

APPENDIX 4
Section 32AA Re-Evaluation Report

APPENDIX 4 – SECTION 32AA RE-EVALUATION REPORT

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, submitter conferencing and joint witness conferencing. This further evaluation is supplementary to the notified section 32 evaluation, and that undertaken by Mr Kyle in his evidence in chief (dated 10th November 2014), and supplementary evidence (dated 19th December 2014).

The amendments identified in red coloured text reflect those changes advanced by the Commission and are additional to the grey shaded text changes that were made by Mr Kyle (in his supplementary planning evidence, dated 19th December 2014)

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, convention, community, visitor accommodation and high density residential activities will be the predominant uses. Ancillary Retail and Ancillary Commercial activities that are established in association with these predominant commercial uses are also provided for particularly where they support demand arising from the intensification of use within the sub-zone.*

10.2.4 Objective 3— 4 - Accessibility and Parking

A town centre which is accessible to people.

Objective - Assessment Under Section 32 (1)(a)

Amendments to proposed Objective 10.2.4.3 have been made following adjournment of the plan change hearing. The amendments identified in red coloured text are additional to the grey shaded text changes that were made by Mr Kyle (in his supplementary planning evidence) to more clearly describe and define the intended retail and commercial uses to be established within the Lakeview sub-zone. The Commission has adopted further amendments to Objective 10.2.4.3 to better reflect those ancillary retail and ancillary commercial activities that are anticipated to support the predominant uses within the Lakeview sub-zone.

The amendments sought are geared towards guiding the future development of commercial and retail activities that are complementary to the predominant uses (as defined) anticipated within the sub-zone. The central thrust of the amendments seek to ensure that there is not a proliferation of sub 400m² gross floor area retail and commercial activities occurring within the sub-zone that could, in turn, impact upon the viability of the existing Queenstown Town Centre and directly respond to the issues raised during

closing submissions.

The changes to the objective are considered to be the most appropriate way to achieve the purpose of the Act, as more appropriate limitations to the type of retail and commercial activities provided for within the Lakeview sub-zone were considered to be necessary.

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	
<p>RULES AND OTHER METHODS</p> <p>District Planning Maps</p> <p>Proposed amendments to District Planning Maps 35 and 36 split the Queenstown Town Centre Zone Lakeview sub-zone into two separate sub-zones identified as the Queenstown Town Centre Zone Isle Street sub-zone (West) and the Queenstown Town Centre Zone Isle Street sub-zone (East).</p>	<p>Following consideration of the submissions received on the plan change and associated evidence, the Commission has determined to split the Isle Street sub-zones into two separate sub-zones in order to better respond to the existing and emerging character of each sub-zone, as well as their proximity to the Queenstown Town Centre (particularly in the case of the eastern Isle Street sub-zone).</p> <p>The amendments proposed to the Isle Street sub-zone are considered to provide for positive environmental benefits through achieving an urban design response that better articulates the characteristics of each block and their relationship with the adjoining QTC and, in the case of Isle Street sub-zone (East), promotes the more efficient use of this scarce land resource.</p> <p>The Commission has determined to split</p>	<p>There are no further costs associated with this amended sub-zone structure.</p>	<p>Commission adopts the original section 32 evaluation assessment relating to the amendments to the planning maps.</p>
<p>Policy 10.2.4.1.5</p>	<p>There are no further costs associated</p>		<p>Efficiency: The amended policy is</p>

<p>1.5 <u>To enable a mixed use environment within the Isle Street sub-zones (West and East) to provide for commercial activities and high density residential activities.</u></p>	<p>the Isle Street sub-zones into two separate sub-zones to ensure that each is supported with a policy and rule framework that enables and encourages the most appropriate development of the QTC. This is considered to result in more appropriate design responses for each block, with associated environmental and social benefits.</p>	<p>with this amended sub-zone structure.</p>	<p>considered to be efficient in terms of District Plan administration through providing clear guidance of the expected uses of the western and eastern Isle Street sub-zones. This policy will better enable the efficient use of the Isle Street sub-zones. Effectiveness: The proposed policy is effective in providing clear guidance to plan users and decision makers regarding the development expectations of the Isle Street sub-zones Appropriateness: The efficiency and effectiveness of the amended policy will assist in achieving Objective 10.2.4.1 (as amended). The Commission has assessed the amended policy as being appropriate.</p>
<p>Policy 3.3.1 <u>To provide a mixed use environment which is a desirable place to visit, live and work by providing for the following activities:</u></p> <ul style="list-style-type: none"> • <u>a convention centre to serve the community and visitors;</u> • <u>commercial activities and tourist and commercial recreation activities, offices and small-medium scale retail activities;</u> • <u>high quality visitor accommodation; and</u> • <u>ancillary retail activities and ancillary commercial activities established in association with the above predominant uses;</u> • <u>well-designed high density residential activities;</u> • <u>well-designed public spaces;</u> • <u>Commercial activities;</u> 	<p>The Commission adopts the original section 32 evaluation and further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows: "This policy provides a clear framework which sets out the types of activities envisaged in the Lakeview sub-zone. The benefits of this policy are its clarity, which will assist plan users and decision makers; it is enabling for those activities listed in the policy. This will result in efficiencies in terms of District Plan administration. This policy will also provide wider benefits in terms of providing for District wide growth in tourism, through the development of a convention centre and recreational commercial activities at this</p>	<p>Commission adopts the further re-evaluation undertaken Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows: "There may be some costs associated with the changes made to this policy as a result of the joint witness conferencing, insofar as the changes may limit the range of commercial activities establishing outside of the existing town centre. This potential costs is managed via the rule regime proposed." There will be some further costs associated with the changes to this policy, given that it places emphasis on ancillary retail and ancillary commercial activities that can be established as part of the predominant uses and places</p>	<p>Commission adopts the original section 32 evaluation and further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows: Efficiency: "This proposed policy is considered to be efficient in terms of District Plan administration through providing clear guidance of the expected uses of the Lakeview sub-zone. More notably, this policy will enable the efficient use of the Lakeview site, which is a rare, under-utilised parcel of land within the Queenstown central area." The amended policy is efficient in terms of District Plan administration through providing further guidance on the type of ancillary retail and commercial activities</p>

