

10.6 Queenstown Town Centre Zone Rules

10.6.1 Zone Purpose

The Queenstown Town Centre Zone covers the main concentration of commercial activity in the District. The area is bounded by Man Street, Henry Street, Coronation Drive and Queenstown Bay.

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

10.6.2 District Rules

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

- (i) Heritage Protection - Refer Section 13
- (ii) Transport - Refer Section 14
- (iii) Subdivision, Development and Financial Contributions - Refer Section 15
- (iv) Hazardous Substances - Refer Section 16
- (v) Utilities - Refer Section 17
- (vi) Signs - Refer Section 18
- (vii) Relocated Buildings and Temporary Activities - Refer Section 19
- (viii) Earthworks - Refer Section 22

10.6.3 Activities

10.6.3.1 Permitted Activities

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

Any land use activity in the Lakeview or Isle Street sub-zones that would have been a permitted activity under this rule except that the **building** proposed contravenes one or more relevant site standard(s) (requiring restricted discretionary consent), shall remain a permitted activity.

10.6.3.2 Controlled Activities

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

Any land use activity in the Lakeview or Isle Street Sub-zones that would have been a controlled activity under clauses (iii) or (iv) of this rule except that the building proposed contravenes one or more relevant site standard(s) (requiring restricted discretionary consent), shall remain a controlled activity.

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

- (a) Design, appearance, landscaping signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and
- (b) In relation to the Isle Street sub-zones (West and East), the urban design principles (contained in the assessment matters at 10.10.2(iv)); and
- (c) The provision of pedestrian links through the Isle Street sub-zone (West); and

- (d) Servicing requirements within the Isle Street sub-zones (West and East).

ii Verandas

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

iii Premises Licensed for the Sale of Liquor

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

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

- (b) Premises licensed for the sale of liquor under the Sale of Liquor Act 1989 **within the Town Centre Transition sub-zone**, for the consumption of liquor on the premises between the hours of 6 pm and 11 pm with respect to the scale of this activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.

- To any person who is residing (permanently or temporarily) on the premises:
- To any person who is present on the premises for the purpose of dining.

iv Visitor Accommodation

Visitor Accommodation in respect of:

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

And, in addition, in the **Town Centre Transition sub-zone**, within the **Isle Street sub-zones (West and East)** and within **34 Brecon Street** (legally described as Lot 1 DP 27703 and located within the Lakeview sub-zone) in respect of:

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

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

- Traffic generation
- Access and loading

- Screening of outdoor storage

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

- (a) Design, appearance, landscaping signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and
- (b) The extent to which outside storage areas and outside parking areas are screened from view from public places;
- (c) The extent to which any fences, walls, landscaping forward of the front of buildings provide visual connections between any building and adjoining public spaces;
- (d) Urban design principles (contained in the assessment matters at 10.10.2);
- (e) The provision of pedestrian links through the sub-zone and between public spaces / reserve areas.
- (f) The provision of services.
- (g) With respect to buildings that provide for residential activities, the extent to which the design provides for a mixture of unit sizes and numbers of bedrooms to promote housing diversity.
- (h) The extent to which the design and setback of buildings erected at 34 Brecon Street and/or the Lakeview Camping Ground mitigates any adverse effects on the heritage values of the adjoining Queenstown Cemetery.

10.6.3.2A Restricted Discretionary Activities

i Within the Lakeview sub-zone:

- (a) **Convention Centres (including any ancillary retail or ancillary commercial activities consented as part of a convention centre);**

- (b) **Visitor Accommodation (including any ancillary retail or ancillary commercial activities consented as part of a visitor accommodation development). This does not apply to 34 Brecon Street (legally described as Lot 1 DP 27703);**
- (c) **Commercial recreation and/or commercial tourist activity (including any ancillary retail or ancillary commercial activities consented as part of commercial recreational or commercial tourist activity) with a gross floor area of more than 400m². This does not apply to 34 Brecon Street (legally 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 additional road safety improvements to the transport network.
 - 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 adjoining properties.
- (iv) The design and layout of buildings and activities on site.
- (v) Management of the effects of noise.
- (vi) Hours of operation.
- (vii) The positive effects of the activity.
- (viii) The gross floor area occupied by the ancillary retail or ancillary

commercial activities either individually and/or collectively.

(ix) Setback from internal boundaries and roads.

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,

Council's discretion is restricted to the following matter:

(a) 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 additional road safety improvements and/or road capacity improvements to the transport network.
- The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).
- Measures to promote reduced use of car travel by employees and customers.

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:

Council's discretion is restricted to the following matters:

(a) Traffic generation, access, parking and loading.

iv Commercial activities (excluding retail 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):

Council's discretion is restricted to the following matters:

(a) 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 additional road safety improvements and/or road capacity improvements to the transport network.
- the enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (Shotover Street or surrounds).
- measures to promote reduced use of car travel by employees and customers.

v Buildings that contravene any relevant site standard(s) within the Lakeview and Isle Street sub-zones, with discretion restricted to the purpose of the site standard(s) being contravened.

10.6.3.3 Discretionary Activities

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

i Surface of Water and Interface Activities

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

ii Motor vehicle repairs

iii Buildings located within the Special Character Area

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

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

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

10.6.3.4 Non-Complying Activities

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

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

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

v Surface of Water and Interface Activities

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

vi Residential Flat

Residential Flat, except in Town Centre Transition sub-zone and the Isle Street sub-zones (West and East) where residential flats are permitted.

- vii** Retail activities in the **Lakeview sub-zone** and the **Isle Street sub-zone (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

- viii** Retail and commercial activities within the Lakeview sub-zone (except 34 Brecon Street) when existing or consented retail and commercial activities within that sub-zone (except 34 Brecon Street) exceed 6,500 m². Ancillary retail and ancillary commercial uses are not included in the calculation of existing and consented retail and commercial activities and are excluded from the application of this rule.

