

QUEENSTOWN TOWN CENTRE 12

Key:

- Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 2 November 2016.
- Recommended changes from Vicki Jones' Summary of Evidence, dated 25 November (including the text changes identified in Council's memorandum dated 18 November) and additional minor reformatting (i.e. underlining) are shown in yellow highlighted text with black underline and strike through text.

12 Queenstown Town Centre

12.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Queenstown will increasingly become a dynamic and vibrant centre with high levels of tourism activity that provides essential visitor-related employment. It serves as the principal ~~administrative-civic~~ centre for the District and offers the greatest variety of activities for residents and visitors. It has a range of entertainment options and serves as a base for commercial outdoor recreation activities occurring throughout the Wakatipu Basin. Visitor accommodation is provided within and near to the town centre. Over time, Queenstown town centre will evolve into a higher intensity and high quality urban centre.

Comment [MSOffice1]: 238 (NZIA), 807 (Remarkables Park Limited)

Development within the Special Character Area of the Town Centre Zone (shown on Planning Maps) is required to be consistent with the Queenstown Town Centre Design Guidelines 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precinct (also shown on Planning Maps) has permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.

The Queenstown waterfront subzone makes an important contribution to the amenity, vibrancy, and sense of place of the QTTC as a whole.

Comment [MSOffice2]: 766 (Queenstown Wharves GP)

12.2 Objectives and Policies

12.2.1 Objective - A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, ~~administrative~~ civic, entertainment, cultural, and tourism activity.

Comment [MSOffice3]: 238 (NZIA)

Policies

12.2.1.1 Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated:-

Comment [MSOffice4]: 238(NZIA)

12.2.1.2 Provide for new commercial development opportunities within the Town Centre Transition subzone that are affordable relative to those in the core of the Town Centre in order to retain and enhance the diversity of commercial activities within the Town Centre:-

12.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur without unduly restrictive subject to appropriate noise controls:-

Comment [MSOffice5]: 151 (Imperium Group)

QUEENSTOWN TOWN CENTRE 12

- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre increased noise and activity due to the mix of activities and late night nature of the town centre.

Comment [MSOffice6]: 238 (NZIA)

- 12.2.2 **Objective - Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.**

Advice Note: For the purpose of this Objective and the below policies, 'sense of place' refers to the unique collection of visual, cultural, social, and environmental qualities and characteristics that provide meaning to a location and make it distinctly different from another. Defining, maintaining, and enhancing the distinct characteristics and quirks that make a town centre unique fosters community pride and gives the town a competitive advantage over others as it provides a reason to visit and a positive and engaging experience. Elements of the Queenstown Town Centre that contribute to its sense of place are the core of low rise character buildings and narrow streets and laneways at its centre, the pedestrian links, the small block size of the street grid, and its location adjacent to the lake and surrounded by the ever-present mountainous landscape.

Comment [MSOffice7]: 238 (NZIA)

Policies

- 12.2.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015 and for development within or adjacent to the Special Character Area, a heritage precinct, or a listed heritage item to respect its historic context.

Comment [MSOffice8]: 59 (Lynda Baker), 217 (Jay Berriman), and 82 (Toni Okkerse)

- 12.2.2.2 Require development to:

- Maintain the existing human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer; and
- Contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
- Positively respond to the Town Centre's character and contribute to the town's 'sense of place'.

- 12.2.2.3 Control the height and mass of buildings in order to:

- Provide a reasonable degree of certainty in terms of the potential building height and mass;
- Retain and provide opportunities to frame important view shafts to the surrounding landscape; and
- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36);-
- Minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.

Comment [MSOffice9]: 663(IHG) and 672 (Watertight). Underlining added in the hearing version.

Comment [MSOffice10]: Clarification only (the sub-parts need not all be met to be consistent with Policy 12.2.2.3)

Comment [MSOffice11]: 621 (Real Journeys). Underlining added in the hearing version.

- 12.2.2.4 Allow buildings to exceed the discretionary height standards in situations where:

- The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height; and
- The cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of

Comment [MSOffice12]: 59 (Lynda Baker), 217 (Jay Berriman), and 82 (Toni Okkerse) insofar as the addition of 'and' strengthens the policy.

Comment [MSOffice13]: Clarification only

QUEENSTOWN TOWN CENTRE 12

public pedestrian space to a small extent provide this is offset or compensated for by the provision of additional public space or a pedestrian link within the site; and

Comment [MSOffice14]: 663 (IHG), 672 (Watertight)

c. The increase in height will facilitate the provision of residential activity.

12.2.2.5 ~~Allow~~ ~~Prevent buildings to exceeding the non-complying height standards, except that only it may be appropriate to allow additional height in situations where the proposed design is an example of design excellence; and building height and bulk have been reduced elsewhere on the site in order to:~~

Comment [MSOffice15]: Clarification that both the first part of the policy and either part a) (i) or a(ii) must be met to be consistent with the policy

(a) Building height and bulk have been reduced elsewhere on the site in order to:

(i) Reduce the impact of the proposed building on a listed heritage item; or

(ii) Provide an urban design outcome that is has a net benefiteial to the public environment. For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:

Comment [MSOffice16]: Clarification only

- Provision of sunlight to any public space of prominence or space where people regularly congregate;
- Provision of a new or retention of an existing uncovered pedestrian link or lane;
- Where applicable, the restoration and opening up of Horne Creek as part of the public open space network;
- Provision of high quality, safe public open space;
- Retention of a view shaft to an identified landscape feature;
- Minimising wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.
- The creation of landmark buildings on key block corners and key view terminations.

Comment [MSOffice17]: 238 (NZIA)

Comment [MSOffice18]: 238 (NZIA)

Comment [MSOffice19]: 621 (Real Journeys)

Comment [MSOffice20]: 238 (NZIA)

12.2.2.6 Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.

12.2.2.7 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

12.2.2.8 Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:

- (a) Requiring minimum floor heights to be met; and
- (b) Encouraging higher floor levels (of at least 312.8 masl) where amenity, mobility, and streetscape, and character values are not adversely affected; and
- (c) Encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

Comment [MSOffice21]: Clarification only

Comment [MSOffice22]: 663 (IHG) and 672 (Watertight). Underlining added in the hearing version.

12.2.2.9 Require high quality comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre.

12.2.3 Objective – An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.

QUEENSTOWN TOWN CENTRE 12

Policies

- 12.2.3.1 ~~Require activities within the Town Centre Zone to comply with noise limits, and sensitive uses within the Town Centre to insulate for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone.~~
- 12.2.3.2 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre and controlling the height and design of buildings at the zone boundary;-
- 12.2.3.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:
- (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; and
 - (b) Providing for noisier night time activity within the entertainment precinct in order to minimise effects on ~~adjacent residential zones adjacent to the Town Centre; and~~
 - (c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone result in effects that are compatible with adjoining residential zones; and
 - (d) Enabling activities within the Town Centre Zone that comply with the noise limits; and
 - (e) Requiring sensitive uses within the Town Centre to mitigate the adverse effects of noise through insulation.
- 12.2.3.4 Enable residential and visitor accommodation activities within the Town Centre while:
- (a) Acknowledging that ~~the level of amenity will be lower it will be noisier and more active~~ than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise; and
 - (b) Discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre; and
 - (c) Avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and
 - (d) Only enabling Discouraging new residential and visitor accommodation uses within the Town Centre Entertainment Precinct where adequate insulation and mechanical ventilation is installed.
- 12.2.3.5 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre;-
- 12.2.3.6 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky;-
- 12.2.3.7 Recognise the important contribution that sunny open spaces, footpaths, and pedestrian spaces makes to the vibrancy and economic prosperity of the Town Centre.
- 12.2.4 **Objective - A compact Town Centre that is safe and easily accessible for both visitors and residents.**

Comment [SG23]: The following policies have *not* been renumbered as a consequence of this deletion.

