18A General Industrial and Service Zone

This table identifies new provisions sought to be added:

Appellant Court Number	**Provision/s Sought to be Added into Chapter 18A**
Cardrona Cattle Company Limited ENV-2021-CHC-034	Site-specific relief as part of a requested rezoning: Amend Chapter 18A for the Victoria Flats industrial zone.
~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued	Amend Chapter 18A to: (i) allow office, commercial, retail (including trade supply and food and beverage) and other related land uses that are not ancillary to Industrial and Service Activities; and (ii) provide for existing and consented office, retail, commercial and trade supply premises to continue to be used into the future in a flexible manner. Allow for such premises to be occupied by new tenants and appropriately upgraded and modified. Clarify that activities with resource consent can continue, that variations and renewals can be made to resource consents and that associated building consents can be obtained.
~~Queenstown Airport Corporation Limited~~ ~~ENV-2021-CHC-048~~ Appeal point withdrawn	Insert a new policy in Chapter 18A as follows: Policy 18A.2.4.X Manage glare effects within the Zone to avoid adverse effects on aircraft operations at Queenstown Airport.
Queenstown Airport Corporation Limited ENV-2021-CHC-048	Insert a new Rule - Standard in Table 18A.5 as follows: 18A.5.X: Alterations and Additions to Buildings within the Outer Control Boundary Alterations and additions to existing buildings located within the Outer Control Boundary that contain an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Non-compliance status: NC
Queenstown Airport Corporation Limited ENV-2021-CHC-048	Insert a new clause to interpretative note 18A.3.2 as follows: 18A.3.2.X Activities, buildings and structures proposed to be established within the vicinity of Queenstown Airport are referred to Figures 1 and 2 of the District Plan web mapping application which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport. Land use restrictions associated within these areas are further described in Chapter 37: Designations, Part D.3. Persons who wish to undertake activities or develop buildings or structures which enter into these surfaces are advised to consult with the relevant requiring authority and the Civil Aviation Authority.
Tussock Rise Limited ENV-2021-CHC-059	Site-specific relief as part of a requested rezoning: Amend Chapter 18A to enable activities that are not 'light' industrial
Tussock Rise Limited ENV-2021-CHC-059	Site-specific relief as part of a requested rezoning:

	Amend Chapter 18A to enable expansion or relocation of existing lawfully established activities
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A to provide for buildings as controlled activities in respect of landscaping, external appearance, location of offices and showrooms, and visual impact
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A to permit outdoor storage areas
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A so that visitor accommodation is non-complying
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A to provide for one residential unit as onsite custodial management
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A for buildings set back 5m from SH6 and 2m from other boundaries
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A for 80% site coverage
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A to provide building height 10m
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A for noise standards
The Station at Waitiri Limited ENV-2021-CHC-061	Site-specific relief as part of a requested rezoning: Amend Chapter 18A for no minimum allotment size for subdivision

18A.1 Purpose

The purpose of the General Industrial and Service Zone is to provide for the establishment, operation and long term viability of Industrial and Service activities. The Zone recognises the significant role these activities play in supporting the District's economic and social wellbeing by prioritising their requirements, and zoning land to ensure sufficient industrial development capacity.

The Zone seeks to ensure a range of site sizes are available, including for those Industrial and Service activities which require larger buildings and more space for the purpose of outdoor storage, manoeuvring of vehicles including heavy vehicles. Ancillary Office, Retail and Commercial activities are important in supporting Industrial and Service activities and are enabled. Activities and development that would not primarily result in sites being used for Industrial and Service activities are avoided. This includes new Office, Retail and Commercial activities.

A number of existing Office, Retail and Commercial activities were established within the Zone under the previous District Plan framework. The Zone seeks to recognise these activities by permitting them, and to provide for them to change overtime through the resource consent process. Any changes to these activities are likely to be limited in nature and scale so as to support the overall intent of the Zone to provide for Industrial and Service activities.

While the Zone seeks to provide for land uses more commonly associated with noise, glare, dust, odour, shading, visual and traffic effects and other similar effects, it also seeks to manage activities and development to ensure that appropriate levels of amenity are achieved for people who work within and visit the Zone, and to avoid adverse amenity effects on land located outside of the Zone.