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

10.6.3.5 Prohibited Activities

The following shall be **Prohibited Activities**

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

10.6.4 Non-Notification of Applications

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

- (i) All applications for **Controlled** and **Restricted Discretionary** Activities set out in Rule 10.6.3.2A(i)(a) and Rule 10.6.3.2A(i)(b).
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:
- **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)
 - **Historic Building Incentive**
 - **Residential Activities**

10.6.5 Standards

10.6.5.1 Site Standards

i Building Coverage

(a) Special Character Area

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

Precinct 2: Maximum building coverage - 70%.

Precinct 3: Maximum building coverage - 80%.

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

ii Historic Building Incentive

Where an historic structure listed in Appendix 5 is retained as part of the development of the site the gross floor area of the historic building, or part thereof remaining on the site will be excluded from the gross floor area for the purposes of development levy calculations.

iii Retailing

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

iv Street Scene

(a) In **Precinct 1** of the **Special Character Area**, buildings shall be built up to the street boundary along the full frontage of the site, except where an entranceway to a pedestrian linkage is required to be provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.

(b) In **Precinct 3** of the **Special Character Area** the following shall apply:

- buildings on the north side of Beach Street shall be set back a minimum of 0.8m; and
- buildings on the south side of Beach Street shall be set back a minimum of 1m.

Nothing in this rule shall preclude the inclusion of recessed entrances within any facade.

(c) In the Town Centre Transition sub-zone, the minimum setback from road boundaries of any building shall be of 4.5 metres along the Man Street boundary.

(d) In the Lakeview sub-zone, the minimum setback of any building from boundaries shared with Glasgow Street shall be 4.5 metres.

(e) In the Isle Street sub-zones (West and East), no setback is permitted for any building from boundaries shared with Brecon Street. The maximum setback of any building from other road boundaries shall be 1.5 metres.

(f) From the 17th September 2014 on any site involving the construction of a new building(s) in the Isle Street sub-zones (West and East) there shall be no parking of vehicles in the front yard.

(g) In the Isle Street sub-zone (West), the minimum setback of any building from the rear yard boundary shall be 6m.

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

(h) On the allotments described as Sections 11 and 17, Block VIII, Town of Queenstown the minimum setback of any building from the north-western side yard boundary shall be 2m.

v Storage

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

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

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

vi Verandas

- (a) Every building with road frontage to the roads listed below shall, on its erection or on being reconstructed or altered in a way that changes its external appearance other than repainting, be provided with a veranda or other means of weather protection. Except that this rule shall only apply to building on Lot 1 DP 15037 where this is immediately adjacent to the western boundary of Hay Street and/or Shotover Street.
- (b) Verandas shall be no higher than 3m above pavement level and of a width compatible with verandas on neighbouring buildings and shall provide continuous cover for pedestrians. No verandas on the north side of a public place or road shall extend over that space by more than 2 m. Those verandas on the south side of roads shall not extend over the space by more than 3 m.
- Shotover Street (Stanley Street to Beach Street)
 - Hay Street (Beach Street to Man Street)
 - Beach Street
 - Rees Street
 - Camp Street (Church Street to Man Street)
 - Brecon Street (Man Street to Shotover Street)
 - Church Street (north west side)
 - Queenstown Mall (Ballarat Street)

- Athol Street
- Stanley Street (Coronation Drive to Memorial Street)

vii Residential Activities

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

- Athol Street
- Duke Street

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

- In Town Centre Transition sub-zone where residential activities are proposed at ground level on a site with frontage to a road, then an outdoor living area of 20m² and with a least dimension of 4m shall be provided for each ground floor unit.

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

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

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

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

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

viii Flood Risk

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

ix Provision of Pedestrian Links

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

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

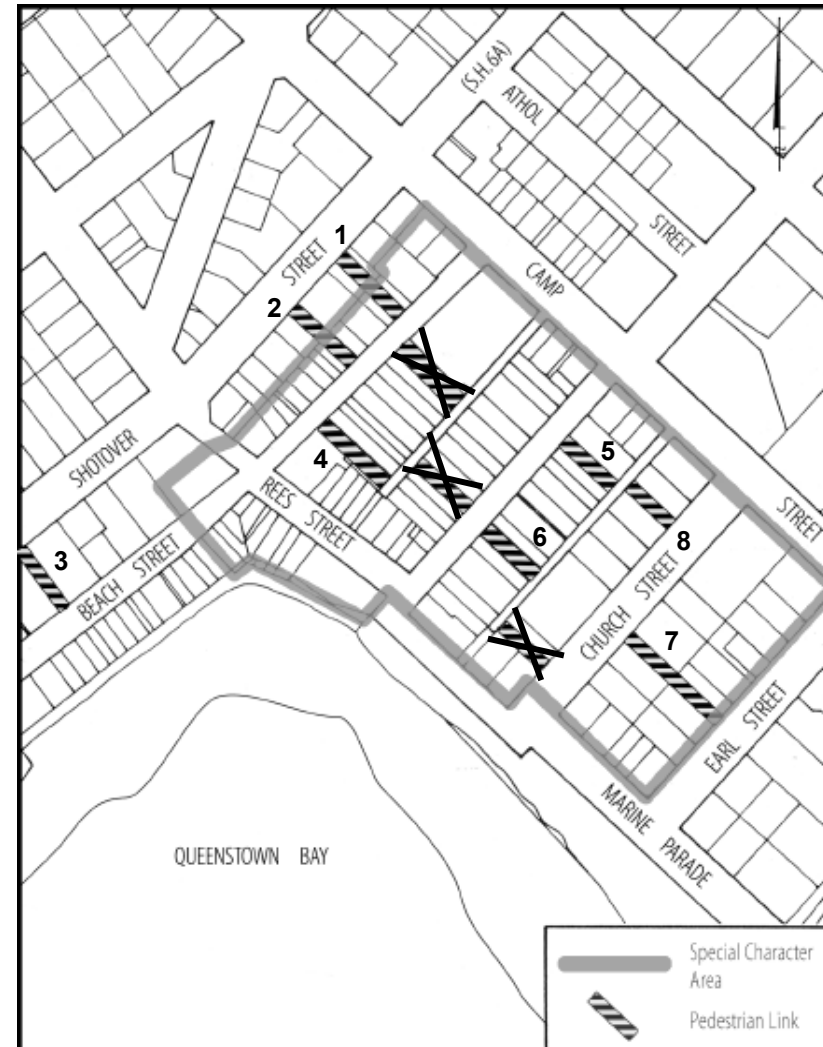
Nothing in this rule shall prevent a building or part of a building being constructed at first floor level over a pedestrian link.