	<p><i>under-utilised site. This policy will enable to efficient development of this site which will result in wider benefits in terms of household income and GDP growth and employment growth for the Queenstown Lakes District.</i></p> <p><i>The changes to this policy may result in benefits to the Queenstown Town Centre zone as a whole by specifying those activities which are to be predominant uses in areas within proximity to the existing town centre.</i></p> <p>The Policy is further amended to incorporate ancillary retail and ancillary commercial activities that can be established as part of the predominant uses. The benefit of this amendment is that it places greater emphasis on the type of ancillary retail and ancillary commercial activities that can occur, in support of the rule regime proposed that seeks to maintain the viability of the existing Queenstown Town Centre. The amended policy is considered to provide for economic benefits in that it clearly articulates those commercial activities that will complement the predominant uses and better meet the demand arising from the intensification of use within the sub-zone and from growth more generally.</p>	<p>further limitations on non-ancillary retail and commercial activities, requiring these to be assessed via a Restricted Discretionary Activity consent process on a case by case basis.</p>	<p>that can be undertaken in association with predominant uses.</p> <p>Effectiveness: <i>“The proposed policy is effective in providing clear guidance to plan users and decision makers that the Lakeview sub-zone can be developed with a range of activities that will support and develop the tourism industry and provide economic benefits.”</i></p> <p>Appropriateness: <i>“The efficiency and effectiveness of the proposed policy will assist in achieving proposed Objective 10.2.4.3. The proposed policy has been assessed as appropriate.”</i> The changes made to the proposed policy as a result of issues raised, submissions and evidence seeks to ensure that the policy is the most appropriate to achieve objective 10.2.4.3 (as amended).</p>
<p>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</p>	<p>Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows:</p>	<p>Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows:</p>	<p>Efficiency: The amendments to the proposed policy are considered to be efficient in terms of District Plan administration through providing clear guidance of the expected uses of the</p>

<p><u>Assessments for new predominant uses (as defined), and larger scale non-ancillary commercial activities.</u></p>	<p>"The amendment to this policy will result in transportation 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."</p> <p>The Policy is further amended to better articulate predominant uses and larger scale non-ancillary commercial activities that will require a detailed Integrated Transport Assessment to be submitted as part of the future consent process for these activities. The amendment to the policy is considered to generate environmental benefits by ensuring that transport effects on the transportation network are able to be appropriately assessed. .</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>Lakeview sub-zone. This policy is therefore considered to be efficient. Effectiveness: The amended policy is considered effective in providing clear guidance that the development of the Lakeview subzone must include ITA's to effectively manage traffic flows and parking demand, as well as the broader issue of cumulative effects on the transport network. Appropriateness: The efficiency and effectiveness of the amended policy will assist in achieving amended objective 10.2.4.3. The amended policy has been assessed as appropriate.</p>
<p>Proposed Policy 3.6 <u>To enable commercial and retail floor space for ancillary retail activities and commercial activities established in association with predominant uses so as to meet demand for growth within the Queenstown town centre area.</u></p>	<p>The Commission adopts the original section 32 evaluation as follows: <i>"This policy is proposed to ensure that large format retail does not develop at the Lakeview sub-zone. Large format retail activities are not considered to be appropriate at the Lakeview sub-zone and do not align with the urban design principles developed for this site. This policy addresses possible adverse distributional effects that may arise as a result of this plan change whereby large retailers may wish to locate, or re-locate at the Lakeview sub-zone which may affect retail distribution elsewhere."</i></p> <p>The Policy is further amended to</p>	<p>The amendments to the policy and supporting rule regime will generate further additional costs associated with those retail and commercial activities that are greater than 400m² and do not fall within the definition of ancillary retail and commercial activities. This, in conjunction with Policy 3.7, may impose greater constraints on non-ancillary retail and commercial activities within the Lakeview site and place additional costs associated with seeking a resource consent should developers advance retail activities that do not achieve this threshold and fall outside of the ancillary retail and commercial definition. This cost is considered to be</p>	<p>Efficiency: The Commission considers the amended policy is effective in providing clear guidance to plan users and decision makers that the Lakeview sub-zone can be developed with a clear range of activities that will support and develop the tourism industry and provide economic benefits. The amended policy is therefore considered to be efficient. Effectiveness: The amended policy is considered effective in providing clear guidance on the hierarchy of land use activities that are envisaged to support the Lakeview sub- zone, including</p>

<p>incorporate ancillary retail and ancillary commercial activities that can be established as part of the predominant uses. The benefit of this amendment is that it places greater emphasis on the type of ancillary retail and ancillary commercial activities that can occur, in support of the rule regime proposed that seeks to maintain the viability of the existing Queenstown Town Centre.</p>	<p>acceptable as the purpose of the policy is to provide clearer guidance on the hierarchy of land use activities that are envisaged to support the Lakeview sub-zone, including preference for predominant uses and supporting ancillary retail and commercial activities.</p>	<p>preference for predominant uses and supporting ancillary retail and commercial activities.</p> <p>Appropriateness: The efficiency and effectiveness of the amended policy will better assist the achievement of amended objective 10.2.4.3. The amended policy has been assessed as appropriate.</p>
<p><u>“10.6.3.2A Restricted Discretionary Activities</u></p> <p><u>i Predominant Uses (as defined) within the Lakeview sub-zone and including:</u></p> <p><u>(a) Convention Centres (including any ancillary retail or ancillary commercial activities consented as part of a convention centre);</u></p> <p><u>(b) Visitor Accommodation (including any ancillary retail or ancillary commercial activities consented as part of a visitor accommodation development), excluding 34 Brecon Street (legally described as Lot 1 DP 27703);</u></p> <p><u>(c) Commercial recreation and/or commercial tourist activity (including any ancillary retail or ancillary commercial activities consented as part of commercial recreation or commercial tourist activity) with a gross floor area of more than 400m², excluding 34 Brecon Street (legally</u></p>	<p>The new rule framework adopts the earlier Restricted Discretionary Activity rule regime proposed by the Council, however it integrates this into one rule governing predominant uses (and includes the addition of commercial recreation and/or commercial tourist activity with a gross floor area of more than 400m²).</p> <p>The environmental benefits of this amendment will ensure that the rule regime establishes a clear hierarchy of land use activities that are envisaged to support the Lakeview sub-zone, starting with predominant uses, and combines the earlier matters of discretion advanced by the Council under the umbrella of one rule.</p>	<p>The imposition of a Restricted Discretionary Activity rule regime will have increased economic costs associated with the preparation of more detailed assessments to address those areas that Council has limited its discretion over. The environmental costs associated with the Restricted Discretionary Activity rule regime may introduce greater uncertainty in the resource consenting process. However, the Commission considers this cost to be acceptable and the matters over which the Council has discretion are clearly set out in this rule.</p>
<p>Efficiency: The integration of three previous Restricted Discretionary Activity rules governing a convention centre, visitor accommodation and commercial activities with a gross floor area of more than 400m². The combining of these into one rule governing predominant uses (and associated ancillary retail and commercial activities) is considered to be highly efficient both in terms of plan administration, but also in terms of adopting a more logical consenting regime.</p> <p>This is considered to be an efficient method of managing and providing for predominant uses in the Lakeview sub-zone while retaining the ability to manage potential adverse effects.</p>	<p>Effectiveness: The amended rule clearly sets out the matters over which the Council has reserved discretion for predominant uses (and associated ancillary retail and commercial activities) at Lakeview. The Restricted Discretionary Activity status is an</p>	<p>Efficiency: The integration of three previous Restricted Discretionary Activity rules governing a convention centre, visitor accommodation and commercial activities with a gross floor area of more than 400m². The combining of these into one rule governing predominant uses (and associated ancillary retail and commercial activities) is considered to be highly efficient both in terms of plan administration, but also in terms of adopting a more logical consenting regime.</p> <p>This is considered to be an efficient method of managing and providing for predominant uses in the Lakeview sub-zone while retaining the ability to manage potential adverse effects.</p>