Comment [MSOffice24]: 672 (Watertight Investments Ltd) and 663 (IHG)

Comment [MSOffice25]: Clarification only

Comment [MSOffice26]: Clarification only

Comment [MSOffice27]: 672 (Watertight Investments Ltd) and 663 (IHG)

Comment [MSOffice28]: 238 (NZIA)

Comment [MSOffice29]: Clarification only

Comment [MSOffice30]: 151 (Imperium Group)

Comment [MSOffice31]: 59 (Lynda Baker), 82 (Toni Okkerse), 599 (Peter Fleming), 206 (Lindsay Jackson), 417 (Boyle) (consequential amendment)

QUEENSTOWN TOWN CENTRE 12

Policies

- 12.2.4.1 Encourage a reduction in the dominance of vehicles within the Town Centre and a shift in priority toward providing for public transport and providing safe and pleasant pedestrian and cycle access to and through the Town Centre:-
- 12.2.4.2 Ensure that the Town Centre remains compact, accessible, and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:
- (a) Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
 - (b) Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
 - (c) Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; and
 - (e) Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings; and may need to be specifically designed so as to not interfere with kerbside movements of high-sided vehicles;
 - (f) Promoting and encouraging the maintenance and creation of uncovered pedestrian links and lanes wherever possible, in recognition that these are a key feature of Queenstown character;
 - (g) Promoting the opening up of Horne creek wherever possible, in recognition that it is a key visual and pedestrian feature of Queenstown, which contributes significantly to its character;
 - (h) Ensuring the cumulative effect of buildings does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site.
- 12.2.4.3 Minimise opportunities for criminal activity anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the streetscapes network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping:-
- 12.2.4.4 Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers:-
- 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering jetty applications:-
- 12.2.4.6 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety, efficiency, and functionality of the roading network, and the safety and amenity of pedestrians and cyclists, particularly in peak periods.
- 12.2.5 **Objective - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the that benefits of both residents and visitors.**

Comment [MSOffice32]: 798 (ORC)

Comment [MSOffice33]: Clarification only

Comment [MSOffice34]: 798 (ORC)

Comment [MSOffice35]: 238 (NZIA)

Comment [MSOffice36]: 238 (NZIA)

Comment [MSOffice37]: 663 (IHG), 672 (Watertight)

Comment [MSOffice38]: 59 (Lynda Baker), 82 (Toni Okkerse), 599 (Peter Fleming), 206 (Lindsay Jackson), 417 (Boyle) (consequential amendment)

Comment [MSOffice39]: 663 (IHG)

Comment [MSOffice40]: 238 (NZIA), 621 (Real Journeys)

Comment [MSOffice41]: 719 (NZTA)

Comment [MSOffice42]: 766 (Queenstown Wharves GP)

Policies

QUEENSTOWN TOWN CENTRE 12

- 12.2.5.1 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;
- 12.2.5.2 Promote a comprehensive approach to the provision of facilities for water-based activities;
- 12.2.5.3 Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters, recognising in particular, the relatively undeveloped character of the 'Queenstown beach and gardens foreshore area' (as identified on the planning map) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.
- 12.2.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
- 12.2.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- 12.2.5.6 Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict bulk, location and appearance criteria, provided the predominantly open character and a continuous pedestrian waterfront connection will be maintained or enhanced.

Comment [MSOffice43]: 766
(Queenstown Wharves GP)

Comment [MSOffice44]: 766
(Queenstown Wharves GP)

12.3 Other Provisions and Rules

12.3.1 District Wide

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

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 Operative DP)	25 Earthworks (22 Operative DP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 Operative DP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 Operative DP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

Comment [MSOffice45]: Drafting only for consistency with the rest of the PDP

12.3.2 Clarification

Advice notes

- 12.3.2.1 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 12.3.2.2 The following abbreviations are used within this Chapter.

Comment [MSOffice46]: Clarification only for consistency with the rest of the PDP

P	Permitted	C	Controlled
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QUEENSTOWN TOWN CENTRE 12

RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

12.4 Rules - Activities

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.1	Activities which are not listed in this table and comply with all standards	P
12.4.2	<p>Visitor Accommodation, in respect of:</p> <p>a. The location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to <u>maintaining the safety and efficiency of the roading network</u>, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses;</p> <p>b. Landscaping;</p> <p>c. The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and</p> <p>d. Where the site adjoins a residential zone:</p> <ol style="list-style-type: none"> Noise generation and methods of mitigation; Hours of operation, in respect of ancillary activities. 	C
12.4.3	<p>Commercial Activities within the Queenstown Town Centre Waterfront Subzone (including those that are carried out on a wharf or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant to Rule 12.4.7.2 in respect of:</p> <p>(a) Any adverse effects of additional traffic generation from the activity;</p> <p>(b) The location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles; and</p> <p>(c) The erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of:</p> <ol style="list-style-type: none"> any adverse effect on visual amenity and on pedestrian or vehicle movement; and the extent to which a comprehensive approach has been taken to providing for such areas within the subzone. 	C
12.4.4	<p>Licensed Premises</p> <p>12.4.4.1 Other than in the Town Centre Transition subzone, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ol style="list-style-type: none"> To any person who is residing (permanently or temporarily) on the premises; and/or To any person who is present on the premises for the purpose of dining up until 12am. <p>12.4.4.2 Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the</p>	RD* C

Comment [MSOffice47]: 719 (NZTA)

Comment [MSOffice50]: 544 (Good Group)

QUEENSTOWN TOWN CENTRE 12

	Activities located in the Queenstown Town Centre Zone	Activity status
	<p>hours of 6pm and 11pm with respect to the scale of this activity, car parking, retention of amenity, noise and hours of operation, provided that this rule shall not apply to the sale of liquor:</p> <p>a. To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>b. To any person who is present on the premises for the purpose of dining up until 12am.</p> <p>*In relation to both 12.4.4.1 and 12.4.4.2 above, discretion control is restricted to consideration all of the following:</p> <ul style="list-style-type: none"> • The scale of the activity; • Car parking and traffic generation; • Effects on amenity (including that of adjoining residential zones and public reserves); • The provision of screening and/ or buffer areas between the site and adjoining residential zones; • The configuration of activities within the building and site (e.g. outdoor seating, entrances); • Noise issues, and hours of operation; and • Consideration of any alcohol policy or bylaw. 	
12.4.5	<p>Licensed Premises within the Town Centre Transition subzone</p> <p>Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am.</p> <p>This rule shall not apply to the sale of liquor:</p> <p>a. To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>b. To any person who is present on the premises for the purpose of dining up until 12 am.</p> <p>*Discretion is restricted to consideration all of the following:</p> <ul style="list-style-type: none"> • <u>The scale of the activity;</u> • <u>Effects on amenity (including that of adjoining residential zones and public reserves);</u> • <u>The provision of screening and/ or buffer areas between the site and adjoining residential zones;</u> • <u>The configuration of activities within the building and site (e.g. outdoor seating, entrances);</u> • <u>Noise issues, and hours of operation.</u> 	<p>RD*</p>
12.4.6	<p>Buildings <u>except temporary 'pop up' buildings that are in place for no longer than 6 months and permanent and temporary outdoor art installations</u></p> <p>12.4.6.1 Buildings, including verandas, and any pedestrian link provided</p>	<p>RD*</p>

Comment [MSOffice48]: 544 (Good Group). Consequential amendment added in the hearing version.

Comment [MSOffice49]: 714 (Kopuwai Investments)

Comment [MSOffice52]: 714 (Kopuwai Investments)

Comment [MSOffice51]: 544 (Good Group). Underlining added in the hearing version.