Section 18A.1 Zone Purpose and relief sought	Appellant

	Court Number
Amend 18A.1 Zone Purpose to: Change focus of zone away from solely Industrial and Service activities. Remove requirement for office, retail and commercial activities to be in support of Industrial and Service Activities. Remove wording around "avoiding" non-industrial and service activities. Continue to provide for future change and expansion of existing and consented Office, Retail and Commercial activities. Remove any reference to requirements for any change in these activities to be limited in nature and scale and to have to support and provide for Industrial and Service activities.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~Consent Order issued

~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2 Objectives and Policies

18A.2.1 Objective - Industrial and Service activities are enabled within the Zone and their long-term operation and viability is supported.

Objective 18A.2.1 and relief sought	Appellant Court Number
Amend Objective 18A.2.1: Do not limit enablement to just Industrial and Service activities. Also enable Office, Retail, Commercial, Trade Retail and Food and Beverage activities and Commercial Recreation Activities	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

Policies

18A.2.1.1 Enable a diverse range of Industrial and Service activities that provide benefit in the form of economic growth and skilled employment opportunities.

Policy 18A.2.1.1 and relief sought	Appellant Court Number
Amend policy 18A.2.1.1: Do not limit enablement to just industrial and Service activities. Also enable Office, Retail, Commercial, Trade Retail, Food and Beverage and Commercial Recreation Activities	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued

	~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.1.2 Enable Office, Retail and Commercial activities that are ancillary to Industrial or Service activities.

Policy 18A.2.1.2 and relief sought	Appellant Court Number
Amend policy 18A.2.1.2: Remove requirement for office, retail and commercial activities to need to be ancillary to industrial or service activities.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.1.3 Enable Office, Retail and Commercial activities that have been lawfully established or consented under previous zoning provisions to continue provided they remain the same or similar character, intensity and scale.

Policy 18A.2.1.3 and relief sought	Appellant Court Number
Amend policy 18A.2.1.3: Remove requirement for existing office, retail and commercial activities to have to remain the same or similar character, intensity and scale. Provide for future change and expansion of existing and consented activities. Clarify that activities with resource consent are captured by the policy.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.1.4 Enable the operation of food and beverage retail activities which serve the daily needs and convenience of workers and visitors to the Zone.

Policy 18A.2.1.4 and relief sought	Appellant Court Number
Amend policy 18A.2.1.4: Do not restrict the operation of food and beverage retail activities to only 'serving the daily needs and convenience' of workers and visitors to the zone.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Orde issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~

	Consent Orde issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.1.5 Recognise that Industrial and Service activities have the potential to create noise, glare, dust, odour, shading, traffic effects and other effects that can be incompatible with activities that are enabled in adjacent or nearby non-industrial zones.

18A.2.1.6 Recognise and provide for Trade Suppliers within the Zone only where the following can be demonstrated:

a. the activity plays a role in supporting the establishment, operation and long term viability of Industrial and Service activities;

b. the activity is primarily involved in wholesaling related trade comprising the storage, sale and distribution of goods to other businesses and institutional customers, including trade customers; and

c. the activity has an operational need to be located within the Zone due to space requirements for buildings, storage and loading of materials, and for the manoeuvring of heavy vehicles.

Policy 18A.2.1.6 and relief sought	**Appellant Court Number**
Amend policy 18A.2.1.6: Provide for trade retail to service the general public by: • Removing requirement for Trade Suppliers to need to support the operation of and viability of Industrial and Service activities. • Removing requirements for trade supplier to have to primarily be involved in wholesaling. • Removing requirement to prove operational need to be situated within zone.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.1.7 Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial and Service activities now and into the future.

Policy 18A.2.1.7 and relief sought	**Appellant Court Number**
Amend policy 18A.2.1.7: Do not limit subdivision and development to being well suited to only Industrial and Service activities now and in the future. Provide for needs of other activities to reflect current activities taking place in the GIZ and future demand for a broader range of activities.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~

	~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.2 Objective – The establishment, operation and growth of Industrial and Service activities within the Zone is not undermined by incompatible land uses.