described as Lot 1 DP 27703):

Council's discretion is restricted to the following matters:

- (i) To manage effects on the transportation network: an integrated transport assessment, including a comprehensive travel, access and parking plan shall be provided to address transport impacts related to the activity, and may include:
 - directional street map signage to assist pedestrian and vehicle movements to the site; and
 - whether traffic generation related to the activity requires the widening of Thompson Street, including a corner splay at the right-angle bend at the eastern end of Thompson Street.
 - The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).
- (ii) Provision for landscaping.
- (iii) Provision for screening of outdoor storage and parking areas and its siting proximate to

effective method to manage the adverse effects of these activities, and this activity status recognises the positive effects of the activity. The inclusion of ancillary retail and commercial activities being consented at the same time as predominant uses is likely to deliver a more comprehensive development response for these larger scale predominant uses, and is therefore considered to be more effective.

The Commission considers the amended rule regime supporting predominant uses greatly improves the effectiveness of the rules in terms managing adverse effects, while clearly establishing the matters over which discretion is limited. Providing a clear rule framework for the consideration of predominant uses in the District Plan.

Appropriateness: The new 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.

The amended rule framework has been assessed as appropriate.

<p><u>adjoining properties.</u></p> <p>(iv) <u>The design and layout of buildings and activities on site.</u></p> <p>(v) <u>Management of the effects of noise.</u></p> <p>(vi) <u>Hours of operation.</u></p> <p>(vii) <u>The positive effects of the activity.</u></p> <p>(viii) <u>The gross floor area occupied by the ancillary retail or ancillary commercial activities either individually and/or collectively.</u></p> <p>(ix) <u>Setback from internal boundaries and roads.”</u></p>			
<p><u>ii Visitor Accommodation within land bounded by Hay, Beach, Lake and Man Streets and Commercial Activities with a gross floor area of more than 400m² within land bounded by Hay, Beach, Lake and Man Streets</u></p>	<p>The amended rule adopts the earlier Restricted Discretionary Activity rule regime proposed by the Council, and incorporates the amendment sought by Ms Campbell (in her closing legal submissions) relating to commercial activities over 400m² in area in the Beach Street Block being agreed during conferencing.</p>	<p>The imposition of a Restricted Discretionary Activity rule regime will have increased economic costs associated with the preparation of more detailed supporting technical assessments to address traffic considerations by way of an ITA. The environmental costs associated with the Restricted Discretionary Activity rule regime may introduce greater uncertainty in the resource consenting process. However, the Commission considers this cost to be acceptable and the matters over which the Council has discretion are clearly set out in this rule and was a matter agreed during conferencing by planning experts.</p>	<p>The Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows:</p> <p>“Efficiency:</p> <p><i>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.</i></p> <p>Effectiveness:</p> <p><i>Ensuring that effects on the</i></p>

<p>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>The changes made to these provisions as a result of joint witness conferencing improve the effectiveness of the rules, for the consideration of effects as required for restricted discretionary activities.</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>The Commission has introduced two new rules relating to activities that fall outside of the ancillary retail and commercial activity definition and that do not fall within the predominant uses definition.</p> <p>The central purpose of the these two rules is to manage the potential proliferation of sub-400m² retail and commercial units within the Lakeview sub-zone and larger scale commercial activities, and adopts the earlier Restricted Discretionary Activity rule</p>	<p>Efficiency:</p> <p>The new Restricted Discretionary Activity rules governing non-ancillary retail and commercial activities that fall below 400m² per tenancy and commercial activities with a gross floor area of more than 400m² is considered to be highly efficient in responding to the proliferation of these land use activities and in terms of plan administration (in terms of adopting a similar consenting regime as predominant uses).</p> <p>The rules are considered to be an</p>
	<p>The imposition of a Restricted Discretionary Activity rule regime will have increased economic costs associated with the preparation of more detailed assessments to address those areas over which Council has limited its discretion. The environmental costs associated with the Restricted Discretionary Activity rule regime may introduce greater uncertainty into the resource consenting process. However, the Commission considers this cost to be acceptable and the matters over which the Council has discretion are</p>	<p><u>“iii Commercial and retail activities with a maximum gross floor area of less than 400m² per tenancy in the Lakeview sub-zone (excluding 34 Brecon Street (legally described as Lot 1 DP 27703)) that do not fall within the definition of ancillary retail and ancillary commercial uses:</u></p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <p>(a) <u>any impacts upon the viability of the Queenstown Town Centre from non-ancillary retail and</u></p>	