Location of Pedestrian Links within the Queenstown Town Centre.

- 1 Shotover St / Beach St, Lot 2 DP 16293, 2910645200. Lot 2 DP 11098 (2910648800), Lot 3 DP 1098 (2910648800), Sec 27 Blk VI Town of Queenstown (2910648800).
- 2 Trustbank Arcade (Shotover St/Beach St), Lot 1 DP 11098 (2910648700), Part Section 24 Block VI Queenstown (2910648700), Part Section 23 Block VI Town of Queenstown, (2910648700)
- 3 Plaza Arcade, Shotover St/Beach St, Section 27 BLK VI, Queenstown (2910648800.) Lot 1 DP 17661 (2910645900).
- 4 Cow Lane/Beach Street, Sec 30 Blk I Town of Queenstown.
- 5 Ballarat St/Searle Lane, Sections 1, 2, 3, 27, Pt 26b BLK II Queenstown, (2910504300).

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

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



x Deleted

xi Building and Facade Height

- (a) In that area bound by Man, Brecon, Shotover and Hay streets but excluding the Town Centre Transition sub-zone and that land legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 4 metres higher than the nearest point of Man Street (legal boundary of Man Street); and
- (b) In that area legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 1.5 metres higher than the nearest point of Man Street (legal boundary of Man Street); and
- (c) Except in the Lakeview sub-zone and the Isle Street sub-zones (West and East) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10 metres above the street boundary.
- (d) In the Lakeview sub-zone, the maximum building height shall not exceed the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan.
- (e) In the Isle Street sub-zones (West and East), the maximum building height shall not exceed 12m, except that in the Isle Street sub-zone (East) where:
 - (i) a site is greater than 2,000m² in area; and
 - (ii) where the site has frontage to either Man Street and Isle Street, then

the maximum building height shall be 15.5m above ground level and shall be limited to no more than four storeys in height.

- (f) In the Lakeview sub-zone the maximum building height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan may be exceeded by the use of a roof bonus which provides for additional height of 2m above the specified maximum height. The following additional controls apply to the application of the roof bonus:
 - (i) The roof bonus shall not enable an additional floor to be erected.
 - (ii) The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule.
 - (iii) Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.
 - (iv) In the case of 34 Brecon Street (legally described as Lot 1 DP 27703) and which forms part of the Lakeview sub-zone any roof bonus shall be limited to 2m in height and shall not exceed 40m² in area and any roof bonus shall be located a minimum distance of 10 metres off adjoining road boundaries and 17 metres off the adjoining Queenstown Cemetery boundary.
- (g) In the Isle Street sub-zones (West and East) the maximum 12m building height limit may be exceeded by the use of a roof bonus which provides for additional height of 2m above the specified maximum height. The following additional controls apply to the application of the roof bonus:

- (i) the roof bonus shall not enable an additional floor to be erected.
 - (ii) The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule.
 - (iii) Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.
 - (iv) The roof bonus shall not apply to the 15.5m height limit specified for sites that are greater than 2,000m² in area and has frontage to either Man Street and Isle Street.
- (h) In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° commencing from a line 2.5 metres above the Glasgow Street boundary.
- (i) In the Lakeview sub-zone, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 4.5 metres above the Thompson Street boundary.
 - (j) In the Isle Street sub-zones (West and East), on the south and south western side boundaries of a site adjoining a building used for residential activities which had building consent issued on or before 17 September 2014:
 - No part of any building exceeding 8m in height shall be within 3.2m from the relevant boundary; and the roof bonus set out in (f) shall not apply within this 3.2m set back.

- This setback control does not apply where any building on an adjoining site has been issued building consent for a new building after 17 September 2014, in which case no side yard setback is required and does not apply to the internal boundaries of sites that have been amalgamated into one Title (with the exception that this exemption does not apply to the Glenarm Cottage which is located at 50 Camp Street).

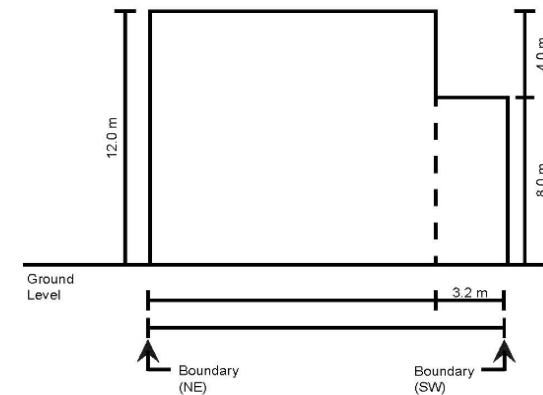


Figure II: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the 8m and 12m height limits.

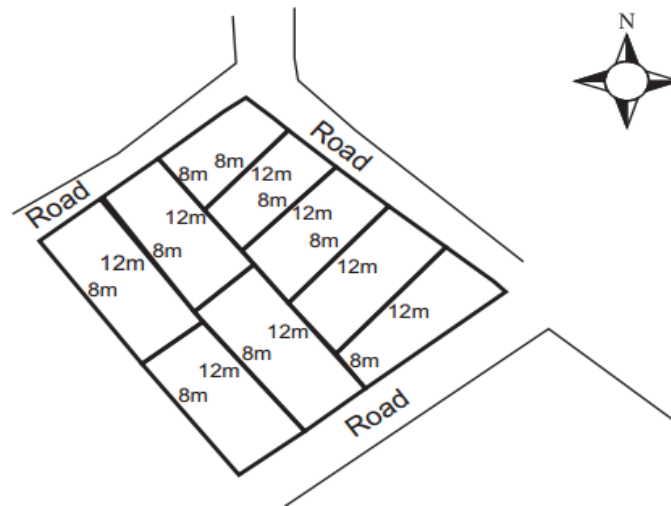


Figure III: Interpretative Diagram for site standard 10.6.5.1(i) to demonstrate the boundaries where the 8m and 12m height limits may apply.

