering Group remains unable to resolve the dispute at the second meeting, then either party may elect to terminate the Accord in accordance with clause 31.
- Pending final resolution of the dispute the parties must continue to perform their obligations under this Accord as if a dispute had not arisen.

Termination of the Accord

31. Subject to first complying with the requirements in clauses 29 and 30, either party may terminate this Accord, on any of the grounds set out in clause 32, by giving not less than six (6) months' notice to the other.

32. The grounds on which this accord may be terminated are:


- Failure to reach the agreed targets as set out in the accord; whether the failure results from inaction or ineffective action;
- Failure on the part of the Council to exercise the powers and functions of an Authorised Agency under the Housing Accords and Special Housing Areas Act.
- The parties agree that there is an irretrievable breakdown in the relationship. Notwithstanding any other provision of this Accord, the parties agree that clauses 28 and 29 shall not apply to a termination on this ground; or
- Queenstown-Lakes District is removed from Schedule 1 of the Housing Accords and Special Housing Areas Act, in accordance with that Act (e.g. if the district no longer meets the affordability and land supply criteria provided for under that Act).

Publicity

33. The Council and the Government agree that any communications or publicity relating to this Accord will be mutually agreed prior to release.

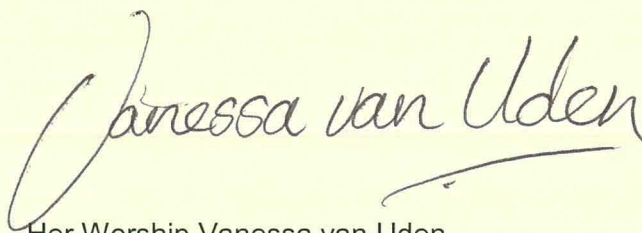
Ratification

Signed on this 23rd day of October 2014



Hon Dr Nick Smith

Minister for Building and Housing



Her Worship Vanessa van Uden

Mayor of Queenstown-Lakes District

Attachment 3B

Summary of
Council Lead Policy: Housing Accords and Summary of the
Special Housing Areas Act 2013 Implementation Guidelines,
30 October 2014

And

Council Lead Policy: Housing Accords and Summary of the
Special Housing Areas Act 2013 Implementation Guidelines,
30 October 2014

Summary of the Queenstown Lakes District Council Lead Policy: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines, 30 October 2014

Policy Objectives

This policy provides guidance on the implementation of the Housing Accord for the identification of Special Housing Areas. This policy sets out:

- The criteria for the consideration by Council of land/sites for Special Housing Areas;
- The minimum density, planning rules and other matters that may apply to qualifying developments within the Special Housing Areas;
- Council's approach for the identification and progression of Special Housing Areas;
- Council's expectation regarding the quality of residential development.

Special Housing Areas

Council has requested expressions of interest from landowners and developers for land that might be suitable for consideration for the Special Housing Areas. The Council is not precluded from consideration of other land that has not been nominated via the Expression of Interest process. Council will assess the suitability of land against the following criteria:

- *Location* – land shall be within or adjacent to existing urban areas;
- *Adequate Infrastructure* – for Council-related services, that infrastructure exists, or can be provided and privately funded. For stormwater, mitigation will meet the conditions of any relevant consent held by Council, or other engineering standard. All infrastructures will be designed and constructed in accordance with Council's Infrastructure Development Code. For non-Council infrastructure, including education, Council is satisfied that the infrastructure exists or can be provided.
- *Demand for Qualifying Development* – that the development will deliver new residential housing that supports the aims and targets of the Accord in a timely manner.
- *Demand for Residential Housing* – evidence will be required demonstrating demand for the range of housing types that could be developed, including dwelling size, ownership or tenure arrangements.
- *Affordability* – Council will negotiate housing outcomes for each Special Housing Area, and this will focus on requiring a certain proportion of qualifying developments to comprise smaller subdivision allotments or dwellings. It is anticipated that at least 20% of dwellings will be 2-bedroom dwellings, and at least 30% of section sizes will be around 250-400m², amongst other things.
- *Predominantly Residential* - qualifying developments will have the primary purpose of supplying residential dwellings to the market.
- *Building Height* - maximum building height for qualifying developments will be considered on a case by case basis, and will be determined as part of the declaration of that Special Housing Area.
- *Minimum Number of Dwellings* – again, will be determined on a case by case basis and will vary from area to area.

- *Residential Development Quality* – land owners/developers will be required to agree in principle to the development quality expectations contained in Appendix B to this Policy. In summary, the Residential Development Quality outcomes seek to achieve residential development that integrates well into neighbourhoods, has good connections with transportation networks, proximity to facilities and services and public transport. In terms of meeting local housing requirements, a mix of housing types and tenures is sought. Good quality homes are sought, dwellings should be well designed and comfortable and exceeding the Building Code requirements where possible in order to minimise ongoing living costs and reducing the environmental footprint of the development.

Zoning

Determination of appropriate residential zoning for qualifying Special Housing Areas will be made by Council. The appropriate zone may not always be the zone that the development is actually located in.

Agreements

The Council expects that the agreed outcomes of negotiations will be legally secured by an appropriate method to ensure their delivery in an appropriate and timely manner.

Recommendation of a Special Housing Area to Minister for Building and Housing

Once Council is satisfied that:

- the criteria in sections 5.2.1-5.2.9 of the Lead Policy Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines are met
- an agreement is secure
- where appropriate, consultation has been undertaken with directly affected property owners, directly adjoining landowners, tangata whenua (when the area is within a rohe or a hapu which has protocol with Council), and relevant service providers, and
- the matter has been formally reported to Council and the Council has resolved to recommend the Special Housing Area to the Minister

Then Council will recommend to the Minister of Housing to declare a Special Housing Area.