<p><u>commercial activities establishing within the Lakeview sub-zone, particularly where existing and consented commercial and retail activities exceed a maximum gross floor area of 6,500m² in the Lakeview sub-zone.</u></p> <p><u>Note: 34 Brecon Street is not included when calculating the maximum gross floor area of 6,500m² of existing and consented commercial and retail activities in the Lakeview sub-zone; and</u></p> <p><u>Traffic generation, access, parking and loading.</u></p>	<p>regime proposed by the Council.</p> <p>The environmental benefits of this amendment will ensure that the rule regime establishes a clear hierarchy of land use activities that are envisaged to support the Lakeview sub-zone, starting with predominant uses, and combines the earlier matters of discretion advanced by the Council under the umbrella of one rule. Further, the rules are considered to more appropriately respond to the potential proliferation of activities that fall within the remit of the two rules and manage any adverse effects on the viability of the Queenstown Centre.</p>	<p>clearly set out in this rule.</p>	<p>efficient method of managing impacts on the viability of the existing Queenstown Town Centre, including the managing of cumulative effects of non-ancillary retail and commercial activities where they exceed a maximum gross floor area of 6,500m² across the sub-zone. Both rules also provide for the management of traffic effects and the ability to manage potential adverse effects.</p> <p>Effectiveness:</p> <p>The new rule framework does not preclude the establishment of non-ancillary retail and commercial activities on the Lakeview sub-zone. Rather, the Commission's methods seek to ensure that where this does occur it is advanced through a restricted discretionary consent pathway, where effects are managed on a case by case basis, while retaining the ability to refuse consent should an inappropriate commercial or retail activity be advanced.</p> <p>Appropriateness:</p> <p>The new rules 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.</p> <p>The amended rule framework has been assessed as appropriate.</p>
<p>iv <u>Commercial activities with a gross floor area of more than 400m² that do not fall within the definition of ancillary retail and ancillary commercial uses in the Lakeview sub-zone (excluding 34 Brecon Street (legally described as Lot 1 DP 27703):</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p>(a) <u>any impacts upon the viability of the Queenstown Town Centre from non-ancillary retail and commercial activities establishing within the Lakeview sub-zone, particularly where existing and consented commercial and retail activities</u></p>			

exceed a maximum gross floor area of 6,500m² in the Lakeview sub-zone.

Note: 34 Brecon Street is not included when calculating the maximum gross floor area of 6,500m² of existing and consented commercial and retail activities in the Lakeview sub-zone; and

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

<p><u>vii</u> <u>Retail activities in the Lakeview sub-zone and the Isle Street sub-zones (West and East) that exceed a maximum gross floor area of 400m² per tenancy. Retail activities that fall within the definition of ancillary retail activity within the Lakeview sub-zone shall be exempt from this rule.</u></p>	<p>The Commission adopts the original section 32 evaluation as follows: <i>“Large format retail is not considered appropriate within the Lakeview sub-zone or the Isle Street sub-zone. Large format retail is provided for commercially zoned land at Frankton. There is also sufficient capacity in these areas to accommodate large format retail so no pressure to establish this type of retail for the foreseeable future is expected at Lakeview or Isle Street. Clause (iii) of the proposed provision would make large format retail a non-complying activity in these sub-zones.</i> <i>Large format retail is not appropriate at these locations due to the effects generated, including traffic effects and the impact of large scale buildings of a simple design on the streetscape and townscape values.”</i> The Commission has amended the rule to ensure that retail activities that exceed a maximum gross floor area of 400m² per tenancy are defined as a Non-Complying Activity (rather than as a breach of a Zone Standard as had previously been recommended). The amended rule has been further amended to ensure that retail activities that fall within the definition of ancillary retail activity within the Lakeview sub-zone are exempted.</p>	<p>This provision will result in deterring large format retail proposals in both of these sub-zones.</p>	<p>Efficiency: It is more efficient that large format retail activities establish elsewhere with ready access to roading, car parking and alongside similar buildings. Effectiveness: This provision is effective in managing the scale of individual retail tenancies in the sub-zones, while providing greater flexibility for ancillary retail activities that may be otherwise caught by this rule. Appropriateness: The revised rule is appropriate in order to manage retail activities at the respective sub-zones, and to achieve amended objective 10.2.4.3.</p>
<p>10.6.4 Non-Notification of Applications (i) <u>All applications for Controlled and Restricted Discretionary Activities</u></p>	<p>The Commission considers that the inclusion of the ‘restricted discretionary’ activities relating to both a convention centre under Rule 10.6.3.2A(i)(a) and visitor accommodation under Rule</p>	<p>The exemption of both a convention centre and visitor accommodation from the normal notification test, will not generate any new costs given that in the notified PC50 provisions these activities</p>	<p>Efficiency: This provision will enable to efficient use of the Lakeview site through enabling the consenting process to proceed on a</p>