- (k) Building within the land bounded by Hay, Beach, Lake and Man Streets
- (i) The maximum building height shall be 7m vertically above ground level, except as provided in (ii) below.
 - (ii) On the allotments described as Lot 1 DP 15037 and Sections 10, 11, 17 and 18 Block VIII Town of Queenstown, the maximum building height shall be 12m measured vertically from the ground level along the Lake Street boundary with the following exceptions as shown at Appendix 4, Diagram 8:
 - The maximum building height for a rectangular area of the site marked with the letter “A” which is set

back 4.5m from both the Hay Street and Lake Street road boundaries and between 20.3m and 40.68m, in plan view, from the Beach Street road boundary shall be RL 336.50; and

- The maximum building height for a rectangular area of the site marked with the letter “B” that extends from 60.22m, in plan view, from the Beach Street road boundary to the boundary with Lots 1 and 2 DP 444132 and Lot 1 DP 7187, Sections 15 and 16 Block VIII Town of Queenstown and Part Section 14 Block VIII Town of Queenstown, and to the Hay Street and Lake Street road boundaries which shall be RL 341.50.

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

Note:

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

xii Premises licensed for the Sale of Liquor

- (a) Premises within The Town Centre Transition sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking,

retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.

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

xiii Lakeview sub-zone Structure Plan

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

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

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

If there is a proposal to re-align Cemetery Road along the northern boundary of the sub-zone and connecting to Brecon Street then it is deemed that this shall not comprise an exceedance of this site standard, nor alter any specific provisions applying to 34 Brecon Street which shall continue to apply following any consequential boundary adjustment. In the event of any inconsistency resulting, this rule shall prevail over any planning map which depicts the present boundaries of 34 Brecon Street.

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

xiv Active Frontages in the Lakeview sub-zone

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

- (a) Buildings shall contribute to the enhancement of the appearance of the Lakeview sub-zone and retail activities by:
 - a. Providing at least 5m of the frontage width or 80% of the frontage width, whichever is greater, of clear glazing (or equivalent);
 - b. Being capable of use for displaying goods and services to passing pedestrians;
 - c. Not having painted, covered or otherwise altered clear glazed areas so as to render them ineffective in achieving the purpose of this rule;
 - d. Having a minimum ground floor internal floor to floor height of 4m above ground level.
 - e. Having a minimum ground floor internal depth of 8m from the active frontage.
- (b) Vehicular access across sites with active frontages shall not use any more than 10% of the defined active frontage.
- (c) The principal public entrance to a building shall be provided from the active frontage.
- (d) No residential activity shall be located on the ground floor of a building adjoining an active frontage.

xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zones (West and East)

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

xvi Visitor Accommodation in the Lakeview sub-zone and the Isle Street sub-zones (West and East)

Visitor Accommodation activities in the Lakeview sub-zone and the Isle Street sub-zones (West and East) shall achieve the following noise insulation standard:

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

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

10.6.5.2 Zone Standards

i Building and Facade Height

- (a) The maximum building height shall be 12 m except that:
- In the specific area identified on Planning Map No. 36 where the maximum height shall be 8m; and
 - For any buildings located on a wharf or jetty where the maximum height shall be 4 m above RL 312.0 masl (412.0m Otago Datum).
 - In Precinct 2 of the Special Character Area the maximum height shall be 8m;
 - In that area bound by Man, Brecon, Shotover and Hay streets but excluding the Town Centre Transitional sub-zone and that land legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, no part of any building shall be more than 4 metres higher than the nearest point of Man Street (legal boundary of Man Street);
 - In that area legally described as Sections 23, 24, 25 and 26 Block IX Town of Queenstown, the maximum building height shall be 12 metres above ground level and, in addition, no part of any building shall be more than 1.5 metres higher than the nearest point of Man Street (legal boundary of Man Street);

- In the Town Centre Transitional sub-zone the maximum building height shall be 8m above ground level, provided that in addition any part of a building may extend up to the maximum permitted height at the nearest point of the sub-zone internal boundary.
- This rule does not apply to the Lakeview or the Isle Street sub-zones and that land bounded by Hay, Lake, Beach and Man Streets [given that specific clauses of site standard 10.6.5.1(xi) apply to these sub-zones].
- Refer to the building restriction area shown on Planning Map 36 and the interpretative diagrams contained in Appendix 4.

Note:

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

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

- (b) On that land bounded by Man, Duke and Brecon streets, the following shall apply in addition to (a) above:
- No building shall protrude through a horizontal plane drawn at RL 332.20 masl (being 432.20 Otago datum), except that decorative parapets may encroach beyond this by a maximum of up to 0.9 metre. This rule shall not apply to any lift tower within a visitor accommodation development in this area, which exceeds the maximum height permitted for buildings by 1 metre or less; and

- No part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10 metres above the street boundary.
- Refer to the building restriction area shown on Planning Map 36 and the interpretive diagrams contained on Appendix 4.

(c) In **Precinct 1** of the **Special Character Area**, the following shall apply in addition to (a) above:

- the street front parapet shall be between 7.5 and 8.5m in height; and
- no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 7.5m above any street boundary.

(d) In **Precinct 3** of the **Special Character Area** the following shall apply in addition to (a) above:

- For buildings on the south side of Beach Street the road frontage parapet height and the recession line shall be the same as for Precinct 1 of the Special Character Area.
- For buildings on the north side of Beach Street:
- the street front parapet shall be between 6.0 and 6.5m in height; and
- no part of any building, except a street front parapet shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.0m above any street boundary.