Council Lead Policy

**POLICY TITLE: HOUSING ACCORDS AND SPECIAL
HOUSING AREAS ACT 2013
IMPLEMENTATION GUIDELINES**

Date of Adoption: 30 October 2014

1. POLICY OBJECTIVES

To provide guidance on:

1. Criteria for the consideration by Council of land / sites as potential Special housing areas for recommendation to the Minister for Building and Housing under the Housing Accords and Special Housing Areas Act 2013 (The Act) and;
2. Minimum density, planning rules and other matters that may apply to qualifying developments within a declared Special Housing Area.
3. Council's approach to community engagement with regard to the identification and potential progression of areas of land or sites as Special Housing Areas.
4. Council's expectations with regard to the quality of residential development.

2. PRINCIPLES

- 1 The Council will engage with the community on the identification of potential areas in the Wakatipu Basin for consideration as Special Housing Areas.
- 2 The Council will work collaboratively with the private sector and the Government to increase housing supply and opportunities for affordable housing in the Wakatipu Basin.
- 3 Land within special housing areas should to be used to deliver a range of housing types to the market at different price points.
- 4 Land within any special housing area and a qualifying development should be appropriately serviced to urban standards and not have an unforeseen or adverse financial effect on the Council or other infrastructure providers.
- 5 Identification of Special Housing Areas and the development facilitated within them should be generally consistent with the direction of the residential policy in the District Plan Review.

- 6 Priority will be given to establishing Special Housing Areas within existing urban areas, or areas that are anticipated to fall within urban growth boundaries in the District Plan review.
- 7 Consideration may be given to a limited number of greenfield locations for Special Housing Areas, where they are located adjacent to existing urban areas and services.
- 8 The Council will require development quality to be consistent with the expectations set out in Appendix B.

3. DEFINITIONS

- **District Plan** means the operative Queenstown Lakes District Plan.
- **District Plan review** means the process Council formally commenced in April 2014 to review the operative District Plan.
- **Housing Accord** means an agreement between the Minister of Housing and the Queenstown Lakes District Council made under section 10 of the Act.
- **Maximum calculated height** has the same meaning as set out in section 6 of the Act.
- **Qualifying Development** has the same meaning as set out in section 14 of the Act.
- **Special Housing Area** means an area declared under section 16 of the Act.
- **The Act** means the Housing Accords and Special Housing Areas Act 2013.

4. BACKGROUND

The Act has the purpose of enhancing housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, that have been identified as having housing supply and affordability issues.

Queenstown-Lakes District is one of the areas listed in Schedule 1. The housing affordability issues in the district are well documented.

The Council and the Minister for Building and Housing have entered into a Housing Accord under the Act to assist housing supply and affordability in the District, with a specific focus on the Wakatipu Basin. This Policy should be read in conjunction with the Queenstown-Lakes Housing Accord.

The Queenstown-Lakes Housing Accord is intended to increase housing supply and improve housing affordability in the Queenstown-Lakes District by facilitating development of quality housing that meets the needs of the growing local population.

The Accord seeks to support the Council to address immediate housing issues by increasing the supply of housing and, in doing so, improve housing affordability.

It includes agreed aims and targets related to land supply and dwelling consents. The Accord also acknowledges a number of other actions to improve housing affordability and sufficient land supply.

The Act provides an alternative process to resource consenting for low-rise residential developments in special housing areas than that which would normally be allowed for by the Resource Management Act 1991. Critically, qualifying developments cannot be publicly notified – although there is provision for limited notification of adjoining property owners and occupiers – and there are no appeal rights (with the exception of development proposals over four storeys). In addition, while the Purpose and Principles of the Resource Management Act 1991, and District Plan provisions are relevant assessment considerations for applications for qualifying developments, their status is slightly relegated relative to normal resource consent assessment process under the Resource Management Act 1991.

Appendix A illustrates the consenting process under the Act.

5. POLICY STATEMENT

5.1 Process for considering a Special Housing Area

Council will embark on an engagement process with the community (including land and property developers) in November 2014.

Council will request Expressions of Interest from landowners and developers for land that might be suitable for consideration as Special Housing Areas. The engagement process will also allow members of the general public to contribute their ideas on housing, with a specific focus on where new housing should be focused and what type of housing is required.

This process will not preclude Council from identifying and considering areas as Special Housing Areas which have not been nominated via the Expression of Interest process. For example, there might be broader urban areas in multiple ownership that are not nominated that Council considers might be suitable for Special Housing Area status.

Council will negotiate directly with landowners or developers seeking to use the provisions of the Act to ensure the agreed aims and targets in the Queenstown-Lakes Housing Accord are supported.

Each proposed Special Housing Area will be considered on its own merits. Consistency with this Policy and the Queenstown Housing Accord does not in itself compel the Council to recommend that a Special Housing Area is established as other factors may also be relevant.

5.2 Criteria for recommending a Special Housing Area to Government

The Council will assess an Expression of Interest against the following criteria in 5.2.1 to 5.2.9. These criteria will also be utilised if Council considers other areas of land which have not been the subject of an Expression of Interest.

It should be noted that criterion 5.2.1 Location is not a statutory consideration under the Act. However, in the interests of sound resource management

planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council.

5.2.1 Location

The proposed area shall be located within or adjacent to existing urban areas. Areas located in rural areas remote from existing urban areas and services will generally not be viewed favourably.

5.2.2 Adequate Infrastructure

For Council-related services of water supply, wastewater, transport, stormwater and reserves the Council is satisfied:

- a) That infrastructure exists and has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area or infrastructure is planned or programmed in the Council's Long Term Plan and Development Contributions Policy, and/or
- b) That infrastructure would be provided and funded by the private sector ahead of the Long Term Plan programmed time at no additional cost to Council, and/or
- c) Where not planned or programmed in the Council's Long Term Plan and Development Contributions Policy, infrastructure would be fully provided and funded by the private sector at no cost to Council and can connect to existing infrastructure that has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area, and
- d) For stormwater, mitigation will meet the conditions of any relevant consent held by the Council or such other relevant engineering standards that are applicable, and
- e) That infrastructure will be designed and constructed in accordance with the relevant requirements of the Council's Infrastructure Development Code, and any other specific design, specifications and plans for infrastructure works arising from any consent or infrastructure agreement between the Council and any other party.