Objective 18A.2.2 and relief sought	Appellant Court Number
Delete Objective 18A.2.2 as follows: ~~18A.2.2 Objective – The establishment, operation and growth of Industrial and Service activities within the Zone is not undermined by incompatible land uses.~~	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

Policies

18A.2.2.1 Avoid activities that are not compatible with the primary function of the zone and that have the ability to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including:

a. Office, Retail and Commercial activities unless:

i. they are ancillary to Industrial or Service activities, or

ii. the activity is an Office, Retail or Commercial activity lawfully established prior to [xx date Chapter 18A becomes operative] and has remained the same or similar character, intensity and scale;

iii. it involves a change from an Office, Retail of Commercial activity lawfully established prior to [date Chapter 18A is treated as operative] to either an Office or Commercial activity (excluding Retail) that is of the same or similar intensity and scale as the existing activity but of a different character;

b. Large Format Retail;

c. Residential Activity, Residential Units and Residential Flats, and

d. Visitor accommodation, Residential Visitor accommodation and Homestay activities.

Policy 18A.2.2.1 and relief sought	Appellant Court Number
Delete policy 18A.2.2.1 as follows: ~~18A.2.2.1 Avoid activities that are not compatible with the primary function of the zone and that have the ability to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including:~~ ~~a. Office, Retail and Commercial activities unless:~~ ~~i. they are ancillary to Industrial or Service activities, or~~ ~~ii. the activity is an existing Office, Retail or Commercial activity lawfully established prior to [xx date Chapter 18A becomes operative] and has remained the same or similar character, intensity and scale;~~ ~~b. Large Format Retail;~~ ~~c. Residential Activity, Residential Units and Residential Flats, and~~ ~~d. Visitor accommodation, Residential Visitor accommodation and Homestay activities.~~	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued
Amend policy 18A.2.2.1 as follows: 8A.2.2.1 ~~Avoid~~ Manage activities that are not compatible with the primary function of the zone and that have the ability to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including: a. Office, Retail and Commercial activities unless: i. they are ancillary to Industrial or Service activities, or ii. the activity is an existing Office, Retail or Commercial activity lawfully or consented established prior to [xx date Chapter 18A becomes operative] and has remained the same or similar character, intensity and scale; b. Large Format Retail; c. Residential Activity, Residential Units and Residential Flats, and d. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	Schist Holdings Limited ENV-2021-CHC-051

18A.2.2.2 Avoid Trade Suppliers within the Zone where the activity:

a. is predominantly in the business of retailing such that they become retail destinations or commercial attractions for use by the general public and which do not support the operation and long term viability of Industrial and Service activities;

b. could give rise to reverse sensitivity effects on Industrial or Service activities; and

c. could give rise to adverse effects on the safety and efficiency of the transportation network.

Policy 18A.2.2.2 and relief sought	Appellant Court Number
Amend policy 18A.2.2.2: Enable trade suppliers to be engaged in retailing activities that service the general public.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.2.3 Avoid the cumulative establishment of activities and development within the Zone that would undermine the role played by town centre and other key business zones as the District's strategic hubs of economic activity.

Policy 18A.2.2.3 and relief sought	Appellant Court Number
Amend policy 18A.2.2.3: Recognise that the type of activities that want to be situated in the town centre within walking distance of public parking facilities, visitor accommodation and the lakefront are often of a different nature to activities which also may be categorised under the definition of 'Retail' or 'Commercial' and are better suited to be located near existing businesses which are within similar industries in some parts of the GIZ.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.2.4 Limit the scale, location and function of Office, Retail and Commercial activities to ensure they are ancillary to Industrial or Service activities.

Policy 18A.2.2.4 and relief sought	Appellant Court Number
Amend policy 18A.2.2.4: Remove any limit or requirement for office, retail and commercial activities to have to be ancillary to Industrial or Service activities	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.2.5 Ensure all Office, Retail and Commercial activities are constructed and operated to mitigate adverse reverse sensitivity effects to Industrial or Service activities.

Policy 18A.2.2.5 and relief sought	Appellant Court Number
Amend policy 18A.2.2.5: Recognise that there are existing Office, Retail and Commercial activities and buildings within this area. Do not impose extra requirements on existing activities/buildings. Also require Industrial and Service activities to mitigate adverse reverse sensitivity effects as there are currently a wide range of activities taking place in some parts of the GIZ.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~

	~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.2.6 Limit the scale, location and function of food and beverage related commercial activities within the Zone to ensure they serve the direct needs of workers and visitors to the Zone or directly relate to and support the operation of an Industrial activity.

