

Proposed Conditions for Designation 29

General Approval

1. To enable the continued operation and expansion of a multi-purpose indoor and outdoor recreation, cultural and conference complex referred to as the Queenstown Events Centre ("QEC") on land legally described as follows:
 - a) Lot 1 DP 25073
 - b) Lot 100 DP 468142
 - c) Lot 2 DP 476309
 - d) Sections 49, 50, 61-62 and 149 Block I Shotover Survey District
 - e) Part Section 63 Block I Shotover Survey District
 - f) Section 5 and 6 Block XXXIII Town of Frankton
2. In conjunction to Condition 1, the specific land contained within the QEC is illustrated on the plan titled 'Queenstown Events Centre – Structure Plan' which is referenced and dated as 2596.90.1B (dated 24 March 2015).

Allowed Activities

3. General activities allowed to occur (both indoor and outdoor) within the QEC shall include:
 - a) Provision of sporting/recreational activities and events.
 - b) Provision of commercial recreational activities.
 - c) Provision of cultural/commercial activities such as concerts, shows, musicals, carnivals, fairs, market days, meetings, exhibitions, parades, rallies and filming.
 - d) Provision of conferences (including gala dinners).
 - e) Informal and designated parking associated with the operation of the QEC.
4. The provision of day care facilities and school holiday programmes for children. Parents and/or guardians whose children are attending the day care facilities and/or school holiday programmes do not have to remain at the QEC whilst their children are being cared for or partaking in organised programmes. The hours of operation for the day care facility and school holiday programmes shall be limited to 7am to 7pm, daily.
5. The provision of small-scale temporary and permanent retailing that supports the overall operation of the QEC. Any permanent retailing operation is to be located within the Central Development Area and shall be limited to a gross floor area of 100m² per tenancy/business.
6. A permanent café and/or restaurant can be established within the Central Development Area, provided that such a café and/or restaurant shall not exceed a gross floor area of 100m² that is directly associated with the café and/or restaurant.
7. The provision of community activities that support the overall operation of the QEC.

8. Subject to the operational requirements of the Civil Aviation Authority and the Queenstown Airport Corporation, rotary wing aircraft flights in association with the use of the QEC can occur on the following basis:
 - a) Informal flights can take place between the hours 8am – 6pm.
 - b) No more than 5 flights shall occur each day.
 - c) The QEC shall not be used as an informal airport for more than 7 days in any calendar year
 - d) The QEC has notified Council's compliance department of the use of the informal airport on any given day.
 - e) For the purpose of this condition the relevant noise standards from the District Plan shall not apply to informal flights to and from the QEC.
 - f) For the purposes of this condition a flight includes two aircraft movements i.e. a landing and a departure.

Buildings

9. Subject to compliance with all conditions within Designation 29, all future buildings (both new and extensions/alterations to existing buildings) shall be assessed and approved via the Outline Plan process in accordance with Section 176A of the Act.
10. New buildings and extensions/alterations to existing buildings located within the Central Development Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
 - a) Maximum building height: 18 metres
 - b) Setback from any legal road: 5 metres
11. New buildings and extensions/alterations to existing buildings located within the Wider Grounds Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
 - a) Maximum building height: 8 metres
 - b) Setback from State Highway 6 and 6A: 20 metres
 - c) Setback from other legal roads: 5 metres
 - d) Maximum Building Footprint: 450m²
12. New floodlights to be established within the QEC shall be subject to the following controls:
 - a) Maximum building height: 21 metres
 - b) Setback from State Highway 6 and 6A: 20 metres
 - c) Setback from other legal roads: 5 metres
 - d) Flood lights can only be used between the hours of 5pm and 10pm daily from March to October.
13. Subject to compliance with all conditions within Designation 29, temporary buildings and structures can be established within the QEC. The following restrictions shall apply:

- a) Temporary buildings and structures are defined as marquees, tents, shelters, stands, filming facilities, offices, scaffolding, safety fences and other similar buildings and structures.
- b) The use of any temporary building or structure shall be limited to allowing for activities provided for within Conditions 3 to 7 within the QEC.
- c) The maximum time that temporary buildings and structures can be established within the QEC is 21 days at any one time, including the time required for establishment/construction and dismantling of such buildings and structures.
- d) Aside from the provision of safety fences, no other temporary buildings and structures shall be established within 50 metres of the legal boundary of the QEC that adjoins State Highway 6 and 6A.
- e) The maximum gross floor area of any temporary buildings and structures established within the QEC shall be 2400m² (per building or structure).
- f) The maximum height of any temporary building or structure established within the QEC shall be 10m.
- g) If permission is required under the Building Act 2004 for any temporary building or structure, then such permission shall be obtained.