For other (non-Council) infrastructure of state highways, government facilities such as education, or network utilities (electricity, gas and telecommunications) the Council is satisfied that infrastructure exists or is planned by the relevant service provider with additional capacity to accommodate the likely cumulative demand generated from a qualifying development/s in the special housing area.

5.2.3 Demand for a Qualifying Development

The Council is satisfied that there is evidence that the qualifying development/s in the Special Housing Area will deliver new residential housing that supports the aims and targets of the Queenstown Lakes Housing Accord in a timely manner.

5.2.4 Demand for Residential Housing

The Council is satisfied that there is evidence of demand for a range of housing types that could be developed within a Special Housing Area. Furthermore Council shall be satisfied that a variety of dwelling sizes and dwelling ownership or tenure arrangements are not ruled out by any proposed terms and conditions or covenants that would apply within the Special Housing Area.

5.2.5 Affordability

In order to achieve the targets in the Housing Accord to deliver more dwellings at affordable price points, the Council will negotiate housing outcomes for each Special Housing Area and/or qualifying development on an individual basis.

The delivery of more affordable housing options within qualifying developments will be appropriately balanced against:

- The need for development to remain profitable and commercially viable.
- Other strategic outcomes important to the Council such as integrated urban growth management.

The approach to affordability will be *not* to mandate the delivery of housing at specified price points, but to focus on requiring a certain proportion of qualifying developments to comprise smaller subdivision allotments or dwellings.

The negotiation of these housing outcomes will therefore cover:

- a) The type and size of dwellings to be built; it is anticipated that in most if not all Special Housing Area at least 20% of dwellings will comprise two bedroom dwellings.
- b) The size of sections; for typical low density housing subdivisions where the typical allotment size may be in the order of 500-700 square metres, land developers will be required to provide a certain proportion (typically at least 30%) of the allotments at smaller sizes ie. 250-400 square metres.
- c) The nature of any covenants (or similar restrictions) imposed on sections;
- d) The potential for a development to target specific housing need e.g. first home buyers, the rental market or social housing;
- e) The potential to spread or mix the type and size of sections and dwellings to be developed throughout the proposed special housing area.
- f) Other relevant matters that are identified.

5.2.6 Predominantly Residential

A qualifying development within a Special Housing Area will have the primary purpose of supplying residential dwellings to the market. Any non-residential activities should be ancillary to the residential development and negotiated with the Council before the recommendation for a Special Housing Area is made to the Minister of Housing, including reserves and open space areas, commercial or community activities.

5.2.7 Building Height

The maximum calculated building height for a qualifying development in a special housing area will be determined as part of the declaration of that special housing area. It will be determined by the Council in discussion with the landowner/ developer with reference to:

- a) The characteristics of the land in the special housing area and land directly adjoining;
- b) The maximum height provided for in the zone of the operative District Plan that currently applies to the land in question, and any changing and evolving direction regarding building height apparent through the development of the Proposed District Plan;
- c) The maximum height provided for in the Act.

5.2.8 Minimum Number of Dwellings

The minimum number of dwellings required in any special housing area to constitute a qualifying development will vary from area to area. In existing developed areas, the minimum number is likely to be set low eg. two dwellings. In greenfield developments the figure will be higher, but is likely to vary depending on circumstances.

5.2.9 Residential Development Quality

Council's development quality expectations are set out in Appendix B.

Council will seek SHA land owners / developers to agree in principle with these requirements.

5.3 Operative District Plan

5.3.1 Application of Operative District Plan

For the purpose of clarifying the effect of sections 15(8) and 34(1) (d) of the Housing Accords and Special Housing Areas Act 2013, any reference to the Operative District Plan will be a reference to the objectives, rules and policies for the appropriate residential zone or in some cases other provisions including overlay Policy Areas that apply to the area.

The appropriate residential zone may not be the zone that the development is actually located in, particularly in instances where a special housing area is located on land that does not have a residential zoning – for example land with an industrial or rural zoning.

5.3.2 Determination of Appropriate Residential Zone Provisions

The matters that will be considered when determining the appropriate residential zone provisions to be applied in the special housing area in regard to the Operative District Plan include:

- a) The characteristics of the land in the Special Housing Area and land directly adjoining;
- b) The individual development proposal;
- c) The appropriateness of the operative zoning for the delivery of a qualifying development/s;

- d) Whether another zone or other zone provisions in the operative District Plan might be more appropriate for the delivery of a qualifying development/s;
- e) The evolving direction of the residential provisions of the District Plan Review;
- f) The purpose of the Act;
- g) Delivery of the targets in the Queenstown Housing Accord.

5.4 Agreements with Land Owners / Developers

The Council expects that the agreed outcomes of negotiations will be legally secured by an appropriate method to ensure their delivery in an appropriate and timely manner.

5.5 Recommendation of a Special Housing Area to Minister for Building and Housing

Council will only recommend to the Minister of Housing to declare a Special Housing Area when the Council is satisfied that:

- a) The criteria in 5.2 of the Policy have been appropriately met; and
- b) Outcomes of negotiations have been appropriately secured with the land owner /developer; and
- c) Where appropriate, consultation has been undertaken including with any property owner directly affected, any directly adjoining landowners, tangata whenua when the area is within a rohe of a hapu which has a protocol with the Council, and relevant service providers, and
- d) The matter has been formally reported to Council and the Council has resolved to recommend the Special Housing Area to the Minister.