Comment [MSOffice53]: 630 (DTQT)

12

Comment [MSOffice57]: 398 (MSP)

Queenstown Lakes District Council Proposed District Plan 2015, s42A report, Appendix 1 updated 29 November 2016

QUEENSTOWN TOWN CENTRE 12

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.7	<p>Surface of Water and Interface Activities</p> <p>12.4.7.1 Wharfs and Jetties within the 'active frontage area' of the Queenstown Town Centre Waterfront subzone between the Town Pier and the subzone boundary in the vicinity of St Omer Park (designation 217) as shown on the planning maps.</p> <p>12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Subzone, as shown on the planning maps.</p> <p>12.4.7.3 Moorings within the 'Queenstown beach and gardens foreshore area' of the Queenstown Town Centre Waterfront Subzone (as shown on the planning maps).</p> <p>RD</p> <p>In respect of 12.4.7.3, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands. Whether the structure causes an impediment to craft manoeuvring and using shore waters. The degree to which the structure will diminish the recreational experience of people using public areas around the shoreline. The effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect. Whether the structure will be used by a number and range of people and craft, including the general public. The degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design. <p>In respect of 12.4.7.1 and 12.4.7.2, the Council's discretion is unlimited but it shall consider the extent to which the proposal will:</p> <ul style="list-style-type: none"> Create an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore; Provide Maintain a continuous waterfront walkway from Horne Creek right through to St Omer Park; Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities; and Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping. Maintain or enhance public access to the lake and amenity values including character; and Affect water quality, navigation and people's safety, and adjoining infrastructure; <p>The extent to which any proposed structures or buildings will:</p> <ul style="list-style-type: none"> Enclose views across Queenstown Bay; and Result in a loss of the generally open character of the Queenstown Bay and its interface with the land; Affect the values of wahi tupuna; 	<p>D</p> <p>Comment [MSOffice58]: Drafting error only</p> <p>Comment [MSOffice59]: 766 (Queenstown Wharves GP)</p> <p>Comment [MSOffice60]: 621 (Real Journeys)</p> <p>Comment [MSOffice61]: Drafting error only</p> <p>Comment [MSOffice62]: 621 (Real Journeys)</p> <p>Comment [MSOffice63]: 621 (Real Journeys)</p> <p>Comment [MSOffice64]: Cl. 20 correction</p> <p>Comment [MSOffice65]: 621 (Real Journeys)</p> <p>Comment [MSOffice66]: 621 (Real Journeys)</p> <p>Comment [MSOffice67]: 621 621 (Real Journeys)</p> <p>Comment [MSOffice68]: 810 (Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua)</p>

QUEENSTOWN TOWN CENTRE 12

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.8	Surface of Water and Interface Activities: 12.4.8.1 Wharfs and Jetties within the 'Queenstown beach and gardens foreshore area' of the Queenstown Town Centre Waterfront Subzone between the Town Pier (as shown on the planning maps) and Queenstown Gardens. 12.4.8.2 Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Subzone, as shown on the planning maps. 12.4.8.3 Buildings or boating craft within the Queenstown Town Centre Waterfront Subzone if used for visitor, residential or overnight accommodation, as shown on the planning maps.	NC
12.4.9	Industrial Activities at ground floor level NB—Note: Specific industrial activities are listed separately below as prohibited activities.	NC
12.4.10	Factory Farming	PR
12.4.11	Forestry Activities	PR
12.4.12	Mining Activities	PR
12.4.13	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
12.4.14	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
12.4.15	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
12.4.16	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

Comment [MSOffice69]: Cl. 20 correction

Comment [MSOffice70]: 766 (Queenstown Wharves GP)

Comment [MSOffice71]: Cl. 20 correction

Comment [MSOffice72]: 621 621 (Real Journeys)

Comment [MSOffice73]: 621 (Real Journeys)

Comment [MSOffice74]: Cl. 20 correction

Comment [MSOffice75]: 621(Real Journeys)

Comment [MSOffice76]: 621 (Real Journeys)

12.5 Rules - Standards

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.1	Maximum building coverage in the Town Centre Transition subzone and in relation to comprehensive developments of sites 12.5.1.1 In the Town Centre Transition subzone or when undertaking a comprehensive development of sites greater than 1400m ² , the maximum building coverage shall be 75%, primarily for the purpose of providing pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development. Note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as setbacks, outdoor storage areas, and pedestrian linkages might be required.	RD*

Comment [MSOffice77]: 238 (NZIA)

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>12.5.1.2 Any application for development building within the Town Centre Transition Subzone or for a comprehensive development (as defined below) on a site 1800m² shall be accompanied by include a Comprehensive Development Structure Plan for an area of at least 18400m².</p> <p>*In regard to rules 12.5.1.1 and 12.5.1.2, discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> The adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities; The adequate provision of storage and loading/ servicing areas; The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects. <p>For the purpose of this rule, a 'comprehensive development' means the construction of a building or buildings on a site or across a number of sites which total an area greater than 1400m².</p>	<p>Comment [MSOffice78]: Clarification only</p> <p>Comment [MSOffice79]: 238 (NZIA)</p> <p>Comment [MSOffice80]: Consequential change from removing rule 12.4.6.2</p> <p>Comment [MSOffice81]: 238 (NZIA)</p> <p>Comment [MSOffice82]: 59 (Lynda Baker), 217 (Jay Berriman), and 82 (Toni Okkerse)</p> <p>Comment [MSOffice83]: 59 (Lynda Baker), 82 (Toni Okkerse), 599 (Peter Fleming), 206 (Lindsay Jackson), 417 (Boyle)</p>
12.5.2	<p>Street Scene – building setbacks</p> <p>12.5.2.1 Buildings on the north side of Beach Street shall be set back a minimum of 0.8m; and</p> <p>12.5.2.2 Buildings on the south side of Beach Street shall be set back a minimum of 1m.</p> <p>*Discretion is restricted to consideration of the effects on the overall streetscape as a result of a building not being set back the stipulated distance. Such effects might include:</p> <ul style="list-style-type: none"> sunlight access; the creation of a consistent building setback; and widening of the street over time. 	<p>RD*</p> <p>Comment [MSOffice84]: 621 (Real Journeys)</p> <p>Comment [MSOffice85]: 238 (NZIA)</p> <p>Comment [MSOffice86]: 606 (Skyline Investments Limited & O'Connells Pavilion), 383 (QLDC), 616 (Trojan Holdings Limited & Beach Street Holdings), 617 (Tweed Development)</p>
12.5.3	<p>Waste and Recycling Storage Space</p> <p>12.5.3.1 Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof;:-</p> <p>12.5.3.2 Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof;:-</p> <p>12.5.3.3 Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof;:-</p> <p>12.5.3.4 Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</p>	<p>RD*</p>

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> The adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it needn't be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste. 	
12.5.4	<p>Screening of Storage Space</p> <p>12.5.4.1 Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be situated within the building:</p> <ol style="list-style-type: none"> Shotover Street (Stanley to Hay) Camp Street Earl Street Marine Parade Stanley Street (Bootham Street to, and including, Memorial Street) Beach Street Rees Street (beyond the Special Character Area) <p>12.5.4.2 In all other parts of this zone Storage areas shall be situated within the building or screened from view from all public places, adjoining sites and adjoining zones.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> Effects on visual amenity; Consistency with the character of the locality; <u>Effects on human safety in terms of CPTED principles;</u> and Whether pedestrian and vehicle access is compromised. 	RD*
12.5.5	<p>Verandas</p> <p>12.5.5.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <ol style="list-style-type: none"> Shotover Street (Stanley Street to Hay Street); <u>Hay Street</u> 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); 	RD*

Comment [MSOffice87]: 663 (IHG)

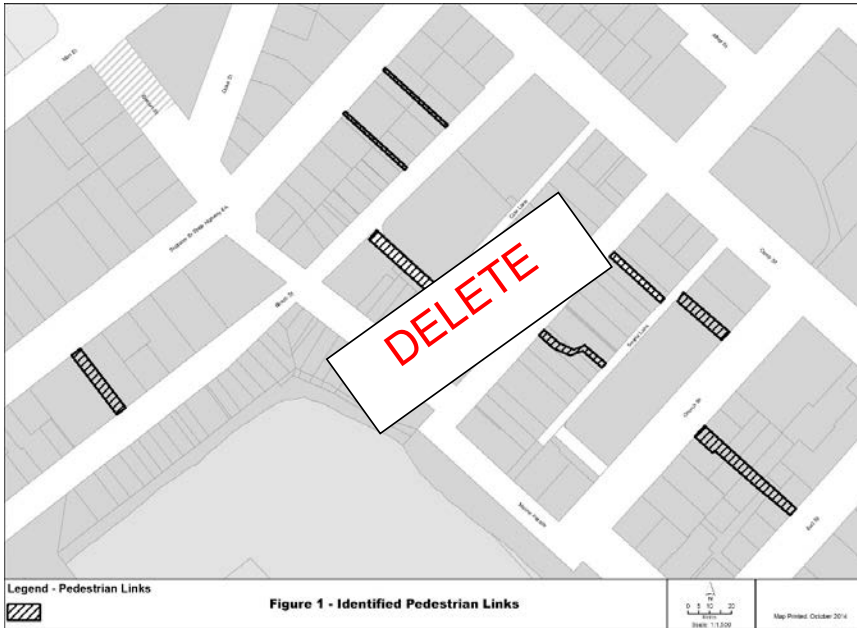
Comment [MSOffice88]: 663 (IHG)
Consequential change to deleting 12.5.4.1 and therefore enabling screened outdoor storage in additional parts of the Town Centre