(e) For all other sites within the zone where there is a 12 metre maximum building height, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street

boundary. This standard does not apply to the Lakeview sub-zone or the Isle Street sub-zones (West and East).

ii Noise

- (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- (i) daytime (0800 to 2200 hrs) 60 dB $L_{Aeq(15\ min)}$
 - (ii) night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15\ min)}$
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}
- (b) Sound from activities in the Town Centre Transition sub-zone and activities located on land bounded by Hay Street, Man Street, Lake Street and Beach Street measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
- (i) daytime (0800 to 2200 hrs) 50 dB $L_{Aeq(15\ min)}$
 - (ii) night-time (2200 to 0800 hrs) 40 dB $L_{Aeq(15\ min)}$
 - (iii) night-time (2200 to 0800 hrs) 70 dB L_{AFmax}
- (c) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (d) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.
- (e) The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from

these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

- (f) These noise standards (a) through (e) do not apply to premises licensed for the sale of liquor in the Lakeview sub-zone or the Isle Street sub-zones (West and East) at night-time (2200 to 0800 hrs) when site standard 10.6.5.1(xv) applies.

iii Glare

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

10.6.6 Resource Consents - Assessment Matters

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

Figure 2 Lakeview sub-zone Structure Plan



Figure 3 Lakeview sub-zone Height Limit Plan



10.7 Wanaka Town Centre Zone Rules

10.7.1 Zone Purpose

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

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

10.7.2 District Rules

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

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

10.7.3 Activities

10.7.3.1 Permitted Activities

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

10.7.3.2 Controlled Activities

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

i Buildings

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

ii Verandas

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

iii Visitor Accommodation

Visitor Accommodation in respect of:

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

10.7.3.3 Discretionary Activities

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

i Premises Licensed for the Sale of Liquor

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

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

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

10.7.3.4 Non Complying Activities

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

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

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

v **Residential Flat**

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

10.7.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

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

10.7.4 Non-Notification of Applications

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

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

10.7.5 Standards

10.7.5.1 Site Standards

i Building Coverage

Maximum building coverage - 80%

ii Setback from Internal Boundaries

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

iii Retailing

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

iv Street Scene

(a) Setback of Buildings

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

(b) Minimum Facade Height

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

(c) Setback of buildings adjoining open spaces

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

v Storage

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

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

vi Sunlight and Outlook of Residential Neighbours

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

vii Verandas

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

viii Residential Activities

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

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

located immediately adjacent to and have direct access from the residential unit.

ix Flood Risk

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

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

x Deleted

10.7.5.2 Zone Standards

i Building and Facade Height

The maximum building height shall be:

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

ii Noise

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

(i)	daytime	(0800 to 2200 hrs)	60 dB L _{Aeq(15 min)}
(ii)	night-time	(2200 to 0800 hrs)	50 dB L _{Aeq(15 min)}
(iii)	night-time	(2200 to 0800 hrs)	70 dB L _{AFmax}

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

iii Glare

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

iv Service Lanes

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

10.7.6 Resource Consents - Assessment Matters

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

10.8 Arrowtown Town Centre Zone Rules

10.8.1 Zone Purpose

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

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

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

10.8.2 District Rules

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

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

10.8.3 Activities

10.8.3.1 Permitted Activities

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

10.8.3.2 Controlled Activities

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

i Verandas

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

ii Visitor Accommodation

Visitor Accommodation in respect of:

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

10.8.3.3 Discretionary Activities

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

i Premises Licensed for the Sale of Liquor

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

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

ii Buildings

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

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

10.8.3.4 Non-Complying Activities

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

i Factory Farming

ii Forestry Activities

iii Mining Activities

iv Airport

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

v Residential Flat

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

10.8.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

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

10.8.4 Non-Notification of Applications

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

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

10.8.5 Standards

10.8.5.1 Site Standards

i Building Coverage

Maximum building coverage 90%

ii Setback from Internal Boundaries

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

iii Retailing

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

iv Street Scene

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

v Outdoor Storage

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

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

vi Sunlight and Outlook of Residential Neighbours

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

vii Residential Activities

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

viii Loading

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

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

ix Deleted

10.8.5.2 Zone Standards

i Building Height

The maximum building height shall be 7m.

ii Noise

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

- | | | | |
|-------|------------|--------------------|--------------------|
| (i) | daytime | (0800 to 2200 hrs) | 60 dB LAeq(15 min) |
| (ii) | night-time | (2200 to 0800 hrs) | 50 dB LAeq(15 min) |
| (iii) | night-time | (2200 to 0800 hrs) | 70 dB LAFmax |

(b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

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

(d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this

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

iii Glare

(a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.

(b) No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.

(c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Residential Arrowtown Historic Management or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining property.

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

10.8.6 Resource Consents - Assessment Matters

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

10.9 Corner Shopping Centre Zones Rule

10.9.1 Zone Purpose

The purpose of the zone is to provide convenient access to goods and services, community activities and local opportunities for employment. No expansion of the zone is proposed and the zone will continue to accommodate business activities of a modest scale. It is recognised the activity structure of the centre may change and convert to a range of uses including residential, office and retail as appropriate.