<p><u>set out in Rule 10.6.3.2A(i)(a) and Rule 10.6.3.2A(i)(b).</u></p> <p><u>Council's discretion in respect of the following Site Standards:</u></p> <ul style="list-style-type: none"> <u>Building Coverage (with the exception of those lots described as Sections 10, 11, 17 and 18, Block VIII contained within that land bounded by Hay, Lake, Beach and Man Streets)</u> 	<p>10.6.3.2A(i)(b) as being exempt from notification is in line with the notified version of the Plan Change 50 provisions.</p> <p>The approach is likely to provide greater investment certainty and thereby more effectively enable the economic benefits that these activities have been identified as providing.</p> <p>The Commission also considers the amendment to the notification clause that relates to building coverage (Site Standard infringements) should be specifically amended to exempt those parcels of land that are owned by IHG and Carter and that front the Walker, Zaki and Holt properties. This approach is considered to provide for environmental benefits for these adjoining landowners given that they will have greater certainty that any building coverage infringement on Sections 10, 11, 17 and 18, Block VIII contained within the Beach Street Block would be treated on its merits and be subject to the normal notification tests.</p>	<p>were controlled activities and were all exempt from notification.</p> <p>The environmental costs associated with any future building coverage infringement on Sections 10, 11, 17 and 18, Block VIII (contained within the Beach Street Block) would be treated on its merits and be subject to the normal notification tests.</p> <p>This requirement may introduce greater uncertainty in the resource consenting process for future development. The Commission considers this cost to be acceptable in order to maintain the ability for adjoining landowners to be involved with any future notification process.</p>	<p>non-notified basis (subject to special circumstances) and provide greater certainty for adjoining landowners in the Beach Street Block that the relevant lots that immediately front them are subject to the normal notification tests under the Act.</p> <p>Effectiveness:</p> <p>This rule is an effective means of clearly setting out where applications will not require notification and in the case of the Beach Street Block, those areas that are subject to the normal notification tests under the Act.</p> <p>Appropriateness:</p> <p>The amended provisions will assist in achieving Objective 10.2.4.1 and amended Objective 10.2.4.3.</p> <p>Non-notification for Restricted Discretionary activities under Rule 10.6.3.2A(i)(a) under Rule 10.6.3.2A(i)(b) is therefore appropriate.</p> <p>Further not exempting Sections 10, 11, 17 and 18, Block VIII (contained within the Beach Street Block) from the normal notification tests under the Act is also considered appropriate.</p>
<p>(ii)</p> <p>Include reference to Isle Street sub-zone (West and East) into Section 10.2.2 (Values) and respective Site and Zone Standards listed below:</p> <ul style="list-style-type: none"> Section 10.2.2 (Values); Controlled Activity 10.6.3.2(i); 	<p>The Commission has determined to split the Isle Street sub-zones into two separate sub-zones.</p> <p>Activities and the development of buildings in these sub-zone areas will be managed through the District Plan to</p>	<p>The Isle Street sub-zone has been amended to better reflect the character of the western and eastern blocks.</p> <p>The economic cost associated with the amended provisions is linked to reduced development opportunities in the Isle</p>	<p>Efficiency: The amended methods are considered to be efficient in terms of District Plan administration through providing clear guidance on the different development standards that apply to the western and eastern Isle Street sub-</p>

<ul style="list-style-type: none"> • Controlled Activity 10.6.3.2(iv); • Amendment to existing Non-Complying Activity Rule 10.6.3.4(vi); • Site Standard 10.6.5.1 (i)(e) and (f) (Building coverage Isle Street West and East); • Site Standard 10.6.5.1 (iv)(e)(setbacks Brecon Street/front yard setback); • Site Standard 10.6.5.1 (iv)(f)(front yard setback); • Site Standard 10.6.5.1 (iv)(g)(rear yard setback); • Site Standard 10.6.5.1 (vii)(a), (c), (e)(Residential Activities); • Site Standard 10.6.5.1 (xv); • Site Standard 10.6.5.1 (xvi); • Zone Standard 10.6.5.2(i)(a)(bullet point seven); • Zone Standard 10.6.5.2(i)(e); • Zone Standard 10.6.5.2(ii)(f); 	<p>ensure they respond to the existing and emerging character of each sub-zone.</p> <p>The amendments proposed to the listed Isle Street sub-zones are considered to provide for positive environmental benefits through achieving an urban design response that better articulates the characteristics of each block and their relationship with the adjoining QTC and, in the case of Isle Street sub-zone (East), provides for the more efficient use of this scarce land resource.</p> <p>In most cases the provisions have been amended to reflect the splitting of the Isle Street sub-zones. Where the provisions have been specifically amended to reflect a change to the standards that apply to each sub-zone, this is generally as a consequence of providing a more enabling response to the eastern Isle Street sub-zone.</p> <p>The direct environmental benefit is that the rule framework is more responsive to the underlying circumstances that apply to each sub-zone.</p>	<p>Street sub-zone (West), however any reduction in the ability to further intensify the western block has been assessed as being acceptable when considered against the positive effects of more appropriately responding to the existing residential properties in this block.</p>	<p>zones.</p> <p>The revised provisions relating to the sub-zones are considered to be an efficient approach to managing and responding to the existing and emerging character of each sub-zone.</p> <p>Effectiveness: The proposed amended provisions are considered more effective in providing clear guidance to plan users and decision makers regarding the development expectations of the Isle Street sub-zones.</p> <p>Appropriateness: The amended provisions will assist in achieving Objective 10.2.4.1.</p>
<p>Site Standard 10.6.5.1 (xi)(b):</p> <p>(b) <u>In the Isle Street sub-zones (West and East), the maximum building height shall not exceed 12m, except that in the Isle Street sub-zone (East) where:</u></p> <p>(i) <u>a site is greater than 2,000m² in area; and</u></p>	<p>A height uplift to a maximum of 15.5 metres has been retained and provides for an additional storey to be considered and assessed as a Controlled Activity under Site Standard 10.6.5.1(xi)(e). This differs from the provisions of the plan change as notified, which required the additional 1.5 metre uplift (as compared to a 12 metre building plus 2</p>	<p>No significant costs have been associated with the revised Isle Street sub-zone (East) height limit given the limited residential development that is located within this zone. Any adverse effects that may occur have been assessed as being acceptable when considered against the positive effects of providing additional capacity in this</p>	<p>Efficiency: The rule has been amended to enable a more efficient use of the land in question.</p> <p>Effectiveness: Height limits are effective tools for managing the effects of built development while providing for the efficient use of land. The amended</p>

<p>(ii) <u>the site has frontage to either Man Street and Isle Street, then</u></p> <p><u>the maximum building height shall be 15.5m above ground level and shall be limited to no more than four storeys in height.</u></p>	<p>metre roof bonus) to be assessed as a Restricted Discretionary Activity.</p> <p>The Commission considers that the amended approach is appropriate on the basis that under the rule framework as notified any breach of the height limits in the plan change area would in effect be assessed as a Restricted Discretionary Activity (and would render the purpose of the standalone rule redundant).</p> <p>The proposed rule framework is considered to generate environmental benefits in that it will enable development up to 15.5 metres as a controlled activity and therefore is considered more effective in promoting development in close proximity of the existing Queenstown Town Centre.</p>	<p>sub-zone.</p>	<p>provisions are effective in maximizing the efficient use of the land while managing the effects of this use.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of this provision, the proposed amendment to this rule is considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>
<p>Amendment to Figure 3 – Lakeview sub-zone Height Limit Plan.</p> <p>Site Standard 10.6.5.1 (xi)(f) and (g);</p>	<p>The Commission has determined that the extent of any additional building height permitted as a controlled activity on 34 Brecon Street should be limited to 15.5 metres (with the addition of a 2 metre roof bonus comprising no more than 40m² in area, and located a minimum distance of 17 metres from the adjoining Queenstown cemetery boundary and 10 metres from adjoining road boundaries).</p> <p>The proposed rule framework is considered to generate environmental benefits in that it will enable development up to 15.5 metres as a controlled activity and therefore is</p>	<p>Some additional environmental costs may be generated by the additional height provided for at 34 Brecon Street. However, any adverse effects that may occur have been assessed as being acceptable when considered against the positive effects of providing additional capacity to the eastern part of the Lakeview sub-zone.</p> <p>The roof bonus provisions are not considered to generate any additional costs and are proposed to better guide the future development of each respective sub-zone.</p>	<p>Efficiency: The amended rule is to promote a more efficient use of the land in question.</p> <p>The amended rule framework supporting Site Standard 10.6.5.1 (xi)(f) and (g) are provided to make the rules more effective in providing clear guidance to plan users and decision makers.</p> <p>Effectiveness: Height limits are effective tools for managing the effects of built development while providing for the efficient use of land. The amended provisions are effective in maximizing</p>