Comment [MSOffice89]: 663 (IHG)

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>i. Athol Street;₁</p> <p>j. Stanley Street (Coronation Drive to Memorial Street);₁</p> <p>12.5.5.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • Consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable; and • Effects on pedestrian amenity, the human scale of the built form, and on historic heritage values. 	
12.5.6	<p>Residential Activities</p> <p>12.5.6.1 Residential activities shall not be situated at ground level in any building with frontage to the following roads:</p> <p>a. Stanley Street (Coronation Drive to Memorial Street);₁</p> <p>b. Camp Street (Man Street to Earl Street);₁</p> <p>c. Queenstown Mall (Ballarat Street);₁</p> <p>d. Church Street;₁</p> <p>e. Marine Parade (north of Church Street);₁</p> <p>f. Beach Street;₁</p> <p>g. Rees Street;₁</p> <p>h. Shotover Street;₁</p> <p>i. Brecon Street;₁</p> <p>j. Athol Street;₁</p> <p>k. Duke Street;₁</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • effects on the ability to achieve active frontages along these streets; • effects on surrounding buildings and activities; and • the quality of the living environment within the building. 	RD*
12.5.7	<p>Flood Risk</p> <p>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.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • The level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and • the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding. 	RD*

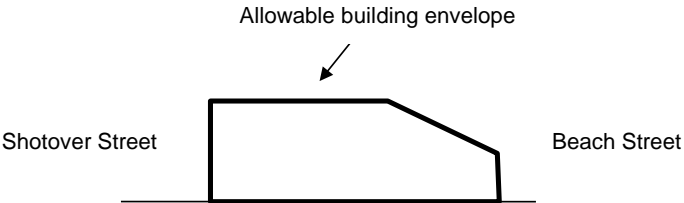
QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.8	<p>Provision of Pedestrian Links and lanes</p> <p>12.5.8.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 of this rule (below at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown:- Any such link must be at least 1 m wide and have an average minimum width of 2.5m and be open to the public during all retailing hours.</p> <p>12.5.8.2 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:-</p> <p>12.5.8.3 Where an existing lane or link is uncovered then it shall remain as such and shall be a minimum of 4m wide as part of any redevelopment and where an existing link is covered then it may remain covered and shall be at least 1.8 m wide with an average minimum width of 2.5m. In all cases, lanes and links shall be open to the public during all retailing hours.</p> <p>Note: Nothing in rules 12.5.8.1 and 12.5.8.2 shall prevent a building or part of a building being constructed at first floor level over a pedestrian link,</p> <p>Figure 1:-</p>  <p>Location of Pedestrian Links within the Queenstown Town Centre.</p> <ol style="list-style-type: none"> 1. Shotover St/ Beach St, Lot 2 DP 16293, 2910645200, Lot 2 DP 11098 (2910648800), Lot 3 DP 11098, 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 	<p>RD*</p> <p>Comment [MSOffice90]: 238 (NZIA)</p> <p>Comment [MSOffice91]: 238 (NZIA), 599 (Peter Fleming)</p> <p>Comment [MSOffice92]: Drafting only - replaced with an expanded 12.5.8.3</p> <p>Comment [MSOffice93]: 238 (NZIA)</p> <p>Comment [MSOffice94]: 238 (NZIA)</p> <p>Comment [MSOffice95]: 238 (NZIA), 599 (Peter Fleming)</p>

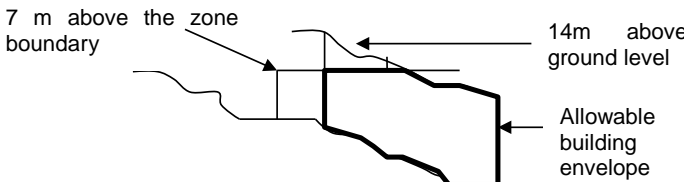
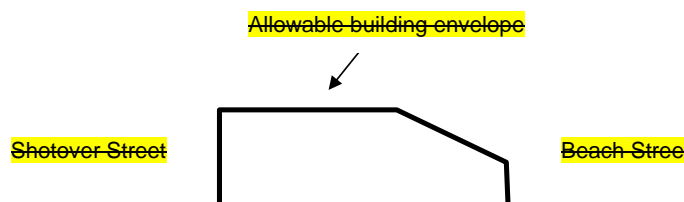
QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>(2910648800.) Lot 1 DP 17661; (2910645900).</p> <p>4. Cow Lane/ Beach Street, (Sec 30 Blk I Town of Queenstown);</p> <p>5. Cow Lane/ Beach Street, Lot 1 DP 25042;</p> <p>6. Cow lane/ Ballarat Street, Lot 2 DP 19416;</p> <p>7. Ballarat St/ Searle Lane, Sec 22 & Pt Sec 23 Blk II Tn of Queenstown; Sections 1, 2, 3, 27, Pt 26b BLK II Queenstown, (2910504300).</p> <p>8. Ballarat Street/ Searle Lane, part of the Searle Lane land parcel; (2910504000) Section 22 (2910503800) and part Sections 23 (2910503800) and 24 Block II, Queenstown.</p> <p>9. Church St/ Earl St, Sections 2, 3, 12, 13 BLK III, Queenstown, (2910504900) Lot 1 DP 27486;</p> <p>10. Searle Lane/ Church St, Sec 30 Blk II Town of Queenstown (2910503900). Lot 100 DP 303504;</p> <p>11. Camp/ Stanley St, post office precinct, Lot 2 DP 416867;</p> <p>12. Camp/ Athol St, Lot 1 DP 20875; Village Green Rec Reserve (2910631100).</p> <p>Note: Where an <u>uncovered pedestrian link or a lane (i.e. open to the sky)</u> is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5.</p> <p>* Where the required link is not proposed as part of development, discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> The adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link. <p>It is noted that where an alternative link is proposed as part of the application, which is not on the development site but achieves the same or a better outcome then this is likely to be considered appropriate.</p>	<p>Comment [MSOffice96]: 238 (NZIA), 599 (Peter Fleming)</p> <p>Comment [MSOffice97]: 238 (NZIA)</p> <p>Comment [MSOffice98]: 238 (NZIA)</p>
12.5.9	<p>Discretionary Building Height in Precinct 1, and Precinct 1(A), Precinct 2, Precinct 4, and Precinct 5</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general descriptions below.</p> <p>12.5.9.1 Within Precinct 1 and Precinct 1(A) the maximum height shall be 12m and the building shall contain no more than 4 storeys (excluding basements), except that; and</p> <p>12.5.9.2 In that part of the precinct on the eastern side of Brecon Street annotated as Within Precinct 1(A) as shown on the Height Precinct Map (figure 2) where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided 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.</p> <p>12.5.9.3 Within Precinct 2, any street front parapet of buildings on the north side of Beach Street shall be between 6.5m and 7m in height and no part of any building shall protrude through a recession line inclined towards the site</p>	<p>RD*</p> <p>Comment [MSOffice99]: Consequential to the addition of rules 12.5.9.3 - 12.5.9.5 variously 20 (Cowie), 606 (Skyline Investments Limited & O'Connells Pavilion), and 616 (Trojan Holdings Limited & Beach Street Holdings Limited).</p> <p>Comment [MSOffice100]: 59 (Lynda Baker), 82 (Toni Okkerse), 599 (Peter Fleming), and 206 (Lindsay Jackson)</p> <p>Comment [MSOffice101]: 383 (QLDC)</p> <p>Comment [MSOffice102]: Rules 12.5.9.3 - 12.5.9.5 variously 20 (Cowie), 606 (Skyline Investments Limited & O'Connells Pavilion), and 616 (Trojan Holdings Limited & Beach Street Holdings Limited)</p>