10.9.2 District Rules

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

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

10.9.3 Activities

10.9.3.1 Permitted Activities

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

10.9.3.2 Controlled Activities

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

i Buildings

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

ii Verandas

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

10.9.3.3 Discretionary Activities

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

i Visitor Accommodation

Visitor Accommodation.

ii Premises Licensed for the Sale of Liquor

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

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

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

10.9.3.4 Non-Complying Activities

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

i Factory Farming

ii Forestry Activities

iii Mining Activities

iv Airport

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

v Residential Flat

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

10.9.3.5 Prohibited Activities

The following activities shall be **Prohibited Activities**

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

10.9.4 Non-Notification of Applications

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

i All applications for **Controlled Activities**.

ii Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:

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

10.9.5 Standards

10.9.5.1 Site Standards

i Building Coverage

Maximum building coverage - 75%.

ii Setback from Internal Boundaries

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

iii Street Scene

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

iv Storage

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

v Residential Activities

All residential activities shall be restricted to first floor level or above. Any building or part of a building used for residential activities shall provide a separate outdoor living area for the exclusive use of each separate residential unit. The outdoor living area shall have a minimum

area of 5m² and a least dimension of 2m. This living area must be located immediately adjacent to and have direct access from the residential unit.

vi Deleted

10.9.5.2 Zone Standards

i Building Height

The maximum building height shall be 8 m.

ii Noise

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

(i)	daytime	(0800 to 2200 hrs)	60 dB L _{Aeq(15 min)}
(ii)	night-time	(2200 to 0800 hrs)	50 dB L _{Aeq(15 min)}
(iii)	night-time	(2200 to 0800 hrs)	70 dB L _{AFmax}

(b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

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

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

(e) The noise limits in (a) shall not apply to sound from aircraft operations at Queenstown Airport.

iii Glare

(a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.

(b) No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the zone, measured at any point inside the boundary of any adjoining property.

(c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.

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

10.9.6 Resource Consents - Assessment Matters

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

10.10 Resource Consents - Assessment Matters:

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

10.10.1 General

- i The Assessment Matters are other methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- ii In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 10.10.2 below.
- iii In the case of *Controlled, Restricted Discretionary Activities under Rule 10.6.3.2A and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- iv In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- v Where an activity is a *Discretionary Activity* or a *Restricted Discretionary Activity under rule 10.6.3.2A* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the Restricted Discretionary Activity or discretionary activity.

10.10.2 Assessment Matters

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

i Building Height and Site Coverage

- (a) Whether any earthworks have been carried out on the site prior to the date of notification, 10 October 1995, that have lowered the level of the site.
- (b) Whether there are rules requiring the site to be built up.
- (c) With regard to proposals that exceed 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 the provision of a range of Residential Activity that contributes to housing affordability in the District.
- (d) The extent to which any height infringement to the height limits specified on Figure 3: Lakeview sub-zone Height Limit Plan will:
 - (i) adversely affect the visual quality and amenity values of the adjoining landscape;
 - (ii) adversely affect the heritage values of the adjoining Queenstown Cemetery; and
 - (iii) adversely affect outlooks from within the 'Square' identified within Figure 2: Lakeview sub-zone Structure Plan.

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

ii Controlled Activities - Buildings - Wanaka Town Centre

Conditions may be imposed to ensure:

- (a) The design of the building blends well with and contributes to an integrated built form.
- (b) The external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged below the roof line.
- (c) The roof line reflects and complements the surrounding topography. The pitch of roofs, except in the case of canopies, verandas or where existing buildings needed to be matched, should be between 25^o-45^o from the horizontal.
- (d) The views along a street or of an outstanding natural feature have been taken into account.
- (e) The building facade reflects the importance of open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to:

Building materials

Glazing treatment

Symmetry

External appearance

Vertical and horizontal emphasis

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

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

(1) Public Spaces

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

(2) Street Edges (including Active Frontages)

- Built form contributes to providing a high quality, spatially well-defined and contained streetscape and associated urban amenity.
- Visual interest is provided through a variety of building forms and frontages in terms of footprint, height and design.
- Buildings should avoid blank walls which are visible from public spaces.
- Where provided, car parking is accessible and does not dominate the streetscape.
- Buildings and streetscape design comply with CPTED principles.

3. Sustainable Buildings

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

4. Landscaping

- (i) Planting and landscaping is designed to:
 - Maintain access to winter sun.

- Integrate site landscape design with the wider context.
- Comply with CPTED principles.

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

Conditions may be imposed to ensure:

- (a) The building has been considered as part of the surrounding urban environment in terms of how it reflects its location within the town and the nature of open spaces which it may face.
- (b) The individual design elements of the building are in scale with the relatively fine grained individual site development which may have individual characteristics of the town centre in situations where sites are to be aggregated.
- (c) The design of the ground floor frontage of the building maintains a sense of variety which is desirable in promoting diversity.
- (d) The views along a street to a landmark, a significant building, or the Lake have been considered in the design of the building, and that the external appearance of buildings on prominent sites has taken into account their importance in terminating vistas or framing views.
- (e) The building facade reflects the importance of open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to:

Building materials

Glazing treatment

Symmetry

External appearance

Vertical and horizontal emphasis

- (f) The top of a building has been treated as an important termination, as may be seen from numerous vantage points and the quality of the roof design.
- (g) The ground and first floor facades of the building establish a strong relationship to pedestrians, and the ground floor appears accessible.
- (h) Any buildings proposed along the lake frontage strongly recognise the unique quality of the open space and waterfront amenity.
- (i) The adverse effects of any colour scheme which incorporates colours, which act as a form of advertising on the visual coherence and harmony of the locality, are avoided or mitigated.
- (j) The extent to which new buildings within the Isle Street sub-zones (West and East) provide for the following urban design principles and include:
 - Built form contributes to providing a high quality, spatially well-defined and contained streetscape and associated urban amenity.
 - Buildings should avoid blank walls which are visible from public spaces.
 - Where provided, car parking is accessible and does not dominate the streetscape.
 - Buildings and streetscape design comply with CPTED principles.
 - The adoption of sustainable building design principles using

sustainable materials, passive and active solar energy collection (where this is workable), water conservation techniques and/or, grey water recycling.

v Controlled Activity – Verandas

Conditions may be imposed to ensure:

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

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

vi Controlled Activity - Visitor Accommodation in the Town Centre Transition sub-zone and within the Isle Street sub-zones (West and East)

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.

In relation to the Isle Street sub-zones (West and East) conditions may be imposed to ensure:

- (a) Compatibility with amenity values of the surrounding environment considering the visual amenity of the street, neighbouring properties or views of the lake; and
 - (i) 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.