<p>the efficient use of the land while managing the effects of this use.</p> <p>The revised rules governing the roof bonus provisions are considered more effective in providing clear guidance to plan users and decision makers.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these provisions, the proposed amendment to these rules is considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>		<p>considered more effective in promoting development in close proximity of the existing Queenstown Town Centre.</p> <p>Further, amendments have been made to the planning provisions addressing the roof bonus provisions.</p>	<p>Amendment to Assessment Matter 10.10.2(i)(c);</p> <p>i Building Height and Site Coverage</p> <p>(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.</p> <p>(b) Whether there are rules requiring the site to be built up.</p> <p>(c) With regard to proposals that exceed one or more zone standard(s) and for the Lakeview sub-zone and the Isle Street sub-zones proposals that exceed site standards 10.6.5.1 (xi) and 10.6.5.1(i)(d), (e) and (f) whether and the extent to which the proposal will facilitate</p>
<p>Efficiency: These amendments are neutral in terms of efficiency.</p> <p>Effectiveness: The amendments made to this assessment matter will assist the effective implementation of the associated rule governing development within the Lakeview sub-zone.</p> <p>Appropriateness: Taking into account the efficiency and effectiveness of this provision, the proposed amendments to this assessment matter are considered to be appropriate and will assist in achieving existing Objective 10.2.4.1 and amended Objective 10.2.4.3.</p>	<p>Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows: “No costs have been identified associated with these amendments.”</p>	<p>Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows: “An amendment is recommended to the title of this assessment matter to make it clear that it also applies to Site Coverage.”</p> <p>The provision has also been further updated to refer to both Isle Street sub-zones and provides reference to all of the relevant building coverage provisions under Site Standard 10.6.5.1(i)(d), (e) and (f), now that the standard has been amended to provide a separate building coverage for each of the two Isle Street sub-zones.</p> <p>Further, the matter has been expanded to provide specific reference to any</p>	

<p>the provision of a range of Residential Activity that contributes to housing affordability in the District.</p> <p>(e)(d) <u>The extent to which any height infringement to the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan will:</u></p> <p>(i) <u>adversely affect the visual quality and amenity values of the adjoining landscape;</u></p> <p>(ii) <u>adversely affect the heritage values of the adjoining Queenstown Cemetery; and</u></p> <p>(iii) <u>adversely affect outlooks from within the 'Square' identified within Figure 2: Lakeview sub-zone Structure Plan.</u></p> <p><u>Note:</u> 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</p> <p>Amendment to Assessment Matter 10.10.2(vi);</p> <p><u>vi</u> Controlled Activity - Visitor Accommodation in the Town Centre Transition sub-zone and within the Isle Street sub-zones (West and</p>	<p>height infringement within the Lakeview sub-zone and addresses potential effects on landscape and visual amenity values, the Queenstown Cemetery and on outlooks from the 'Square'.</p> <p>The amendments proposed to the supporting assessment matters for the Lakeview sub-zone are considered to provide positive environmental benefits through guiding plan users on those matters that are to be considered as part of any future height infringements over the Lakeview sub-zone Height Limit Plan.</p>		<p>Efficiency: These amendments are neutral in terms of efficiency.</p> <p>Effectiveness: The amendments made to this</p>
			<p>No costs have been identified associated with these amendments</p> <p>The Commission has amended Assessment Criteria 10.10.2(vi) to specifically provide assessment criteria for visitor accommodation in the Isle Street sub-zones (West and East). These amendments are required in</p>