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>at an angle of 30 degrees commencing from a line 6.5m above any street boundary.</p>  <p>12.5.9.4 Within Precinct 4, 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.</p> <p>12.5.9.5 Within Precinct 5, 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.</p> <p>*Discretion is restricted to consideration of the effects of any additional building height on:</p> <ul style="list-style-type: none"> The urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider: <ul style="list-style-type: none"> The extent to which the proposed building design responds sensitively to difference in height, scale and mass between the proposal and existing buildings on adjacent sites and with buildings in the wider height precinct, in terms of use of materials, facade articulation and roof forms; and The effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape; and The amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access to public spaces and footpaths; the provision of public space and pedestrian links; and The opportunity to establish landmark buildings on key sites, such as block corners and key view terminations; and The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks: <ul style="list-style-type: none"> Bowen Peak; Walter Peak; Cecil Peak; Bobs Peak; Queenstown Hill; The Remarkables range (limited to views of Single and Double Cone); and Effects on any adjacent Residential Zone; and The historic heritage value of any adjacent heritage item/ precinct and whether it 	<p>Comment [MSOffice103]: Clarification on only</p> <p>Comment [MSOffice104]: 238 (NZIA) (NB - reference missing in S42A version)</p>

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	acknowledges and respects the scale and form of this heritage item/ precinct.	
12.5.10	<p>Maximum building and façade height</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general <u>geographic</u> descriptions below.</p> <p>12.5.10.1 In Height Precinct 1, Precinct 1(A), and Precinct 2, subject to sub-clauses (a) - (e) below (Stanley and Shotover streets and the north side of Camp Street west of Ballarat, and the eastern side of Brecon Street), unless otherwise allowed by Standard 12.15.10(b) the maximum absolute height limits shall be as follows:</p> <ul style="list-style-type: none"> i. 15m on Secs 4-5 Blk Xv Queenstown Tn <u>(48-50 Beach St)</u>; ii <u>15.5m on Precinct 1(A)</u>; iii 14m elsewhere; <p>And:</p> <ul style="list-style-type: none"> a. Throughout the precinct, the building shall contain no more than 4 storeys (excluding basements); b. In addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets (as shown on the height overlay) shall not protrude through a horizontal plane drawn at 7m above any point along the north-eastern zone boundary of this block, as illustrated in the below diagram:  <ul style="list-style-type: none"> c. In addition, on Secs 4-5 Blk Xv Queenstown Tn <u>(48-50 Beach St)</u>, 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 12m above any boundary; d. <u>In addition, in Height Precinct 2 (central Shotover/ upper Beach Street block) any the street front parapet of buildings on the north side of Beach Street shall be between 6.5m and 7m 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 6.5m above any street boundary.</u> 	NC

Comment [MSOffice105]: Clarification on only

Comment [MSOffice106]: 383 (QLDC)


Comment [MSOffice107]: Clarification on only

Comment [MSOffice108]: Conversion to a RD standard - Cowie (20), 606 (Skyline Investments Limited & O'Connells Pavilion), 616 (Trojan Holdings Limited & Beach Street Holdings), 617 (Tweed Development).

Comment [MSOffice109]: Clarification on only

Comment [MSOffice110]: 606 (Skyline Investments Limited & O'Connells Pavilion), 383 (QLDC), 616 (Trojan Holdings Limited & Beach Street Holdings), 617 (Tweed Development), 417 (John Boyle). Consequential change from removing the setback rule

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.10.2	In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/Church Street block) the maximum height shall be 8m <u>and the street front parapet of buildings shall be between 7.5m and 8.5m and may protrude through the height plane;</u>	Comment [MSOffice111]: 417 (John Boyle)
12.5.10.3	For any buildings located on a wharf or jetty , the maximum height shall be 4 m above RL 312.0 masl (412.0m Otago Datum);-	
12.5.10.4	In Height Precinct 7 (Man Street), <u>the following height rules apply within each of the areas shown on the below plan:</u>	
	 <p>a. <u>In Area A</u> the maximum height shall be 11m above 327.1 masl. except that within the</p> <p>b. <u>In Area B</u> the maximum height shall be 14m above 327.1 masl;-</p> <p>c. <u>In Viewshaft C</u> the maximum height shall be 327.1 masl (i.e. no building is permitted above the existing structure);</p> <p>d. <u>In Viewshaft D identified on the Height Precinct map</u>, the maximum height shall be <u>4.3 m</u> above <u>321.7</u> <u>327.1</u> masl;-</p> <p>e. <u>In Area E</u> the maximum height shall be 12m (above ground level) and, in addition:</p> <ul style="list-style-type: none"> <u>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; and in addition</u> <u>no building shall protrude through a horizontal plane drawn at 330.1 masl. 47m above the level of Shotover Street, as measured at the site boundary.</u> <p>f. <u>In Area F</u> the maximum height shall be 12m (above ground level) and, in addition,</p>	<p>Comment [MSOffice112]: 20 (Aaron Cowie), 238 (NZIA)</p> <p>Comment [MSOffice113]: 238 (NZIA)</p> <p>Comment [MSOffice114]: 238 (NZIA)</p> <p>Comment [MSOffice115]: 398 (Man Street Properties Limited) 383 (QLDC)</p> <p>Comment [MSOffice116]: 398 (MSP), 417 (John Boyle) in relation to all changes to 12.5.10.4(e). <u>To clarify, text that is underlined AND struck out, is recommended to be removed.</u></p> <p>Comment [MSOffice117]: 398 (MSP), 417 (John Boyle) in relation to all changes to 12.5.10.4(e). <u>To clarify, text that is underlined AND struck out, is recommended to be removed.</u></p>

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status									
	<ul style="list-style-type: none"> 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; and in addition, no building shall protrude through a horizontal plane drawn at 327.1 masl, 44m above the level of Shotover Street, as measured at the site boundary. <p>12.5.10.5 For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in addition, the following shall apply:</p> <p>a. In Height Precinct 4 (lower camp/ Stanley/ Coronation Dr block, Earl/ Gardens block, and lower Beach/ lower Shotover block, south side of Beach St and the north side of Church Street) 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;</p> <p>b. In Height Precinct 5 (The Mall heritage precinct and those sites facing Rees Street) 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;</p> <p>c. In Height Precinct 6 (land bound by Man, Duke and Brecon streets):</p> <ul style="list-style-type: none"> 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 1m or less; and <p>No part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10m above the street boundary.</p>										
12.5.11	<p>Noise</p> <p>12.5.11.1 Sound* from activities in the Town Centre Zone and Town Centre Transition Subzone (excluding sound from the sources specified in rules 12.5.11.3 to 12.5.11.5 below) shall not exceed the following noise limits at any point within any other site in these zones:</p> <table> <tr> <td>a. daytime</td><td>(0800 to 2200 hrs)</td><td>60 dB L_{Aeq}(15 min)</td></tr> <tr> <td>b. night-time</td><td>(2200 to 0800 hrs)</td><td>50 dB L_{Aeq}(15 min)</td></tr> <tr> <td>c. night-time</td><td>(2200 to 0800 hrs)</td><td>75 dB L_{AFmax}</td></tr> </table> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>12.5.11.2 Sound from activities in the Town Centre Zone and Town Centre Transition Sub-zone (excluding sound from the sources specified in rules 12.5.11.3 and 12.5.11.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in;</p> <p>12.5.11.3 Within the Town Centre Zone <u>only excluding the Town Centre Transition Subzone</u>, sound* from music shall not exceed the following limits:</p> <p>a. 60 dB L_{Aeq}(5 min) at any point within any other site in the</p>	a. daytime	(0800 to 2200 hrs)	60 dB L_{Aeq}(15 min)	b. night-time	(2200 to 0800 hrs)	50 dB L_{Aeq}(15 min)	c. night-time	(2200 to 0800 hrs)	75 dB L_{AFmax}	NC
a. daytime	(0800 to 2200 hrs)	60 dB L_{Aeq}(15 min)									
b. night-time	(2200 to 0800 hrs)	50 dB L_{Aeq}(15 min)									
c. night-time	(2200 to 0800 hrs)	75 dB L_{AFmax}									

Comment [MSOffice118]: Conversion to a RD standard - Cowie (20), 606 (Skyline Investments Limited & O'Connells Pavilion), 616 (Trojan Holdings Limited & Beach Street Holdings), 617 (Tweed Development).