(ii) Loss of privacy

(iii) In the case of Isle Street sub-zone (West), the proximity of outdoor facilities to residential neighbours.

(iv) Hours of operation

(b) Any adverse effects from the activity are avoided, remedied or mitigated in terms of:

(i) The adequacy and location of car parking for the site

(ii) Noise, vibration and lighting from vehicles entering and leaving the site;

(iii) Pedestrian safety within the vicinity of the activity

(iv) Provision for coaches to be parked off-site

(c) Mitigation of noise emissions beyond the property boundary considering:

(i) 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.

(ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.

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

Conditions may be imposed to ensure that:

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

viii Restricted Discretionary Activity Rule 10.6.3.2A (i)(a), (b) and (c)

Design and Layout

1. The extent to which the external scale and design and appearance of buildings (including materials and colours), equipment and structures:
 - Provide visual interest through a variety of forms in terms of footprint, height and design.
 - Break down the building bulk and scale by architectural articulation and modulation of building form.
 - Minimise adverse effects of shading on adjacent public spaces (including footpaths).
 - Contribute positively to local public spaces and streetscape character and amenity through bulk, scale, architectural articulation and modulation, rooflines and the choice of materials and colours.
 - Visually enhance those parts of the site visible from public spaces e.g. major arterial transport corridor frontages, Queenstown Bay and the Square.

Transportation

2. 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 on the existing transportation network (including the effects of existing consented development not yet built); and
 - the implementation of any road safety improvements and/or road capacity improvements to the transportation network as a consequence of the development.
 - measures to promote reduced use of car travel by employees, including providing facilities for walkers and cyclists including change facilities and lockers and promoting travel outside peak hours, including telecommuting and flexible work hours.
 - measure to promote reduced car use by customers including improving the attractiveness of alternative modes by provision of bike stands and safe and attractive pedestrian paths to public road and public transport stops.
3. The extent to which parking, loading, manoeuvring areas and outdoor service areas are designed and located to:
 - Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.
 - Be away from the front of the site and the primary entrances to buildings.
 - Ensure traffic flows minimise adverse effects on amenity values.
 - Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.
 - Create an attractive environment that maintains safety and amenity for pedestrians.

- Integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking (including the degree to which the parking resource is available for use by other activities in the sub-zone), and where appropriate provide for the adoption of demand-managed transport options utilising walking, cycling and passenger transport options as alternatives to providing for car parking and pedestrian linkages beyond the site, linking to the Queenstown commercial centre.

Landscaping

4. The extent to which planting and landscaping is designed to:
 - Maintain access to winter sun.
 - Integrate site landscape design with that of the Square.
 - Comply with CPTED principles.

ix **Restricted Discretionary Activity Rules 10.6.3.2A (ii) Visitor Accommodation and Commercial activities with a gross floor area of greater than 400m² within land bounded by Hay, Beach, Lake, and Man Streets**

- (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 on the existing transportation network (including the effects of existing consented development not yet built); and
 - the implementation of any road safety improvements and/or road capacity improvements to the transportation network as a consequence of the development.

- measures to promote reduced use of car travel by employees, including providing facilities for walkers and cyclists including change facilities and lockers and promoting travel outside peak hours, including telecommuting and flexible works hours.
- measure to promote reduced car use by customers including improving the attractiveness of alternative modes by provision of bike stands and safe and attractive pedestrian paths to public roads and public transport stops.

x **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)**

- (a) 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;
- (b) 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, have any cumulative effects.
- (c) The extent to which access, parking and loading are been designed and located to:
 - Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.
 - Be away from the front of the site and the primary entrances to buildings.
 - Ensure traffic flows minimise adverse effects on amenity values.
 - Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.

- Create an attractive environment that maintains safety and amenity for pedestrians.
- xi Restricted Discretionary Activity Rules 10.6.3.2A (iv) Commercial and retail activities with a gross floor area of more than 400m² (that do not fall within the definition of ancillary retail and commercial activities)**
- (a) 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;
 - (b) 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;
 - (c) 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 on the existing transportation network (including the effects of existing consented development not yet built); and
 - the implementation of any road safety improvements and/or road capacity improvements to the transportation network as a consequence of the development.
 - measures to promote reduced use of car travel by employees, including providing facilities for walkers and cyclists including change facilities and lockers and promoting travel outside peak hours, including telecommuting and flexible works hours.
 - measure to promote reduced car use by customers including improving the attractiveness of alternative modes by provision
- of bike stands and safe and attractive pedestrian paths to public roads and public transport stops.
- xii Controlled and Discretionary Activity – Height within the Isle Street sub-zones**
- (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;
 - (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;
 - (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) will result in adverse effects upon adjoining properties and the wider townscape.
- xiii Discretionary Activity – Height within land bounded by Hay, Beach, Lake, and Man Streets**
- (a) The extent to which increased building height would adversely affect the amenity on neighbouring properties on Hay, Lake and Man Streets in terms of dominance by buildings, loss of privacy, sunlight and day light and loss of opportunities for views.
- xiv Discretionary Activity - Visitor Accommodation**
- (a) The extent to which the visitor accommodation will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.

- (b) In considering imposing conditions on visitor accommodation in the Town Centre Transition sub-zone, those matters listed in Section 7.7.2 (vi) shall be considered.
- (c) Any adverse effects of the proposed visitor accommodation in terms of:
 - (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a town centre zone environment.
 - (ii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road(s).
 - (iii) Pedestrian safety in the vicinity of the activity.
 - (iv) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- (d) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas, or through the provision of screening or through other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

xv Controlled and Discretionary Activity - Licensed Premises

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

- (a) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- (c) The topography of the site and neighbouring areas.
- (d) The nature of existing and permitted future uses on nearby sites.
- (e) The adequacy and location of car parking for the site.
- (f) The adequacy of screening and buffer areas between the site and other uses.
- (g) The previous history of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor.