<p><u>East)</u></p> <p>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.</p> <p><u>In relation to the Isle Street sub-zones (West and East) conditions may be imposed to ensure:</u></p> <p>(a) <u>Compatibility with amenity values of the surrounding environment considering the visual amenity of the street, neighbouring properties or views of the lake; and</u></p> <p>(i) <u>The character, scale and intensity of the proposed use and its compatibility in relation to surrounding properties and in the case of Isle Street sub-zone (West) adjoining residential neighbourhoods.</u></p> <p>(ii) <u>Loss of privacy</u></p> <p>(iii) <u>In the case of Isle Street sub-zone (West), the proximity of outdoor facilities to residential neighbours.</u></p> <p>(iv) <u>Hours of operation</u></p> <p>(b) <u>Any adverse effects from the activity are avoided, remedied or mitigated in terms of:</u></p> <p>(i) <u>The adequacy and location of car parking for the site</u></p> <p>(ii) <u>Noise, vibration and lighting from vehicles entering and leaving the site;</u></p> <p>(iii) <u>Pedestrian safety within the</u></p>	<p>order to appropriately respond to an apparent error in the drafting of the Isle Street sub-zone provisions, which are not supported by assessment matters for this land use.</p> <p>The amendments proposed to the Isle Street sub-zones supporting assessment matters are considered to provide positive environmental benefits through guiding the future design of visitor accommodation in these respective sub-zone blocks.</p>	<p>assessment matter will assist the effective implementation of the associated controlled activity rule governing visitor accommodation in the Isle Street sub-zones.</p> <p>Appropriateness:</p> <p>Taking into account the 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 existing Objective 10.2.4.1 and amended Objective 10.2.4.3.</p>
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<p><u>vicinity of the activity</u></p> <p>(iv) <u>Provision for coaches to be parked off-site</u></p> <p>(c) <u>Mitigation of noise emissions beyond the property boundary considering:</u></p> <p>(i) <u>The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building.</u></p> <p>(ii) <u>Measures that can be incorporated into the premises to provide for acoustic insulation and/or attenuation of noise emissions.</u></p>			
<p>Amendment 10.10.2(viii);</p> <p><u>viii Restricted Discretionary Activity Rule 10.6.3.2A (i)(a), (b) and (c) Predominant Uses</u></p> <p><u>Transportation</u></p> <p>1. <u>The extent to which effects on the transportation network are managed via adherence to the requirements of an integrated transport plan, including:</u></p> <ul style="list-style-type: none"> <u>the need to address the cumulative traffic effects of the development on the existing environment (including existing consented development not yet</u> 	<p>The Commission has revised the title of this assessment matter to reflect the new predominant uses rule framework, as well as introducing additional assessment criteria, which specifically reference the need for cumulative effects to be considered as part of any future ITA.</p> <p>The Commission considers that amendments to the supporting assessment criteria relating to the relevant restricted discretionary activity rules that require the submission of ITAs for particular activities, is the most appropriate and effective method to ensuring that specific reference is provided for to the cumulative effects of the proposed activity (taking into</p>	<p>No costs have been identified associated with these amendments given that ITA requirements are embedded within the Restricted Discretionary Activity rule framework supporting predominant uses and commercial activities greater than 400m² in area in the Lakeview sub-zone and Beach Street Block.</p> <p>The Commission understands that ITA will involve consideration of the effect of adding the proposed activity to the activities in the existing environment. Thus in each ITA the cumulative effects, at that point in time, will be considered. The additional amendments to the assessment criteria provide further guidance on this issue.</p>	<p>Efficiency:</p> <p>The amended criteria are considered to be efficient in terms of District Plan administration through providing clear guidance on the need for ITAs to adequately respond to the cumulative effects of the proposed development.</p> <p>Effectiveness:</p> <p>The amendments made to this assessment matter will assist the assessment of ITA's.</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</p>

<p>built); and</p> <ul style="list-style-type: none"> the implementation of any road safety improvements to the transportation network as a consequence of the development. 	<p>account the existing and consented environment).</p> <p>The amendments proposed to the supporting assessment matters are considered to provide positive environmental benefits through guiding the consideration of cumulative effects as part of ITA preparation.</p>	<p>existing Objective 10.2.4.1 and amended Objective 10.2.4.3.</p>
<p>ix Restricted Discretionary Activity Rules 10.6.3.2A (ii) Visitor Accommodation and Commercial activities with a gross floor area of greater than 400m² within land bounded by Hay, Beach, Lake, and Man Streets</p> <p>(a) The extent to which effects on the transportation network are managed via adherence to the requirements of an integrated transport plan, including the need to address the cumulative traffic effects of the development (including existing consented development not yet built).</p>	<p>Commission adopts the further re-evaluation undertaken by Mr Kyle (as set out in his supplementary evidence dated 19 December 2014) as follows:</p> <p><i>“An amendment is recommended to the title of Assessment Matter (vi) to align with the new activity status.</i></p> <p><i>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.”</i></p> <p>Further amendments are introduced which specifically reference the need for cumulative effects to be considered as part of any future integrated transport assessment.</p> <p>The amendments proposed to the supporting assessment matters are considered to provide positive environmental benefits through guiding the consideration of cumulative effects as part of ITA preparation.</p>	<p>Efficiency: The amended criteria are considered to be efficient in terms of District Plan administration through providing clear guidance on the need for ITAs to adequately respond to the cumulative effects of the proposed development.</p> <p>Effectiveness:</p> <p>The amendments made to this assessment matter will assist the assessment of ITA's.</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 existing Objective 10.2.4.1 and amended Objective 10.2.4.3.</p>
<p>No costs associated with these amendments have been identified given that ITA requirements are embedded within the Restricted Discretionary Activity rule framework supporting visitor accommodation and commercial activities greater than 400m² in area in the Lakeview sub-zone and Beach Street Block.</p>	<p>account the existing and consented environment).</p> <p>The amendments proposed to the supporting assessment matters are considered to provide positive environmental benefits through guiding the consideration of cumulative effects as part of ITA preparation.</p>	<p>existing Objective 10.2.4.1 and amended Objective 10.2.4.3.</p>