Comment [MSOffice119]: Conversion to a RD standard - Cowie (20), 606 (Skyline Investments Limited & O'Connells Pavilion), 616 (Trojan Holdings Limited & Beach Street Holdings), 617 (Tweed Development).

Comment [MSOffice120]: Submitters 151 (Imperium Group, 503 (DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch), 506 (Friends of the Wakatipu Gardens and Reserves Incorporated), 654 (Warren Cooper & Associates), FS1063 (Peter Fleming and Others), FS1318 (Imperium Group), 302 and FS1043.18 (Grand Lakes Management Limited), 474 (Evan Jenkins), 217 (Jay Berriman)

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>Entertainment Precinct; and</p> <p>b. 55 dB LAeq(5 min) at any point within any other site outside the Entertainment Precinct.</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>12.5.11.4 Within the Town Centre Zone <u>only excluding the Town Centre Transition Subzone</u>, sound* from voices shall not exceed the following limits:</p> <p>a. 65 dB LAeq(15 min) at any point within any other site in the Entertainment Precinct; and</p> <p>b. 60 dB LAeq(15 min) at any point within any other site outside the Entertainment Precinct.</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>12.5.11.5 Within the Town Centre Zone <u>only excluding the Town Centre Transition subzone</u>, sound* from any loudspeaker outside a building shall not exceed 75 dB LAeq(5 min) measured at 0.6 metres from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions <u>from Rule 12.5.11:</u></p> <ul style="list-style-type: none"> • The noise limits in 12.5.11.1 and 12.5.11.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999; • The noise limits in 12.5.11.1 to 12.5.11.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan; • <u>The noise limits in 12.5.11.1 and 12.5.11.2 shall not apply to motor/ water noise from commercial motorised craft within the Queenstown Town Centre waterfront subzone which is, instead, subject to Rule 36.5.14.</u> 	<p>Comment [MSOffice121]: As above</p> <p>Comment [MSOffice122]: As above</p> <p>Comment [MSOffice123]: Clarification only</p> <p>Comment [MSOffice124]: 621 (Real Journeys)</p>
12.5.12	<p>Acoustic insulation, other than in the Entertainment Precinct</p> <p>12.5.12.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36;</p> <p>12.5.12.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; • the extent of insulation proposed; and • whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary. 	RD*
12.5.13	<p>Acoustic insulation within the Entertainment Precinct</p> <p>12.5.13.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36;</p>	NC

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	12.5.13.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.	
12.5.14	Glare	NC
	12.5.14.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, <u>and so as to limit the effects on the night sky.</u>	
	12.5.14.2 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;:-	
	12.5.14.3 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.	
	12.5.14.4 <u>External building materials shall either:</u> <ul style="list-style-type: none"> a. <u>Be coated in colours which have a reflectance value of between 0 and 36%; or</u> b. <u>Consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper;</u> <u>Except that:</u> <ul style="list-style-type: none"> • <u>Architectural features, including doors and window frames, may be any colour, and roof colours shall have a reflectance value of between 0 and 20%.</u> 	

Comment [MSOffice125]:
Recommend that this be removed from a merits perspective but no scope so has not been struck out.

Comment [MSOffice126]: 616 (Trojan Holdings Limited & Beach Street Holdings Limited), 614 (Shotover Memorial Properties Limited & Home Water Holdings Limited), 398 (Man Street Properties Limited), 606 (Skyline Investments Limited & O'Connells Pavilion Limited), 609 (Skyline Properties Limited & Accommodation and Booking Agents Queenstown Limited), 617 (Tweed Development Limited), and FS1200 (Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited)

Comment [MSOffice127]: 719 (NZTA)

Comment [MSOffice128]: 238 (consequential change)

Comment [MSOffice129]: Clarification only

12.6 Rules - Non-Notification of Applications

12.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified, except for:

12.6.1.1 Where visitor accommodation proposes vehicle to access onto the State Highway, the road controlling authority may be deemed an affected party.

12.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

12.6.2.1 Buildings;:-

12.6.2.2 Building coverage in the Town Centre Transition subzone and comprehensive development of sites 1800m² or properties larger than 1400m²;

12.6.2.3 Waste and recycling storage space.

12.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

12.6.3.1 Discretionary building height in Height Precinct 1 and Height Precinct 1(A).

QUEENSTOWN TOWN CENTRE 12

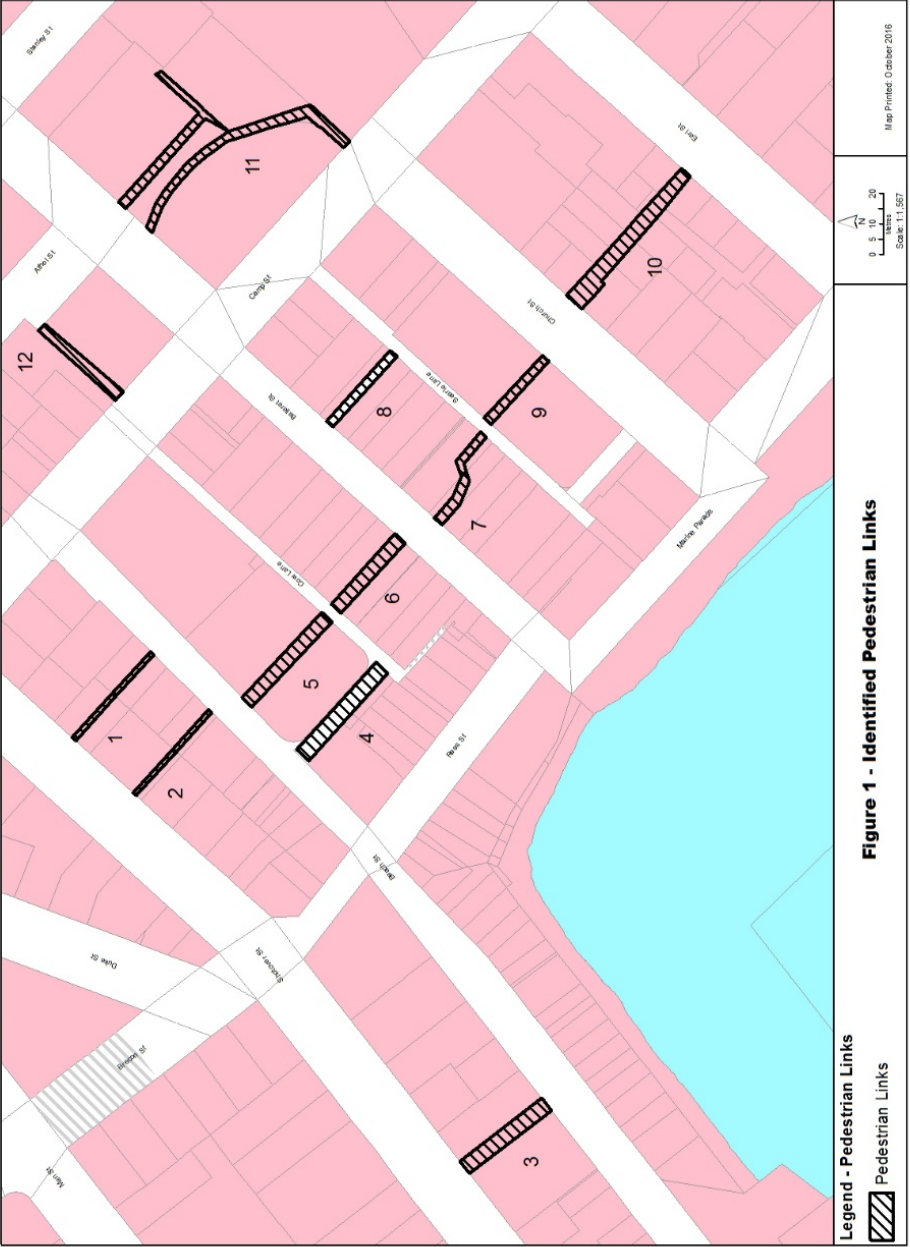
QUEENSTOWN TOWN CENTRE 12

Figure 1



Comment [MSOffice130]: 2 plans are included in this version; the first showing the changes proposed to the notified version in red and the second showing the larger format final amended recommended plan

