

Variation to the Proposed District Plan

Underlined text for additions and ~~strike through~~ text for deletions Variation to Proposed District Plan

Variation to Chapter 38 Open Space and Recreation Zones

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.16	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone. These buildings are subject to Rule 12.4.8.2.</u>	NC	C	C	C	C	C	C	NC
38.9.17	Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone.</u>	NC	RD	RD	RD	RD	RD	RD	NC

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
	<u>Waterfront Sub-Zone. These jetties are subject to Rules 12.4.7.1 and 12.4.8.1.</u>								

And subsequent renumbering of existing rules in table 38.1 and cross referencing in other chapters.

38.10 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
38.10.13	<p><u>Commercial outdoor dining located on the Civic Spaces Zone and Informal Recreation Zone that adjoin Active Frontage Area of the Queenstown Bay Waterfront Subzone</u></p> <p><u>Outdoor dining shall immediately adjoin the restaurant or café that it is associated with and shall not extend into the Civic Spaces Zone or Informal Recreation Zone by more than 5 m from the Queenstown Town Centre Zone boundary or beyond the side boundaries of the restaurant or café.</u></p>	NC

38.13 Matters of control for Controlled Activities identified in Table 38.1

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.

	Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <ol style="list-style-type: none"> a. Scale and intensity of the activity on recreation use and amenity values; b. Public access to, and use of the open space; c. Traffic generation, access and parking; and d. Infrastructure and servicing, including the provision of storage and loading/service areas; <u>and</u> e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in that part of the Community Purposes Zone within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u> <ol style="list-style-type: none"> i. <u>external appearance, including materials and colours and associated landscaping;</u> ii. <u>lighting;</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards.</u>

38.14 Matters of discretion for Restricted Discretionary Activities identified in Table 38.1

The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application.

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of, the open space; c. Location, in particular distance from adjoining properties; d. Traffic generation, access and parking; e. Noise; and f. Infrastructure and servicing, including the provision of storage and loading/service areas; <u>and</u> g. <u>In the Informal Recreation Zone that adjoins the Queenstown Bay Waterfront Subzone, and in the Civic Spaces Zone that adjoins the Arrowtown Town Centre Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance, including materials and colours and associated landscaping;</u> ii. <u>lighting;</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u>
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of the open space; c. Other occupiers or users of the site or adjoining sites; d. Traffic generation, access and parking; <u>and</u> e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in those parts of the Informal Recreation and Community Purposes Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance, including materials and colours and associated landscaping;</u> ii. <u>lighting</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u>

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones

38.14.5

Rule 38.9.19b: Commercial outdoor dining on the Civic Spaces Zone and Informal Recreation Zone, where the Zone adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone:

- a. the scale of the activity;
- b. effects on the amenity of the reserve, including pedestrian access to and through it
- c. lighting;
- d. effects on the safety of the reserve through designing the outdoor space in accordance with CPTED principles;
- e. noise issues;
- f. hours of operation; and
- g. cumulative effects.

VARIATION TO CHAPTER 36 – NOISE

36.5.2	... Open space and Recreation Zone, <u>except the Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u>	Any point within any site	0800h to 2000h	50dBAeq (15 min)	NC
			2000h to 0800h	40dBAeq (15 min)	NC
36.5.3	<u>Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u>	Any point within any site	0800h to 2200h	60 dB LAeq (15 min)	NC
			2200h to 0800h	50 dB LAeq (15 min)	NC

And subsequent renumbering of existing rules in section 36.5 and cross referencing in other chapters.

VARIATION TO CHAPTER 29 – TRANSPORT

29.8 Minimum Parking Requirements Minimum Parking Requirements

	Table 29.4	Resident/ Visitor	Staff/ Guest
29.8.1	<ul style="list-style-type: none"> • All activities in the: • Queenstown Town Centre Zone; • Wanaka Town Centre Zone; • Arrowtown Town Centre Zone; • Local Shopping Centre Zone; • Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown); • <u>Civic Spaces Zone, where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u> • <u>Parts of the Community Purposes and Informal Recreation Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone.</u> 	0	0

AMENDMENTS TO PLANNING MAPS 35 AND 36

Realign the QTWSZ boundary to exclude all land zoned OSZ.