Policy 18A.2.2.6 and relief sought	Appellant Court Number
Amend policy 18A.2.2.6: Delete requirement for food and beverage related commercial activities to have to serve the direct needs of workers and visitors to the GIZ or directly relate to or support the operation of an Industrial Activity. There are existing food and beverage outlets in the GIZ which do not directly support Industrial Activities. Any policies related to food and beverage activities should reflect existing nature of activities in the area.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.3 Objective - Activities and development within the Zone provide a level of amenity which make it a pleasant, healthy and safe place to work in and visit.

Policies

18A.2.3.1 Manage activities and development, both within sites and at their interface with public spaces, to ensure that people working in and visiting the Zone enjoy a pleasant level of amenity while recognising that the type of amenity experienced within the Zone may be lower than that anticipated within zones intended to accommodate more sensitive land uses.

18A.2.3.2 Control the location of ancillary Office, Retail and Commercial activities and encourage them to actively engage with the street frontage and public places.

Policy 18A.2.3.2 and relief sought	Appellant Court Number
Amend policy 18A.2.3.2: Reduce restrictions on Office, Retail and Commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary based on the business activity to be carried out.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

18A.2.3.3 Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through

Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial and Service activities.

18A.2.3.4 Control activities and development by applying sound insulation ventilation standards or other appropriate mitigation to ensure they are not significantly adversely affected by Industrial and Service activities or by airport noise.

18A.2.4 Objective - Activities and development within the Zone are undertaken in a way that does not adversely affect the amenity of other zones.

Objective 18A.2.4 and relief sought	Appellant Court Number
Amend Objective 18A.2.4 as follows: Objective - Activities and development within the Zone are undertaken in a way that does not adversely affect the amenity of other zones, or the functioning of Queenstown Airport.	Queenstown Airport Corporation Limited ENV-2021-CHC-048

18A.2.4.1 Manage noise, glare, dust, odour, shading, visual and traffic effects of activities and development within the Zone to ensure the amenity of other zones is not adversely affected, including through the use of Building Restriction Areas.

18A.2.4.2 Manage adverse effects of activities on the visual amenity of main gateway routes into Queenstown, Wanaka and Arrowtown through the use of landscaping and by controlling the bulk and location of buildings and development.

18A.2.5 Objective - Activities sensitive to aircraft noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are avoided or managed to mitigate noise and reverse sensitivity effects.

Policies

18A.2.5.1 Require as necessary all alterations and additions to buildings containing an Activity Sensitive to Aircraft Noise located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve specified design controls.

18A.2.5.2 Avoid any new Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

18A.3 Other Provisions and Rules

18A.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development

28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation	39 Wāhi Tūpuna
District Plan web mapping application		

18A.3.2 Interpreting and Applying the Rules

18A.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.

18A.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.

18A.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.

18A.3.2.4 These following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

18A.3.2.5 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 (Energy and Utilities) part 30.3.2.c has additional information in relation to activities and obligations under NZECP43:2001.

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

18A.4 Rules – Activities

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.1	Industrial activities and Service activities	P
18A.4.2	Office, Retail and Commercial activities that are ancillary to Industrial or Service activities on the same site	P
18A.4.3	Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises	P
18A.4.4	Outdoor Storage	P

18A.4.5	i. Office, Retail or Commercial activities lawfully established prior to [*date Chapter 18A is treated as operative*] ii. the relocation of a Office, Retail or Commercial activity lawfully established prior to [date Chapter 18A is treated as operative] within the same building or tenancy on the same site as the lawfully established activity iii. Office, Retail or Commercial activities that replace an Office, Retail or Commercial activity that is of the same nature, character and scale as the activity that was lawfully established prior to [date Chapter 18A is treated as operative] For the purposes of 18A.4.5(iii), this rule does not enable switches between activity types. It provides for an activity to replace an activity of the same type. Rule 18A.4.17B should be applied in cases where switches between Office, Commercial and Retail activity types are being sought. For the purposes of this rule, "lawfully established prior to [date Chapter 18A is treated as operative]" includes Office, Retail or Commercial activities within buildings where that building was granted resource consent and the activity would have been permitted within the building at the time of the grant of consent under the previous zoning provisions, despite whether the subject Office, Retail or Commercial activity had commenced prior to [date Chapter 18A is treated as operative].	P