6. OTHER MATTERS

- 6.1** The Council's operative Development Contributions Policy is the default approach to all qualifying developments. However, alternative approaches may be considered and potentially applied during the life of the Housing Accord.
- 6.2** The Council is interested in the delivery of dwellings that minimise on-going operating costs and delivers higher environmental performance. Whilst Council cannot mandate higher performance, it will seek to encourage or incentivise such outcomes where possible.
- 6.3** Whilst Council cannot demand a minimum standard of development quality under the Act, it can set non-statutory expectations. In addition, expectations around development quality will be set in the Proposed District Plan, which is anticipated to be notified in May 2015, and which is a relevant assessment consideration under the Act. Appendix B comprises a document that will guide Council's expectations in terms of development quality.

7. RELEVANT DELEGATIONS

- 7.1** The General Manager Planning and Infrastructure is delegated to enter into negotiations with landowners/developers interested in promoting a special housing area in accordance with this policy. Such negotiated agreements are to be signed only after Council has resolved per 5.5 (d).
- 7.2** Hearings Commissioners are invested with the delegation to consider qualifying developments within a Special Housing Area.

8. REFERENCES AND RELEVANT LEGISLATION

- Housing Accord and Special Housing Areas Act 2013
- Queenstown Housing Accord dated 23 October 2014.
- Resource Management Act 1991
- Local Government Act 2002
- Operative District Plan
- Operative Development Contributions Policy
- Operative Annual Plan and Long Term Plan
- Regional Policy Statement
- Regional Land Transport Plan
- Iwi/hapu management plans

Appendix A – Consenting Process for Special Housing Areas

Appendix B – Residential Development Quality Expectations

Appendix A – Consenting Process for Special Housing Areas



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HIKINA WHAKATUTUKI

Housing Accords and Special Housing Areas Act 2013

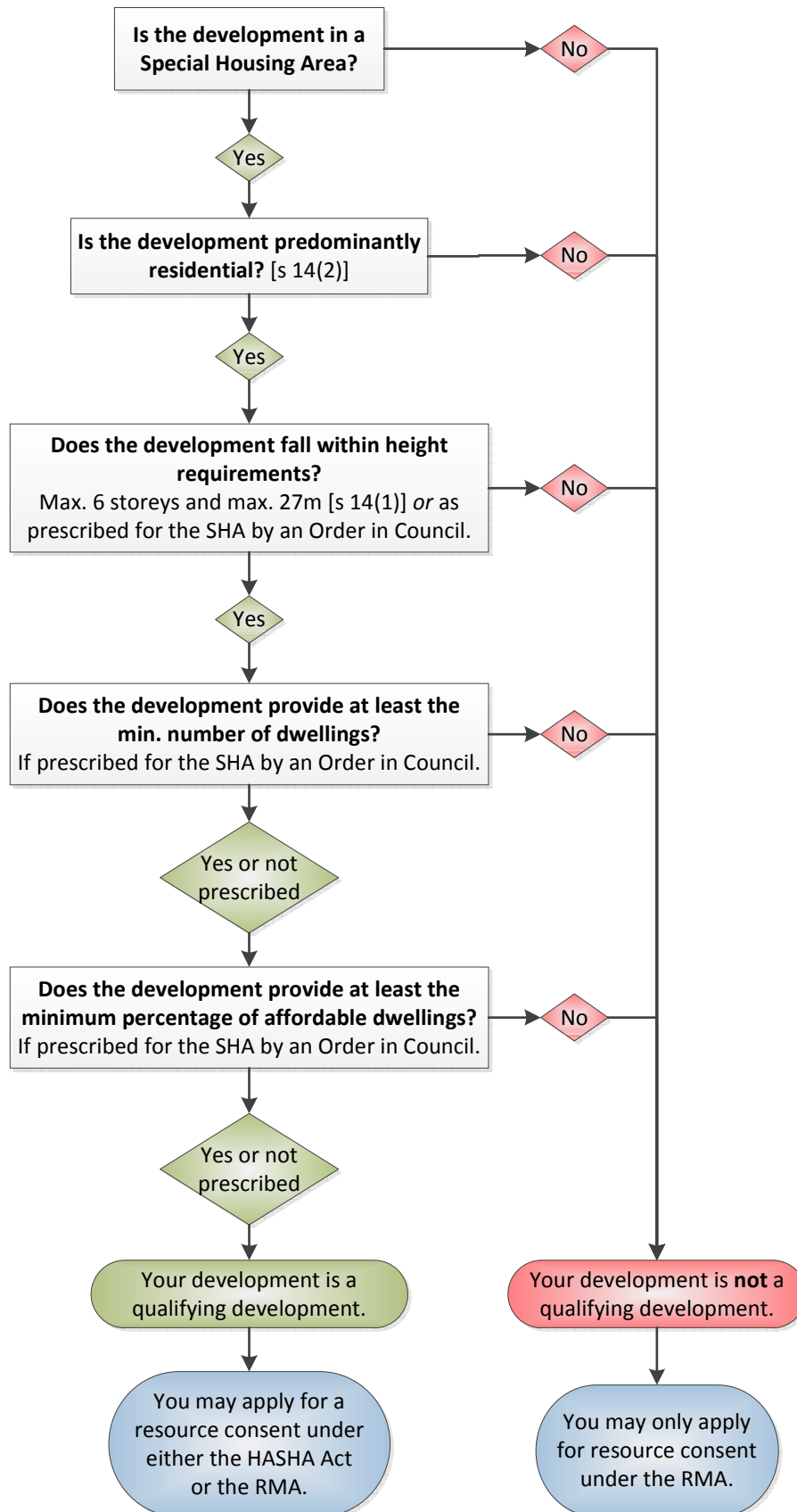
Resource Consenting Process Diagrams

Contents

Criteria for Qualifying Developments – page 2
Development Activity Classification – page 3
Timeline for a Resource Consent – page 4
Timeline for a Non-notified Concurrent Application – page 5
Timeline for a Notified Concurrent Application – page 6
Authorised Agency Decision-making Criteria – page 7

Criteria for Qualifying Developments

Does your development qualify to apply for resource consent under the HASHA Act?