The establishment and use of temporary buildings and structures shall also be subject to all other relevant conditions of the designation.

- 14. No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the cross-wind runway at Queenstown Airport unless prior written consent of Queenstown Airport Corporation is obtained.

Supply of Alcohol

- 15. Alcohol can be supplied in accordance with the requirements of the Sale and Supply of Alcohol Act 2012 for the permanent bar facilities associated with the QEC, or for any other activity that is provided for within Conditions 3, 5 and 6.

Hours of Operation

- 16. Subject to Condition 17, the hours of operation of the QEC shall not be restricted.
- 17. The hours of operation for the bar facilities associated with the QEC shall not exceed 7.00am to 2.30am daily.

Noise Limits

- 18. Activities undertaken within the QEC shall be managed so that the following noise emission levels are not exceeded at or within the 20 metre notional boundary of any residential unit:

Monday to Sunday 7am to 11pm.	55dBA L10 <i>Aeq(15mins)</i>
At all other times	45dBA L10 <i>Aeq(15mins)</i>

A night time Lmax limit of 75dBA shall be complied with between 11pm and 7am on all days of the week.

19. The exceptions to Condition 18 are major events that occur at the QEC. A "major event" relates to activities provided for in Condition 3 that attracts or which might reasonably be expected to attract more than 2500 persons to the QEC to partake in such an event. Noise emissions for major events shall be managed on the following basis:
- a) On not more than 5 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 75 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
 - b) On not more than 15 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 65 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
20. For the purpose of measuring noise from activities undertaken at the QEC in relation to Conditions 18 and 19, the "20 metre notional boundary of any residential unit" only relates to residential units that exist at the time of formal confirmation Designation 29.
21. Sound emission levels shall be measured in accordance with NZS6801:2008, and assessed in accordance with NZS6802:2008.

Signage and Advertising

22. In terms of the establishment of temporary advertising banners within the designation, the following restrictions shall apply:
- a) The banners shall only advertise recreation, cultural and conference activities that are to be undertaken within the QEC.
 - b) The banners shall only be located on the 28 existing light poles along Joe O'Connell Drive and within the Events Centre parking area, as shown numbered 1 – 28 on the plan titled "Location of Light Poles with Banner Arms (L100 – 27/7/11)" approved under RM110502.
 - c) The maximum time that one set of specific advertising banners can be placed on the lighting poles is 30 days within any 12 month period.
23. The establishment and on-going operation of the existing main entry sign located near the intersection of Joe O'Connell Drive and State Highway 6 shall adhere to the following restrictions:
- a) The minimum lettering size on the LED panel shall be 114mm.
 - b) Lettering and/or displays on the LED panel shall not flash, roll across the screen and provide intermittent information.
 - c) The colouring of the lettering on the LED panel shall be orange with a black background.
 - d) The LED panel shall produce no more than 150 candela.
 - e) The LED panel shall be floodlit during the hours of darkness.
 - f) Should there be any need to alter the wording on the sign in the future (excluding the LED panel), such alterations will require approval via Section 176A of the Resource Management Act 1991.

Alternative Vehicular Access

24. Should the existing vehicular access to the QEC from State Highway 6 (via Joe O'Connell Drive) be either closed or restricted in the future, alternative vehicle access to the QEC can be obtained via Grant Road.
25. If Grant Road is utilised in terms of providing vehicular access to the QEC, then an entry sign can be established that advertises activities undertaken within the QEC.

Pedestrian Access

26. Pedestrian/cycle access shall be maintained from the Kowarau Road (State Highway 6) to the QEC.

Aquatic Centre

27. Until improvements are made to the Council reticulated water supply that result in increased residual pressures (minimum 300kPa) in the 150mm diameter water main in SH6, irrigation of the playing fields shall not coincide with peak use times of the Aquatic Centre and/or Events Centre. Peak use times shall be determined by the management of each respective Centre and shall be submitted to Council within 12 months of the opening of the Aquatic Centre. Whenever possible irrigation of the playing fields shall occur outside hours of operation of either centre.
28. The combined discharge of wastewater for both the Events Centre and the Aquatic Centre shall not exceed 13.6l/s unless the consent holder submits information to Council for approval that proves that the wastewater discharge rate can be increased without negative downstream effects.