Rule 18A.4.5 and relief sought	Appellant Court Number
Amend Rule 18A.4.5: Greater clarity is required in this rule to provide certainty to existing resource consent holders that they can carry out their activity provided for in resource consents and apply for variations and extensions to their consents in the future.	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued
Amend Rule 18A.4.5 as follows: ~~Existing~~ Office, Retail or Commercial activities lawfully established or consented prior to [date rules become operative], including the relocation or expansion of the existing Office, Retail or Commercial activity within the same building ~~or tenancy~~ on the same site as the lawfully established or consented activity.	Schist Holdings Limited ENV-2021-CHC-051

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.6	Buildings Discretion is restricted to: a. external appearance, including materials and colours; b. landscaping at the interface of the site with adjacent roads and public places; c. signage platforms; d. lighting; e. the external appearance and proximity to the street front of any ancillary activities, including Office, Retail and Commercial activities; f. servicing, including water supply, stormwater and wastewater; g. access, manoeuvring, and loading; h. location and provision of waste and recycling storage space; i. the contribution the building makes to the safety of the General Industrial and Service Zone through adherence to CPTED principles; j. natural hazards; and k. where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.	RD

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.7	Buildings within the Outer Control Boundary a. Any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. b. Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB). Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Discretion is restricted to: a. the design, construction, orientation and location of the alterations or additions to achieve adequate indoor sound insulation from aircraft noise.	RD

Rule 18A.4.7 and relief sought	Appellant Court Number
Delete Rule 18A.4.7 as follows: ~~Buildings within the Outer Control Boundary~~ ~~a. Any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.~~ ~~b. Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB).~~ ~~Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.~~ ~~Discretion is restricted to:~~ ~~a. the design, construction, orientation and location of the alterations or additions to achieve adequate indoor sound insulation from aircraft noise.~~	Queenstown Airport Corporation Limited ENV-2021-CHC-048

<table>
<tr><th></th><th>Table 18A.4 – Activities in the General Industrial and Service Zone</th><th>Activity Status</th></tr>
<tr><td>18A.4.8</td><td>Trade Suppliers
<table>
<tr><th>Rule 18A.4.8 and relief sought</th><th>Appellant
Court Number</th></tr>
<tr><td>Amend Rule 18A.4.8: Due to nature of existing activities within the area, trade suppliers should be somewhat expected. Provide for Trade Suppliers to include retail activities to the general public. Change activity status to Restricted Discretionary.</td><td>~~J C Breen Family Trust~~
~~ENV-2021-CHC-041~~
Consent Order issued

~~NPR Trading Limited~~
~~ENV-2021-CHC-042~~
Consent Order issued

~~86 Ballantyne Road Partnership~~
~~ENV-2021-CHC-043~~
Consent Order issued

~~Alpine Nominees Limited~~
~~ENV-2021-CHC-045~~
Consent Order issued</td></tr>
</table></td><td>D</td></tr>
<tr><td>18A.4.9</td><td>Outdoor storage and Outdoor waste storage within any building restriction area shown on any structure plan within Chapter 27 (Subdivision and Development)</td><td>NC</td></tr>
<tr><td>18A.4.10</td><td>Commercial Recreation and Recreation activities
<table>
<tr><th>Rule 18A.4.10 and relief sought</th><th>Appellant
Court Number</th></tr>
<tr><td>Amend Rule 18A.4.10: Commercial Recreation Activities are likely to occur indoors in this area. Reverse sensitivity effects are therefore limited. Change activity status to Restricted Discretionary with an enabling policy framework.</td><td>~~J C Breen Family Trust~~
~~ENV-2021-CHC-041~~
Consent Order issued

~~NPR Trading Limited~~
~~ENV-2021-CHC-042~~
Consent Order issued

~~86 Ballantyne Road Partnership~~
~~ENV-2021-CHC-043~~
Consent Order issued

~~Alpine Nominees Limited~~
~~ENV-2021-CHC-045~~
Consent Order issued</td></tr>
</table></td><td>NC</td></tr>
</table>