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

- (a) The extent to which the proposal achieves the following design objectives:
 - (i) Creation of an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore.
 - (ii) Provision of a continuous waterfront walkway from Horne Creek right through to St Omer Park.
 - (iii) Maximisation of ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities.

- (iv) Provision for one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping.

(b) The extent to which any proposed structures or buildings will:

- (i) enclose views across Queenstown Bay.
- (ii) result in a loss of the generally open character of the Queenstown Bay and its interface with the land .

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

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

- (a) The nature and proportion of all design elements when compared with other buildings on adjacent sites. Where there are no adjacent buildings then reference shall be made to other buildings within the Special Character Area.
- (b) The design response of the building to the identified character of the relevant Special Character Precinct, and the way in which the building promotes the retention or enhancement of that character, having regard to:

- Facade Design
- Building materials
- Symmetry
- External appearance
- Roof design
- Fenestration, including proportion of wall area to be glazed

- Proposed signage

- (c) Whether the individual design elements of the building are in scale with the fine grained historical subdivision site pattern in situations where sites are to be aggregated.
- (d) Whether the bulk and location of the building ensures the retention of the heritage values of existing neighbouring buildings and their setting.

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

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

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

xix Discretionary Activity - Buildings, Arrowtown Town Centre Zone

- (a) The extent to which the external appearance of any finished surfaces which are not natural materials are based on heritage colours.
- (b) Whether the design of the ground floor frontage of the building maintains a sense of variety which is desirable in promoting diversity.
- (c) The extent to which the ground and first floor facades of the building establish a strong relationship to pedestrians, and whether the ground floor appears accessible.

- (d) The extent to which any building blends harmoniously with and contributes to the historic character of the town centre. New buildings do not necessarily need to replicate historic buildings styles. In this regard the following matters are considered important by the Council:

(e) Building Form

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

- rectangular in plan form;
- main elevations facing the street;
- symmetrical in building form;
- only buildings on corners of Buckingham, Wiltshire and Berkshire Streets to have chamfered corners;
- overall form of the facade to be horizontal.

(f) Roofing

The extent to which roof design reflects the following:

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

- (v) Schist buildings should generally have semi circular return parapets.

(g) Exterior Materials and Finishes

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

- schist with lime mortar with or without a low percentage of cement for walls and chimneys, with a natural finish or finished with a lime, sand plaster and/or a natural limewash;
- painted timber rusticated or shiplap weatherboards for walls;
- painted corrugated steel for roofs and side walls;
- painted timber for roof and wall coverboards, baseboards, and boxed corners;
- painted timber windows, glazing bars, sills, and frames;
- painted timber door panels, stiles, mullions, rails, glazing bars, sills, and frames;
- natural or limewashed bricks for chimneys;
- painted timber architraves to doors and windows for timber clad houses;
- limes and rendered architraves may be applied to schist buildings;
- painted galvanised steel for gutters and downpipes;
- painted timber tongue and groove flat boarding for parapets and pediments;

- painted timber cornices, string courses and other decorative elements;
- smooth painted cement render;
- painted timber framing to verandas.

(h) Details

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

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

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

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

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

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

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

(i) Facade Dimensions

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

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

xxx Building Coverage

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

xxi Historic Building Incentive

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

xxii Retailing

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

xxiii Street Scene

- (a) The effect of any increased or reduced setback or lowered or increased facade height on the visual impression of the streetscape;
- (b) The adequacy or provision of space for pedestrian movement;
- (c) The effect of any setback proposed on the existing pattern, height and design of the building facades including, where applicable, the provision of continuous veranda cover to any pedestrian area;
- (d) The provision of any type of landscaping in respect to any set-back requirement;
- (e) Any adverse effects on traffic movements by vehicle, public transport or pedestrians in terms of the proposed setback;

- (f) The impact of any increased or reduced setback, or lowering or raising of facade heights, or outdoor storage, on the appearance of the building and site from any public space;
- (g) The compatibility of the building with scale, facade height and setback of adjoining buildings;
- (h) Any other proposed or design features including the provision of street furniture to compensate for lack of building height or increased or reduced setback;
- (i) The quality and features of the external appearance of proposed buildings;
- (j) In Arrowtown, any particular effects of increased height above street facades on the integrity of the buildings within the zone.

xxiv Loading and Outdoor Storage

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

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

- (a) Any adverse impacts on the use and enjoyment of residential properties, particularly outdoor living spaces or main living areas of dwellings;
- (b) The effect in terms of the area of adjoining land affected by increased shadowing and the number of properties involved;

- (c) The visual effects of building height, scale and appearance, in terms of dominance and loss of privacy on adjoining properties;
- (d) Any proposed landscaping provision adjacent to the boundary, and whether it would adversely effect or mitigate outlook from any affected residential property;
- (e) The use to be made of any buildings adjoining residential properties.

xxvi Verandas

- (a) The extent to which the veranda departs from a height above footpath level, measured to the underside of the veranda of between 2.5 m to 3.0 m and the effect of this on the general streetscape and the appearance of the subject building.
- (b) The extent to which the veranda is compatible, in terms of coverage provided, with those on neighbouring buildings.
- (c) The extent of footpath that may be exposed to adverse weather conditions if a veranda is not provided or if a continuing of veranda cover is not provided;
- (d) The volume of pedestrian movement in the vicinity of the building concerned;
- (e) The effect of any non provision of a veranda on the use, external appearance of adjoining buildings, and the continuity of the street facade;
- (f) The effect on the streetscape in general, and the appearance of the building, of a veranda which is to be situated higher than 3m above the footpath levels;
- (g) The effect on the use and enjoyment of the streetscape of any proposal to support the veranda by poles, columns or similar structural elements

which extend from the ground to the veranda and which will be situated on the street.

- (h) The effect of any veranda on the manoeuvring of vehicles adjacent to the kerb in the vicinity of the veranda.

xxvii Residential Activities

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

xxviii Flood Risk

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

xxix Deleted