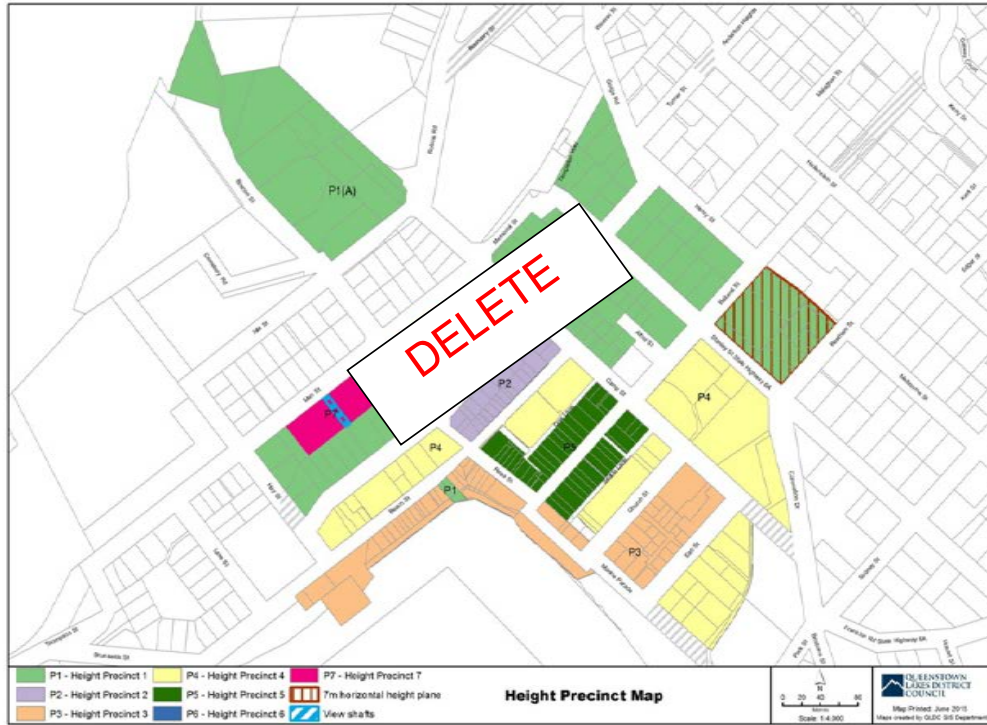
QUEENSTOWN TOWN CENTRE 12



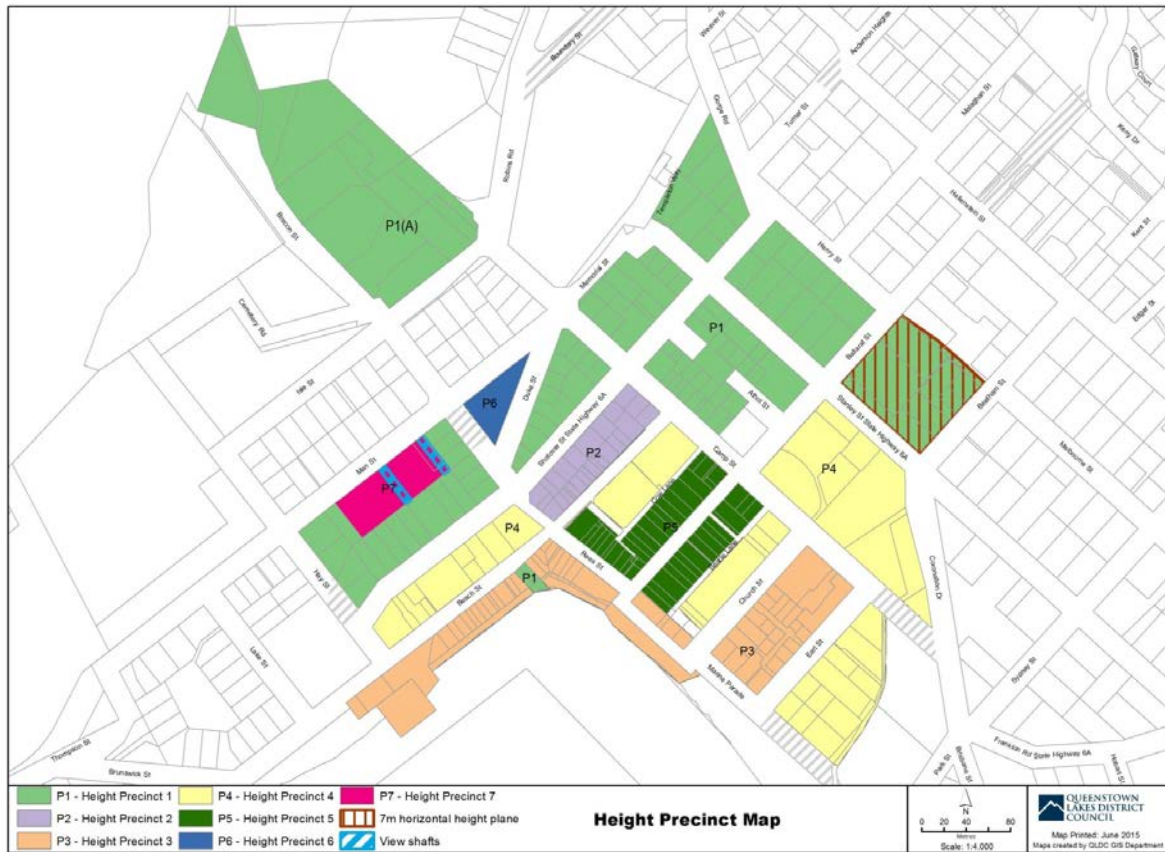
QUEENSTOWN TOWN CENTRE 12

Figure 2 - Queenstown Town Centre Height precinct map

Comment [MSOffice131]: 417 (John Boyle), 398 (MSP), 383 (QLDC)



QUEENSTOWN TOWN CENTRE 12



12



12



NOISE 36

Key:

Recommend changes to notified chapter are shown in red underlined text for additions and ~~red-strike~~ through text for deletions. Appendix 1 to Right of Reply, dated 22 September 2016.

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to section 42A report, dated 17 August 2016.

Recommend changes to notified chapter recommended through the chapter 12 hearing are shown in double underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to Queenstown Town Centre section 42A report, dated 2 November 2016.

36 Noise

36.1 Purpose

The purpose of this section is to manage the effects of noise in the District. Noise is part of the environment. While almost all activities give rise to some degree of noise, noise can cause ~~nuisance~~ and give rise to adverse effects on amenity values and the health and wellbeing of people and communities. Adverse effects may arise where the location, character, frequency, duration, ~~or and~~ timing of noise is inconsistent or incompatible with anticipated or reasonable noise levels.

The Resource Management Act (RMA) 1991 requires every occupier of land and every person carrying out an activity to adopt the best practicable option to ensure noise does not exceed a reasonable level. The RMA also defines noise to include vibration. "Reasonable" noise levels are determined by the standard of amenity and ambient noise level of the receiving environment and the Council provides direction on this through the prescription of noise levels limits for each Zone. Noise is also managed by the Council through the use of relevant New Zealand Standards for noise. Land use and development activities, including activities on the surface of lakes and rivers should be managed in a manner that avoids, remedies or mitigates the adverse effects of noise to a reasonable level.