1. Amend the location of the Queenstown Bay Waterfront Sub-Zone¹ boundary on Plan Maps 35 and 36 to exclude all OSZ from the QTWSZ, as follows:

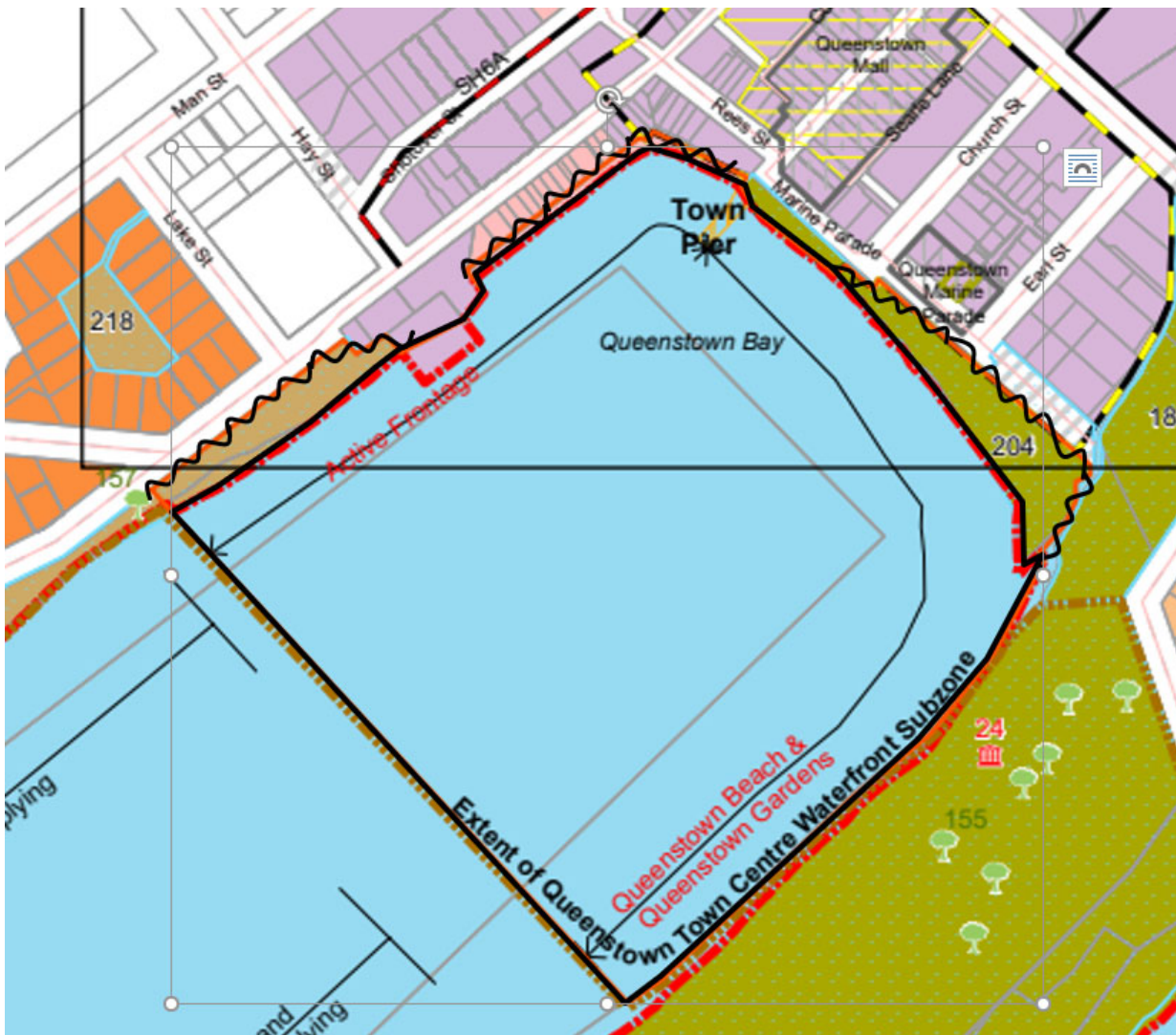


Figure 1 - Orange Sub-Zone boundary to be deleted and Sub-Zone boundary as shown in black to be added which excludes all OS zoned land from the waterfront Sub-Zone.

The location of the amended boundary is more clearly shown (in orange) on the below aerial:

¹ The references to “Queenstown Town Centre Waterfront Sub-Zone boundary” and “Queenstown Waterfront Zone” on the planning maps and the associated legend were amended to “Queenstown Bay Waterfront subzone” for consistency through the appeals to the QTTC zone – Topic 8)



Figure 2 – Amended QTWSZ boundary, as proposed by this Variation

2. Amend the zoning of those lots along the north-eastern edge of Earnslaw Park from QTTC to Civic Spaces Zone to be consistent with the principle of Chapter 38 that all council-owned reserve land (get wording from S 32) is zoned OSZ.