Development Activity Classification

How will your development activity be treated under the HASHA Act?

This table shows:

- Under which section of the HASHA Act you may apply for a resource consent.
- How the authorised agency must treat your application.

1. How does the current plan classify your development activity?

<div>2. Is there a proposed plan?*</div> <div>How does it classify your development activity?</div> <div>* A proposed plan is a plan proposal that has been publicly notified under RMA sch 1 cl 5.</div>	Proposed plan	Prohibited	Section 25(2)(c) - treated as Discretionary (within 10 working days of the application a request for variation to the proposed plan may be required in conjunction with the application)	Section 25(2)(d) - treated as Discretionary (within 10 working days of the application a request for variation to the proposed plan may be required in conjunction with the application)
		Non-complying	Section 25(2)(a)(v) - treated as if the proposed plan applied.	Section 25(1) - treated as stated by the current plan.
		Discretionary	Section 25(2)(a)(iv) - treated as if the proposed plan applied.	
		Restricted discretionary	Section 25(2)(a)(iii) - treated as if the proposed plan applied.	
		Controlled	Section 25(2)(a)(ii) - treated as if the proposed plan applied.	
		Permitted	Section 25(2)(a)(i) - treated as if the proposed plan described the activity as Controlled .	
	No proposed plan	Section 25(2)(b) - treated as Discretionary (within 10 working days of the application a request for plan change may be required in conjunction with the application)		

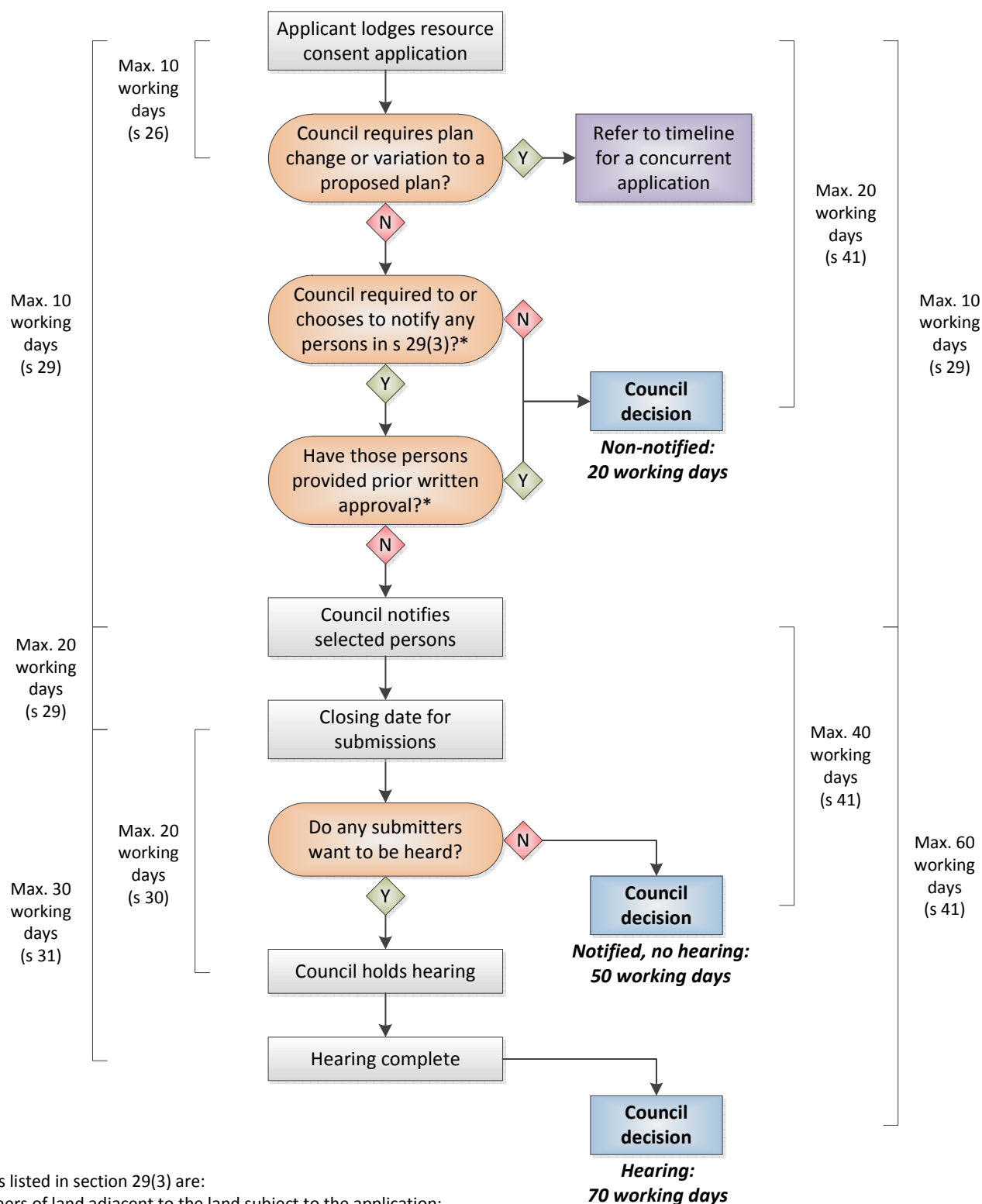
3. What if your activity doesn't fit the table?

If there is no relevant plan or proposed plan, or no relevant rule or proposed rule, but Part 3 of the RMA requires a resource consent, you may apply under section 25(2)(e). The authorised agency must treat the activity as Discretionary.

If the relevant plan or proposed plan requires a resource consent, but does not classify the activity as controlled, restricted discretionary, discretionary, or non-complying, you may apply under section 25(2)(f). The authorised agency must treat the activity as Discretionary.