In most situations, activities should consider the control of noise at the source and the mitigation of adverse effects of noise on the receiving environment. However, the onus on the reduction of effects of noise should not always fall on the noise generating activity. In some cases it may be appropriate for the noise receiver to avoid or mitigate the effects from an existing noise generating activity, particularly where the noise receiver is a noise sensitive activity.

Overflying aircraft have the potential to adversely affect amenity values. The Council controls noise emissions from airports, including take-offs and landings, via provisions in this District Plan, and Designation conditions. However, this is different from controlling noise from aircraft that are in flight. The RMA which empowers territorial authorities to regulate activities on land and water affecting amenity values, does not enable the authorities to control noise from overflying aircraft. Noise from overflying aircraft ~~can be controlled through~~ is controlled under section 29~~AB~~ of the Civil Aviation Act 1990.

With the exception of ventilation requirements for the Queenstown and Wanaka town centres contained in 36.7, and noise from water and motor-related noise from commercial motorised craft within the Queenstown Town Centre Waterfront Subzone, which is subject to Rule 36.5.14, noise in relation to received within town centres is not addressed in this chapter, but rather in the Queenstown, Wanaka and Arrowtown Town Centres Zone chapters. This is due to the town centre-specific complexities on noise in those zones, and its fundamental nature as an issue that inter-relates with all other issues in those zones. Noise generated in the town centres but received outside of the town centres is ~~still~~ managed under this chapter, except that noise from music, voices, and loud speakers in the Wanaka and Queenstown Town Centres (excluding the Queenstown Town Centre Transition Subzone), need not meet the noise limits set by chapter 36.

Comment [RE132]: Non-substantive clarification

Comment [RE133]: Submission 649

Comment [RE134]: Submission 649

Comment [RE135]: Submission 649

Comment [RE136]: Submission 649

Comment [RE137]: Amended to reflect correct section of Civil Aviation Act.

Comment [RE138]: Added for clarity

Comment [MSOffice139]: QTC s42A change: 621 (Real Journeys)

Comment [RE140]: Added for clarity

Comment [RE141]: Deleted for clarity.

Comment [RE142]: Added for clarity

Comment [RE144]: Added for clarity.

Comment [MSOffice143]: QTC s42A change: Submitters 151 (Imperium Group, 503 (DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch), 506 (Friends of the Wakatipu Gardens and Reserves Incorporated), 654 (Warren Cooper & Associates), FS1063 (Peter Fleming and Others), FS1318 (Imperium Group), 302 and FS1043.18 (Grand Lakes Management Limited), 474 (Evan Jenkins), 217 (Jay Berriman).

NOISE 36

36.2 Objectives and Policies

36.2.1 ~~Objective - Control the adverse effects~~ The adverse effects of noise emissions are controlled to a reasonable level to manage and manage the potential for conflict arising from adverse noise effects between land use activities is managed.

Comment [RE145]: Objective rephrased in accordance with the Panel's procedural minute of 8 April 2016.

Policies

36.2.1.1 ~~Manage subdivision, land use and development activities in a manner that avoids, remedies or mitigates the adverse effects of unreasonable noise from land use and development.~~

Comment [RE146]: Reworded for clarity.

36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects.

Comment [RE147]: Reworded for clarity.

Comment [RE148]: Reworded for clarity.

36.3 Other Provisions

36.3.1 District Wide

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

Comment [RE150]: Changes made for consistency with other chapters. Plan guidance only, no change in substance.

<u>1 Introduction</u>	<u>2 Definitions</u>	<u>3 Strategic Direction</u>
<u>4 Urban Development</u>	<u>5 Tangata Whenua</u>	<u>6 Landscapes</u>
<u>24 Signs</u> (18 Operative ODP)	<u>25 Earthworks</u> (22 Operative ODP)	<u>26 Historic Heritage</u>
<u>27 Subdivision</u>	<u>28 Natural Hazards</u>	<u>29 Transport</u> (14 Operative ODP)
<u>30 Energy and Utilities and Renewable Energy</u>	<u>34 Hazardous Substances</u> (16 Operative ODP)	<u>32 Protected Trees</u>
<u>33 Indigenous Vegetation</u>	<u>34 Wilding Exotic Trees</u>	<u>35 Temporary Activities and Relocated Buildings</u>
<u>36 Noise</u>	<u>37 Designations</u>	<u>Planning Maps</u>

Comment [RE149]: Change to reflect incorrect chapter reference.

36.3.2 Clarification

36.3.2.1 ~~The following tables describe activities, standards and subsequent level of activity for resource consent purposes. Any activity that is not Permitted requires resource consent, and any activity that does not specify an activity status for non-compliance is not specifically identified in a level of activity, but breaches a standard, requires resource consent as a Non-complying activity.~~

Comment [RE151]: Non-substantive amendment for clarity and efficiency.

36.3.2.2 The following abbreviations are used in the tables:

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

36.3.2.3 Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Environmental Noise, except where another Standard has been referenced in these rules, in which case that Standard should apply.

NOISE 36

- 36.3.2.4 Any activities which are Permitted, Controlled or Restricted Discretionary in any section of the District Plan must comply with the noise standards in Tables 2, 3, 4 and 5 below, where that standard is relevant to that activity.
- 36.3.2.5 In addition to the above, the noise from the following activities listed in Table 1 shall be permitted activities in all zones (unless otherwise stated). For the avoidance of doubt, the activities in Table 1 are exempt from complying with the noise standards set out in Table 2.
- 36.3.2.6 Notwithstanding compliance with Rules 36.5.13 (Helicopters) and 36.5.14 (Fixed Wing Aircraft) in Table 3, informal airports shall be subject to the rules in the applicable zones.
- 36.3.2.7 Sound from non-residential activities, visitor accommodation activities and sound from stationary electrical and mechanical equipment must not exceed the noise limits in Table 2 in each of the zones in which sound from an activity is received. The noise limits in Table 2 do not apply to assessment locations within the same site as the activity.
- 36.3.2.8 The noise limits contained in Table 2 do not apply to sound from aircraft operations at Queenstown Airport or Wanaka Airport.
- 36.3.2.9 Noise standards for noise received in the Queenstown, Wanaka and Arrowtown Town Centre, Local Corner Shopping and Business Mixed Use zones are not included in this chapter. Please refer to Chapters 12, 13, 14, 15 and 16. The noise standards in this chapter still apply for noise generated within these zones but received in other zones, except that noise from music, voices, and loud speakers in the Wanaka and Queenstown Town Centres (excluding the Queenstown Town Centre Transition Subzone) need not meet the noise limits set by chapter 36.
- 36.3.2.10 The standards in Table 3 are specific to the activities listed in each row and are exempt from complying with the noise standards set out in Table 2.

Comment [RE152]: Submission 433

Comment [RE153]: Added for clarity

Comment [RE154]: Amended to reflect the correct zone name.

Comment [RE155]: Added for clarity

Comment [MSOffice156]: QTC s42A change:
Submitters 151 (Imperium Group, 503 (DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch), 506 (Friends of the Wakatipu Gardens and Reserves Incorporated), 654 (Warren Cooper & Associates), FS1063 (Peter Fleming and Others), FS1318 (Imperium Group), 302 and FS1043.18 (Grand Lakes Management Limited), 474 (Evan Jenkins), 217 (Jay Berriman).

77 dB

77 dB L_{Asmax}

67 dB

Comment [RE157]: Consolidated with 36.8 for efficiency reasons due to duplication between this rule and 36.8.

...

36.5.16 1514	Commercial Motorised Craft Motorised craft on the surface of lakes and rivers must be operated and conducted such that a maximum sound level is not exceeded, when measured and assessed in accordance with 36.8 <u>Sound from motorised craft must be measured and assessed in accordance with ISO 2922:2000 and ISO 14509-1:2008.</u>	Refer 36.8 25 metres from the craft	<u>Refer 36.8</u> <u>0800h to 2000h</u> <u>2000h to 0800h</u>	77 dB 77 dB L _{Asmax} 67 dB		
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