<p>x <u>Restricted Discretionary Activity Rules 10.6.3.2A (iii) Commercial and retail activities with a gross floor area of less than 400m² (that do not fall within the definition of ancillary retail and commercial activities)</u></p> <p>(a) <u>The extent to which the non-ancillary retail or commercial activities support the demand arising from the intensification of use within the Lakeview sub-zone and growth more generally.</u></p> <p>(b) <u>The extent to which traffic generation from the activity will in conjunction with traffic generation from other activities in the Lakeview sub-zone and other activities within the vicinity, will have any cumulative effects.</u></p> <p>(c) <u>Access, parking and loading are been designed and located to:</u></p> <ul style="list-style-type: none"> • <u>Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.</u> • <u>Be away from the front of the site and the primary entrances to buildings.</u> • <u>Ensure traffic flows minimise adverse effects on amenity values.</u> • <u>Minimise traffic conflicts and provide safe and efficient</u> 	<p>The Commission has introduced two new assessment matters to support the new rules governing activities that fall outside of the ancillary retail and commercial activity definition and that are not commercial activities that fall within the predominant uses definition.</p> <p>The central purpose of these assessment matters is to provide guidance on the key matters over which the Council has restricted its discretion, including the potential proliferation of sub-400m² retail and commercial units within the Lakeview sub-zone.</p> <p>The environmental benefit of the rules is linked to the ability to manage the proliferation of commercial activities that fall within the remit of these two rules and seeks to better respond to the management of potential adverse effects on the viability of the Queenstown Centre. Consistent with the corresponding matters of discretion, both assessment matters address traffic generation, and cumulative effects linked to the same.</p>	<p>The imposition of a Restricted Discretionary Activity rule regime will have increased economic costs associated with the preparation of more detailed assessments to address those areas over which Council has limited its discretion. The environmental costs associated with the Restricted Discretionary Activity rule regime may introduce greater uncertainty in the resource consenting process. However, the Commission considers this cost to be acceptable and the matters over which the Council has discretion are clearly set out in this rule.</p>	<p>Efficiency:</p> <p>The new assessment matters supporting the Restricted Discretionary Activity rules (governing non-ancillary retail and commercial activities that fall below 400m² per tenancy and commercial activities with a gross floor area of more than 400m²) are considered to be efficient in terms of District Plan administration through providing clear guidance on responding to impacts on the viability of the existing Queenstown Town Centre. Both assessment matters also provide for the management of traffic effects and the ability to manage the potential adverse cumulative effects of the same.</p> <p>Effectiveness:</p> <p>The assessment matters are considered effective in addressing the issues raised by the supporting land use activities.</p> <p>Appropriateness:</p> <p>The assessment matters will assist in the achievement of 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.</p>
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<p><u>vehicle circulation on the site.</u></p> <ul style="list-style-type: none"> • <u>Create an attractive environment that maintains safety and amenity for pedestrians.</u> <p><u>xi Restricted Discretionary Activity</u> <u>Rules 10.6.3.2A (iv) Commercial and retail activities with a gross floor area of less than 400m² (that do not fall within the definition of ancillary retail and commercial activities)</u></p> <p>(a) <u>The extent to which the non-ancillary retail or commercial activities support the demand arising from the intensification of use within the Lakeview sub-zone and growth more generally.</u></p> <p>(b) <u>The extent to which the effect of non-ancillary retail and non-ancillary commercial activities impact upon the viability of the existing Queenstown Town Centre, particularly where existing and consented commercial and retail activities exceed a maximum gross floor area of 6,500m² in the Lakeview sub-zone.</u></p> <p>(c) <u>The extent to which effects on the transportation network are managed via adherence to the requirements of an integrated transport plan, including:</u></p> <ul style="list-style-type: none"> • <u>the need to address the</u> 		
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<p>cumulative traffic effects of the development (including existing consented development not yet built); and</p> <ul style="list-style-type: none"> the implementation of any road safety improvements to the transportation network as a consequence of the development. 			
<p>xii Discretionary Activity – Height within the Isle Street sub-zones</p> <p>(a) The extent to which additional height will enable better quality urban design internal outcomes, in respect of floor to ceiling heights for the uses proposed within the building.</p> <p>(b) The extent to which additional height will successfully integrate with the scale of buildings within the adjoining Queenstown Town Centre and will not adversely affect wider streetscape and townscape values;</p> <p>(c) The extent to which any exceedance of a 12 metre discretionary height limit, when considered in conjunction with any other buildings within the same block contained within the Isle Street sub-zone (West)</p>	<p>The Commission has introduced new amended rules governing height infringements within the Isle Street sub-zones.</p> <p>The amendments proposed to the supporting assessment matters for the Isle Street sub-zones are considered to provide positive environmental benefits through guiding plan users on those matters that are to be considered as part of any future height infringements within the respective sub-zone blocks.</p>	<p>No significant costs have been associated with the revised Isle Street sub-zone height limits.</p>	<p>Efficiency: The new assessment matters are considered to be efficient in terms of District Plan administration through providing clear guidance on the matters that are to be considered when addressing any future height infringement within the Isle Street sub-zones...</p> <p>Effectiveness: The new assessment matters will assist the effective implementation of associated height limits and future developments that may infringe the relevant standards.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these assessment matters, they are considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>

<p>will result in adverse cumulative effects upon the wider townscape.</p> <p>xiii <u>Discretionary Activity – Height within land bounded by Hay, Beach, Lake, and Man Streets</u></p> <p>(a) The extent to which increased building height would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views.</p>			
<p>xiii <u>Discretionary Activity – Height within land bounded by Hay, Beach, Lake, and Man Streets</u></p> <p>(a) The extent to which increased building height would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views.</p> <p>xx <u>Building Coverage</u></p> <p>(f) The extent to which increased building coverage within land bounded by Hay, Beach, Lake, and Man Streets would have any adverse effects on adjoining residential properties in terms of</p>	<p>No significant costs have been associated with these amendments.</p>	<p>The Commission has introduced new assessment matters to support the amended rules governing height infringements and building (notification exemption) within the Isle Street sub-zones.</p> <p>The amendments proposed to the supporting assessment matters for the land bounded by Hay, Beach, Lake, and Man Streets are considered to provide positive environmental benefits through guiding plan users on those matters that are to be considered as part of any future height or building coverage infringements within the Beach Street Block.</p>	<p>Efficiency: The new assessment matters are considered to be efficient in terms of District Plan administration through providing clear guidance on the matters that are to be considered when addressing any future height or building coverage infringement within the Beach Street Block.</p> <p>Effectiveness: The new assessment matters will assist the effective implementation of associated height and building coverage standards.</p> <p>Appropriateness: Taking into account efficiency and effectiveness of these assessment matters, they are considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed</p>

<p>dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views.</p>			<p>Objective 10.2.4.3.</p>
<p>Amendments to Section 7 (Residential) to reflect the retention of the Lynch Block as High Density Residential Zone.</p>	<p>The Commission has introduced a range of ancillary amendments to section 7 –Residential and comprise a number of exemption statements to the relevant bulk and location requirements in the HDRZ so as to ensure that the relevant Lakeview sub-zone standards apply over that part of land known as the ‘Lynch Block’.</p>	<p>No significant costs have been associated with these amendments given that the bulk and location requirements of the Lakeview sub-zone are considered effective in addressing the future development of this area. No additional costs have been raised by these changes.</p>	<p>Efficiency: The ancillary amendments made to the relevant height, building coverage and setback requirements are considered to be efficient in terms of District Plan administration through providing clear guidance on those provisions that apply to the HDR zoned land that forms part of the Lakeview sub-zone. . Effectiveness: The new exemption statements will assist the effective implementation of associated height, building coverage, and road setbacks within this part of the Lakeview sub-zone. Appropriateness: Taking into account efficiency and effectiveness of the exemption statements, they are considered appropriate and will assist in achieving Objective 10.2.4.1 and proposed Objective 10.2.4.3.</p>
<p>The Commission concludes 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>			