Timeline for a Resource Consent

How long will your resource consent take under the HASHA Act?



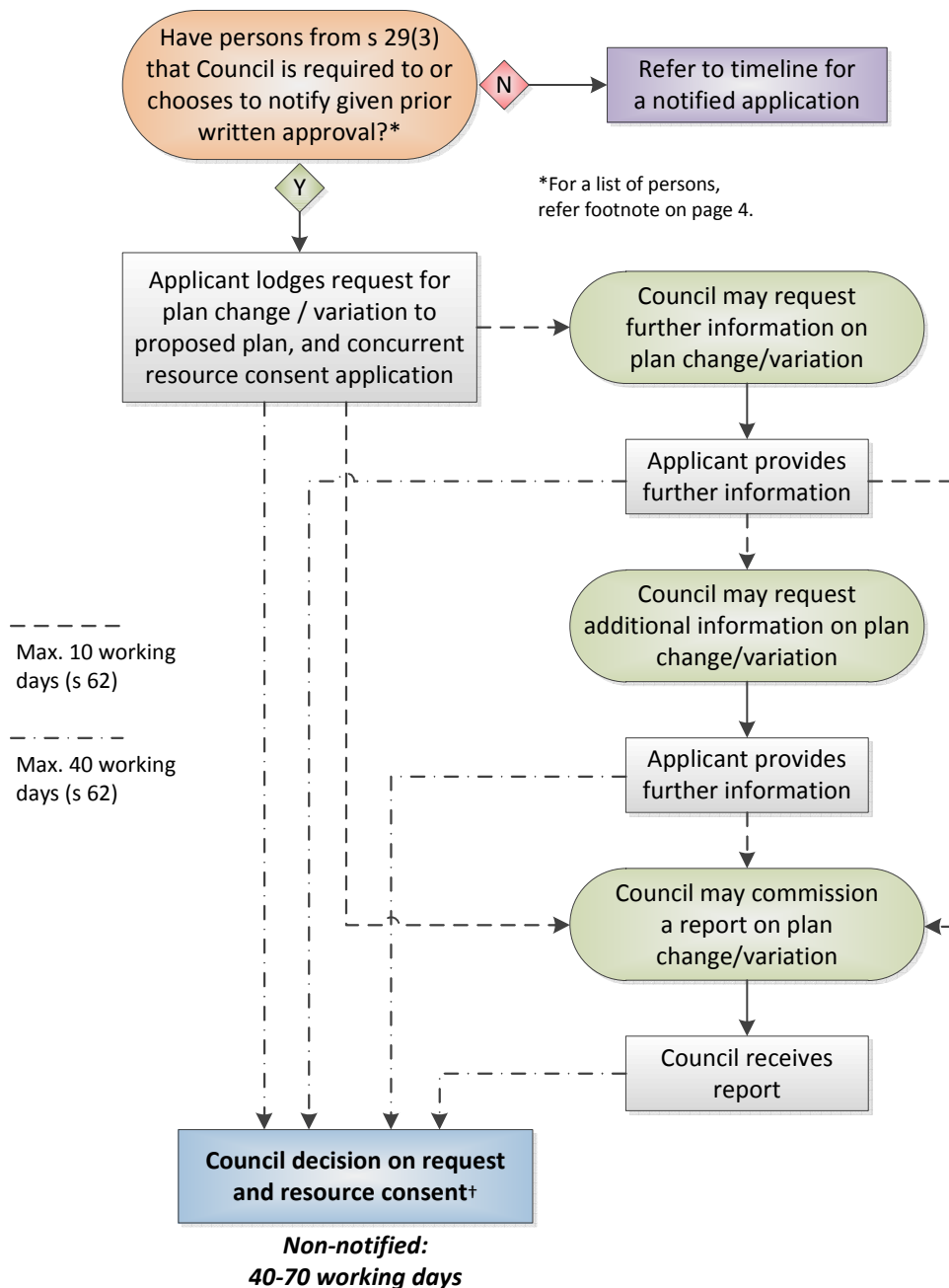
* Persons listed in section 29(3) are:

- the owners of land adjacent to the land subject to the application;
- local authorities in whose district or region the land subject to the application falls;
- any infrastructure providers who have assets on, under, or over the land subject to the application or the land adjacent to that land; and
- if the land subject to the application or land adjacent to that land is subject to a designation, the requiring authority that required the designation.

Timeline for a Non-notified Concurrent Application

How long will your resource consent take under the HASHA Act when the Council requires a plan change or variation to a proposed plan?

The request must seek to make the activity to which the resource consent application relates a **controlled, restricted discretionary, discretionary, or non-complying** activity. The resource consent application must be consistent with the request for plan change or variation to proposed plan (s 26).