Figure 3 – QTTC Zone to be deleted from the area shown as pink with a bold black outline and replace with Civic Space Zone, as shown.

3. Amend the zoning of the slither of Rural zoned land between the CPZ (Queenstown Gardens) and QTWSZ to CPZ.

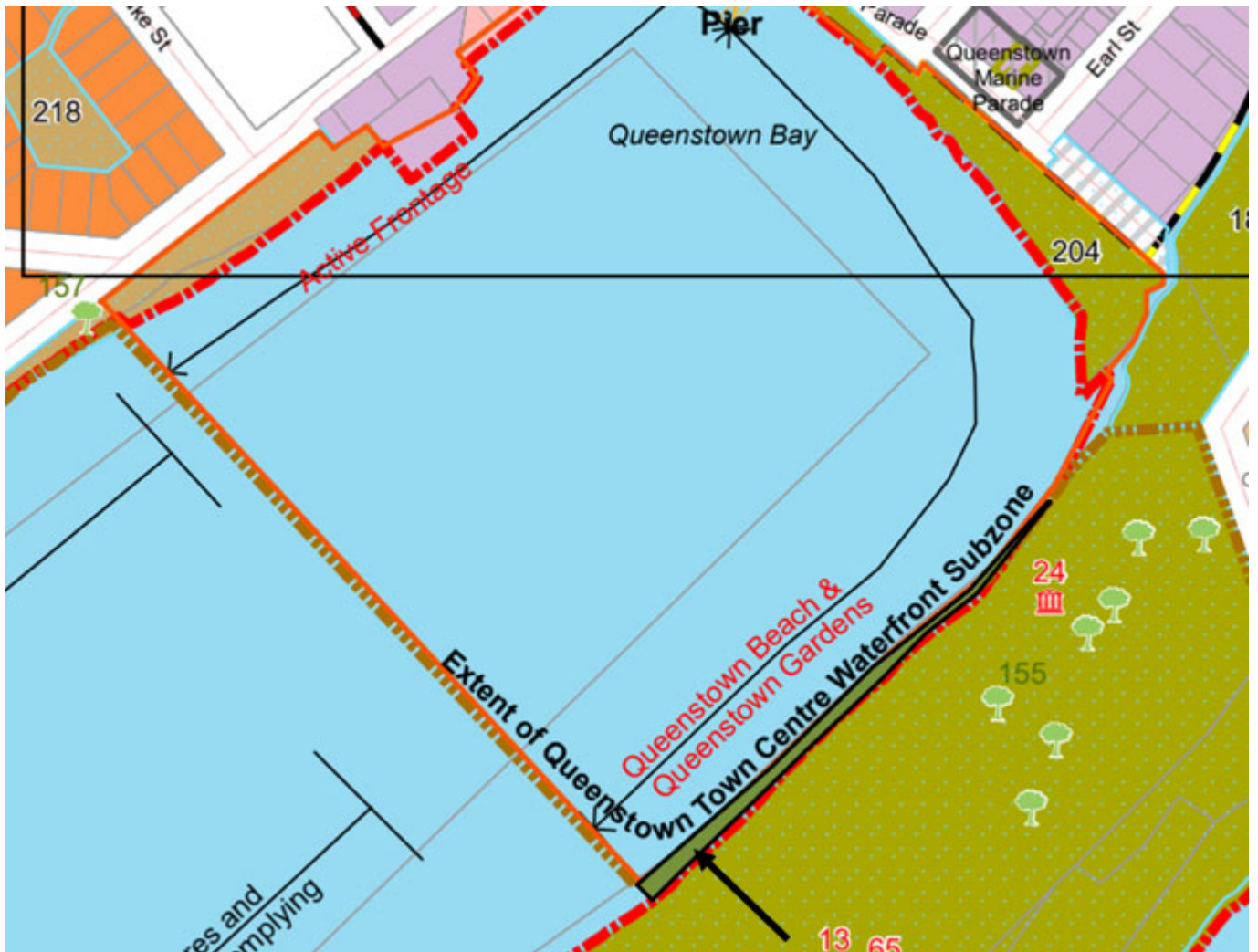


Figure 4 – Rural Zone to be deleted from the area shown as khaki green with a bold black outline and replace with CPZ, as shown (retain the ONL, UGB, and QTWSZ boundaries unchanged)