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.11	Community activities and Community Facilities **Rule 18A.4.10 and relief sought** / **Appellant Court Number** Amend Rule 18A.4.11: Community Activities and Facilities are likely to occur indoors in this area. Reverse sensitivity effects are therefore limited. Change activity status to Restricted Discretionary with an enabling policy framework. / ~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued	NC
18A.4.12	Any activity requiring an Offensive Trade Licence under the Health Act 1956 other than the "collection and storage of used bottles for sale" and "refuse collection and disposal" (as listed in that Act)	NC
18A.4.13	Any building within a Building Restriction Area that is identified on the District Plan web mapping application	NC
18A.4.14	Activities that are not listed in this Table	NC

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.15	Large Format Retail **Rule 18A.4.15 and relief sought** / **Appellant Court Number** Amend Rule 18A.4.15: There are limited sites in the GIZ where Large Format Retail could take place whilst supplying adequate parking but if there are sites that are appropriate for this activity to take place on, they Discretionary with an enabling policy framework. / ~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued	PR
18A.4.16	Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary	PR

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.17	Office, Retail and Commercial activities lawfully established prior to [*date Chapter 18A is treated as operative*] that do not comply with rule 18A.4.5	NC

Rule 18A.4.17 and relief sought	Appellant Court Number
Delete Rule 18A.4.17 as follows: ~~Existing Office, Retail and Commercial activities [date rules become operative] that do not comply with rule 18A.4.5~~	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued
Amend Rule 18A.4.17 as follows: ~~Existing~~ Office, Retail and Commercial activities prior to [date rules become operative] that do not comply with rule 18A.4.5. Activity Status ~~NC~~ D	Schist Holdings Limited ENV-2021-CHC-051

18A.4.17B	Changes from an Office, Retail or Commercial activity lawfully established prior to [date Chapter 18A is treated as operative] to either an Office or Commercial activity (excluding Retail). For the purposes of this rule, "lawfully established prior to [date Chapter 18A is treated as operative]" includes Office, Retail or Commercial activities within buildings where that building was granted resource consent and the activity would have been permitted within the building at the time of the grant of consent under the previous zoning provisions, despite whether the subject Office, Retail or Commercial activity had commenced prior to [date Chapter 18A is treated as operative].	NC

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.18	Office, Retail and Commercial activities not otherwise identified **Rule 18A.4.18 and relief sought** / **Appellant Court Number** Amend Rule 18A.4.18: Amend rule to provide for office, retail, commercial activities and food and beverage to be restricted discretionary activities with an enabling policy framework. Existing GIZ contains a number of office, retail and commercial activities. — ~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued; ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued; ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued; ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued Amend Rule 18A.4.18 as follows: Office, Retail and Commercial activities not otherwise identified. Activity Status ~~PR~~ NC — Schist Holdings Limited ENV-2021-CHC-051	PR
18A.4.19	Residential Activity, Residential Units and Residential Flats **Rule 18A.4.19 and relief sought** / **Appellant Court Number** Amend Rule 18A.4.19: Recognise that there are existing residential activities taking place in the zone. Allow for flexibility to extend consent timeframes/change structures. Provide for a consent pathway for such activities within the part of the Wanaka GIZ identified in Appendix 2 with an appropriate degree of direction though rules or policies. — ~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order Issued; ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued; ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued; ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued	PR

	Table 18A.4 – Activities in the General Industrial and Service Zone	Activity Status
18A.4.20	Visitor Accommodation, Residential Visitor Accommodation and Homestay activities **Rule 18A.4.20 and relief sought** / **Appellant Court Number** Amend Rule 18A.4.20: Provide for a consent pathway for such activities within the part of the Wanaka GIZ identified in Appendix 2 with an appropriate degree of direction though rules or policies. / ~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued	PR
18A.4.21	Airport	PR
18A.4.22	Mining activities	PR

18A.5 Rules – Standards

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
18A.5.1	Ancillary Office, Retail and Commercial activities a. The total area used for the activity within a building shall not exceed 30% of GFA excluding any outdoor area provided for in d. below;	RD Discretion is restricted to: a. the relationship of the activity to Industrial or