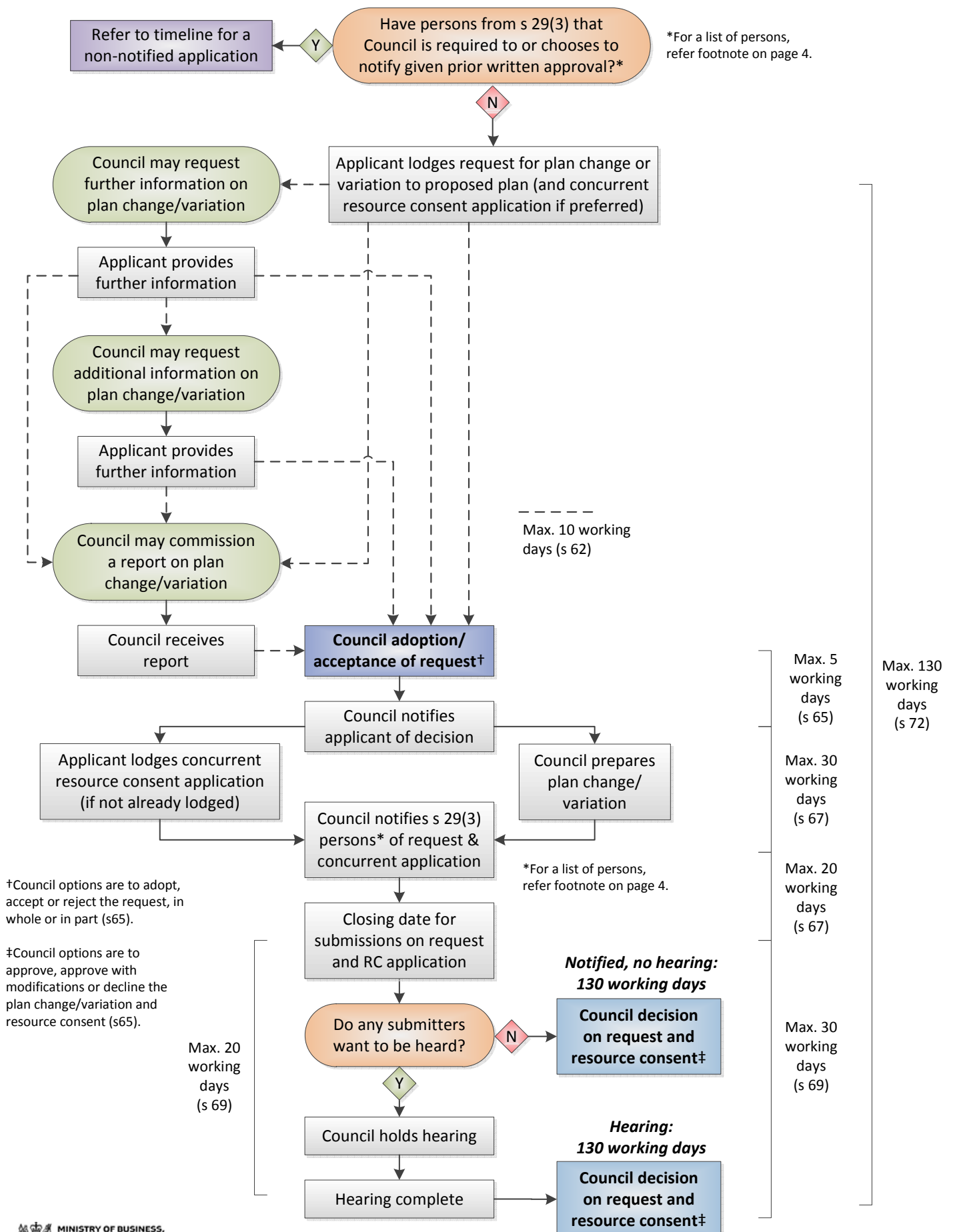


*For a list of persons, refer footnote on page 4.

†Council options are to approve, approve with modifications, or decline the plan change/variation and the resource consent (s62).

Timeline for a Notified Concurrent Application

How long will your resource consent take under the HASHA Act when the Council requires a plan change or variation to a proposed plan?

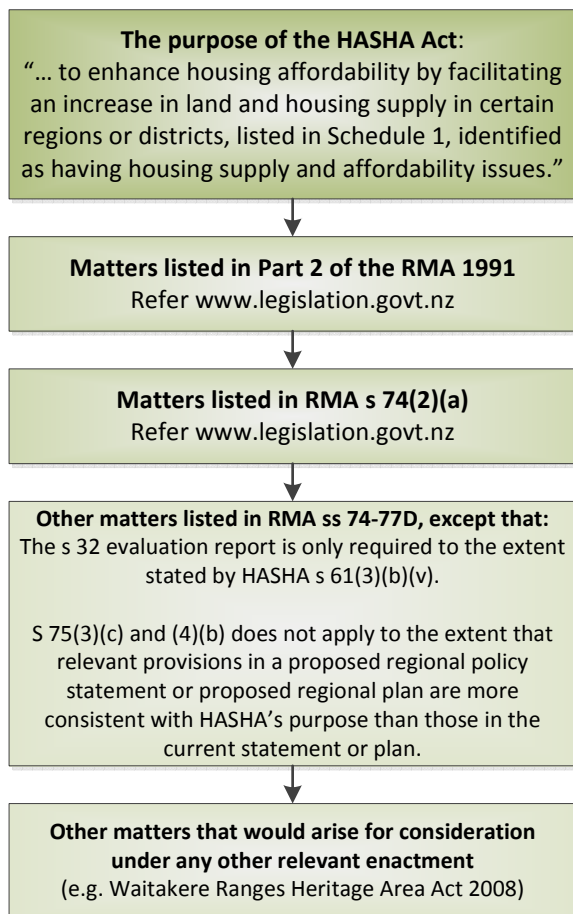


Authorised Agency Decision-making Criteria

How will your plan change/variation and resource consent be considered under the HASHA Act?

PLAN CHANGE/VARIATION

1. The authorised agency must have regard to the following matters, giving them weight (greater to lesser) in the order listed:



Section 61(4)

Note:

A request for plan change can only be made under the HASHA Act if the development activity is Prohibited in the current plan.

A request for variation to a proposed plan can only be made under the HASHA Act if the development activity is Prohibited in the proposed plan.