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	b. The activity shall occur within the same building as the associated Industrial or Service activity, except where provided for in d. below; c. For Retail and Commercial activities, only goods manufactured, fabricated, processed, packaged, distributed, maintained or repaired in association with an Industrial or Service activity may be sold from the site; d. Any part of the activity which stores, displays or otherwise operates outside a building shall be contained within a single area not exceeding 10 m^2 that directly adjoins and can be directly accessed from the building; and e. Where the activity fronts the street and is located on the ground floor, there shall be visually transparent glazing on the elevation facing the street for a minimum of 20% of that elevation. Note: Any Critical Listening Environments will be assessed against those noise insulation and ventilation requirements set out in Table 5 of Chapter 36 (Noise). **Rule 18A.5.1 and relief sought** / **Appellant Court Number** Delete Rule 18A.5.1 as follows: ~~Ancillary Office, Retail and Commercial activities~~ ~~a. The total area used for the activity within a building shall not exceed 30% of GFA excluding any outdoor area provided for in d. below;~~ ~~b. The activity shall occur within the same building as the associated Industrial or Service activity, except where provided for in d. below;~~ ~~c. For Retail and Commercial activities, only goods manufactured, fabricated, processed, packaged, distributed, maintained or repaired in association with an Industrial or Service activity may be sold from the site;~~ ~~d. Any part of the activity which stores, displays or otherwise operates outside a building shall be contained within a single area not exceeding 10 m2 that directly adjoins and can be directly accessed from the building; and~~ ~~e. Where the activity fronts the street and is located on the ground floor, there shall be visually transparent glazing on the elevation facing the street for a minimum of 20% of that elevation.~~ ~~J C Breen Family Trust ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited ENV-2021-CHC-045~~ Consent Order issued	Service activities operating on the site and the extent to which the activity is clearly ancillary to Industrial or Service activities; b. reasons why the activity could not reasonably locate in another zone; c. cumulative effects on industrial development capacity; d. reverse sensitivity effects on surrounding Industrial and Service activities; e. the scale of the activity in terms of the total indoor and outdoor area required, the number of staff and anticipated number of customers; f. the effect of the activity on access and onsite manoeuvring and loading; g. the location of the activity on the site and within the building or unit; and h. visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity.

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	~~Note: Any Critical Listening Environments will be assessed against those noise insulation and ventilation requirements set out in Table 5 of Chapter 36 (Noise).~~	
18A.5.2	Office, Commercial or Retail activities provided for under 18A.4.5: a. Must occur within the same building or tenancy on the same site as the lawfully established activity; and b. Must not result in: i. an increase to the gross floor area occupied by the lawfully established activity of more than 10%; ii. an increase to any outdoor area occupied by the lawfully established activity; iii. an increase to the total gross floor area occupied by lawfully established Office, Commercial or Retail activities on the site, apart from as provided under b(i) above. iv. must not result in a greater number of Office, Commercial or Retail activities on the site	NC

Rule 18A.5.2 and relief sought	Appellant Court Number
Delete Rule 18A.5.2 as follows: ~~Existing Office, Commercial or Retail activities provided for under 18A.4.5:~~ ~~a. Must occur within the same building or tenancy on the same site as the lawfully established activity; and~~ ~~b. Must not result in an increase to:~~ ~~i. the gross floor area occupied by the existing lawfully established activity of more than 10%;~~ ~~ii. any outdoor area occupied by the existing lawfully established activity.~~	~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~ ~~ENV-2021-CHC-043~~ Consent Order issued ~~Alpine Nominees Limited~~ ~~ENV-2021-CHC-045~~ Consent Order issued