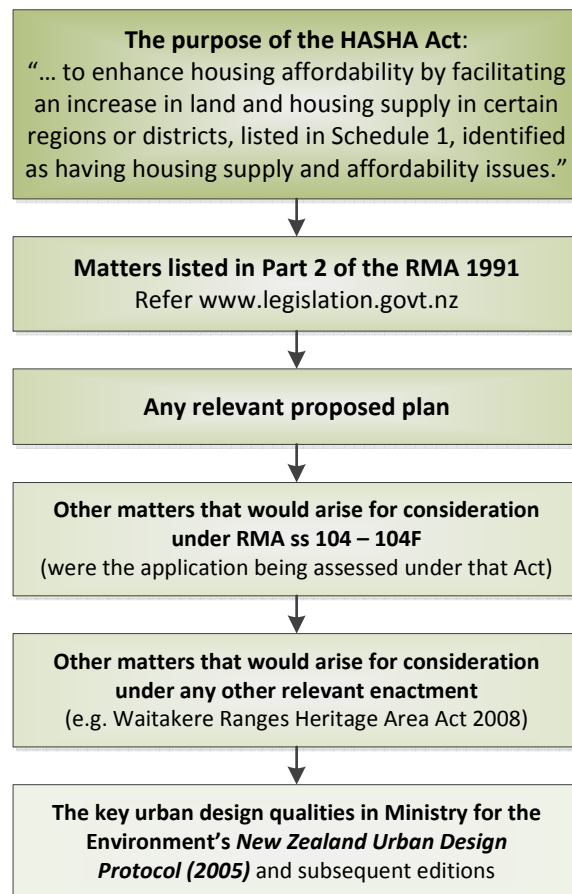
2. If the request is being considered with a concurrent resource consent application:

The authorising agency must first determine matters in relation to the request, and then determine matters in relation to the concurrent resource consent application, based on its determination of matters in relation to the request.

Section 71

RESOURCE CONSENT

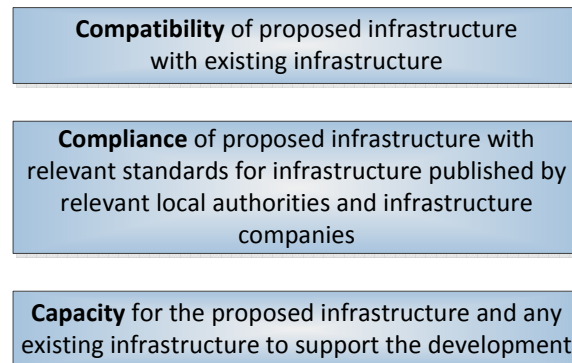
1. The authorising agency must have regard to the following matters, giving them weight (greater to lesser) in the order listed:



Section 34(1)

2. The authorised agency must be satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development.

This must take into account the following matters without limitation and in no particular order :



Section 34(2-3)

NB. This section requires more detailed infrastructure analysis than at the establishment of a special housing area.

The Housing Accords and Special Housing Areas Act 2013 is designed to reduce resource consenting timeframes in certain situations.

The timelines contained in this booklet show the streamlined process under the HASHA Act. They presume that all information has been provided to the authorised agency on time, modifications are not made to the application, and decisions are not appealed. Periods excluded from the time limits are detailed in Schedule 2 of the HASHA Act (refer www.legislation.govt.nz). These are not included in the timelines.

For any questions relating to the flowcharts in this document, contact the Housing Policy Development team at the Ministry for Business, Innovation and Employment.

For information on standard processing times under the Resource Management Act, refer to the Ministry for the Environment's website:

- Applying for a resource consent: <https://www.mfe.govt.nz/publications/rma/everyday/>
- Council plan preparation and plan change process: <https://www.mfe.govt.nz/publications/rma/everyday/plan-submission/>

Appendix B – Residential Development Quality Expectations

Residential Development Expectations

What does QLDC require?

Residential development that integrates well into neighbourhoods (acknowledging it may be of significantly higher density), contributes to place making and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs.

Good to very good performance across the four facets outlined below is required. “Average” performance on any single facet is not tolerated. Similarly, it does not demand a “High “performance on any one facet (recognising that setting the bar too high can impact negatively on housing affordability, and that there can be other site-specific barriers to achieving high performance in one single facet eg. the location may be zoned for urban purposes but located relatively remote from some community services).

It should be noted that high quality materials and finishes are not demanded. The development expectations allow for affordable housing developments where, for example, less expensive materials are utilised, but where the design quality is good and the development addresses all facets outlined above and below.

Four facets are highlighted:

1. Integrating into the Neighbourhood

a. Connections

Does the scheme integrate into its surroundings by reinforcing existing vehicular, pedestrian and cycling connections and creating new ones; while also respecting existing buildings and land uses along the boundaries of the development site?

b. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, parks, workplaces, play areas?

c. Public transport

Does the scheme have good access to public transport?

d. Meeting Local Housing Requirements

Does the development have a mix of housing types and tenures that suit local requirements, including the need for lower cost housing options?

2. *Creating a Place*

a. Articulation and Design

Does the scheme provide for a good degree of visual interest and variation, as opposed to blandness and homogeneity?

b. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features, habitats, existing buildings, site orientation and microclimates?

c. Creating well defined streets and places

Are buildings designed and positioned with landscaping to define and enhance streets and public spaces?

d. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

3. *Street & Home*

a. Carparking and Access

Is sufficient – but not excessive – parking and access provided in an integrated manner, in a way that the street and internal site environment is not dominated by it?

b. Public and private spaces

Are public and private spaces clearly defined and designed to be attractive, functional, well managed and safe?

c. Good Quality homes

Are the homes well designed, comfortable, well insulated and practical, optimise solar gain, and provide good storage?

4. *Environmental Responsibility*

a. Reducing environmental footprint

Does the scheme demonstrate methods for minimising its environmental footprint?

And in particular does the development achieve at least four of the following:

- Buildings are healthy and comfortable, where it is easy to keep the warmth in and the moisture out
- Minimise energy consumption through energy efficient devices, reducing appliance numbers and onsite energy generation
- Water efficiency of taps, showers and toilets. Reusing, collecting and treating water onsite.
- Systems for reducing waste and increasing recycling
- Site and building aspect to maximise passive solar gain
- Select sustainable building materials

Does the scheme provide compact housing in locations near centres or on / near public transport routes and pedestrian and cycle routes, and access to food growing areas?