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	<table><tr><td>Amend Rule 18A.4.5 as follows: ~~Existing~~ Office, Commercial or Retail activities provided for under 18A.4.5: a. Must occur within the same building ~~or tenancy~~ on the same site as the lawfully established or consented activity; and b. Must not result in an increase to: i. the gross floor area occupied by the existing lawfully established or consented activity of more than ~~10~~30%; ii. any outdoor area occupied by the existing lawfully established or consented activity of more than 30%. Non-compliance status: ~~NC~~ D</td><td>Schist Holdings Limited ENV-2021-CHC-051</td></tr></table>	
18A.5.3	Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding the sale of liquor) a. The total area used for the activity shall not exceed 60m². This includes any area contained within a building and any area located outside of a building used for storage, display, seating or otherwise associated with the activity; b. Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; c. Any Licensed Premises shall be ancillary to an Industrial activity; and d. Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site. <table><tr><th>Rule 18A.5.3 and relief sought</th><th>Appellant Court Number</th></tr><tr><td>Delete Rule 18A.5.3 as follows: ~~Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding the sale of liquor)~~ ~~a. The total area used for the activity shall not exceed 60m².~~ ~~This includes any area contained within a building and any~~</td><td>~~J C Breen Family Trust~~ ~~ENV-2021-CHC-041~~ Consent Order issued ~~NPR Trading Limited~~ ~~ENV-2021-CHC-042~~ Consent Order issued ~~86 Ballantyne Road Partnership~~</td></tr></table>	NC

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	~~area located outside of a building used for storage, display, seating or otherwise associated with the activity; b. Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; c. Any Licensed Premises shall be ancillary to an Industrial activity; and d. Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.~~ — ~~ENV-2021-CHC-043~~ Consent Order issued; ~~Alpine Nominees Limited ENV-2021-CHC-045~~ Consent Order issued	
18A.5.4	Minimum Boundary Setbacks a. Road boundary setbacks i. fronting any of the following residential zones – 7m • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone ii. all other road boundaries – 3m iii. State Highway boundaries – 5m b. Internal boundary setbacks i. where a site adjoins any other zone outside of the General Industrial and Service Zone – 7m ii. no minimum internal setbacks are required where a site adjoins other sites within the General Industrial and Service Zone	RD Discretion is restricted to: a. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places; b. the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects; c. landscaping and screening; and d. compatibility with the appearance, layout and scale of surrounding sites.
18A.5.5	Building coverage Maximum building coverage of 75%	RD Discretion is restricted to: a. site layout and the location of buildings; b. traffic effects of additional building coverage

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
		including adequate provision of access, loading and manoeuvring; c. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places; d. landscaping and screening; and e. adequate provision and location of outdoor storage space, including waste and recycling storage and servicing areas.
18A.5.6	Building Height Maximum building height of 10m except where specified in Rule 18A.5.7 and 18A.5.8 below.	NC
18A.5.7	Building Height – Wanaka General Industrial and Service Zone land identified on the District Plan web mapping application located between Connell Terrace and Gordon Road Maximum building height of 7 metres except where specified in Rule 18A.5.8 below.	NC
18A.5.8	Building Height – Sites adjoining or separated by a road from any of the following zones • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone a. Maximum building height of 7m; b. A recession plane applies for all buildings which is inclined towards the site from a point 3m above ground level at the following angles: i. 45º applied on the northern site boundary; and ii. 35º applied on all other site boundaries.	NC

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
18A.5.9	Glare All lighting shall comply with the following: a. All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the night sky; b. No activity shall result in greater than 10 lux spill (horizontal and vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property; and c. No activity on any site shall result in greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned residential (including the Meadow Park Special Zone and the Large Lot Residential Zone) measured at any point more than 2m inside the boundary of the adjoining property.	RD Discretion is restricted to: a. Effects of glare on amenity values, the transportation network and the night sky

Rule 18A.5.9 and relief sought	Appellant Court Number
Amend Rule 18A.5.9 as follows: Glare All lighting shall comply with the following: a. all exterior lighting, other than footpaths or pedestrian link amenity lighting, installed on sites or buildings within the zone, shall be directed away from adjacent sites, roads, flight paths and public places, and so as to limit the effects on the night sky. b. No activity shall result in greater than 10 lux spill (horizontal and vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property; and c. No activity on any site shall result in greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned residential (including the Meadow Park Special Zone and the Large Lot Residential Zone) measured at any point more than 2m inside the boundary of the adjoining property. Discretion is restricted to: a. Effects of lighting and glare on amenity	Queenstown Airport Corporation Limited ENV-2021-CHC-048 Appeal point withdrawn (18A.5.9.a.)

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	values, the transportation network, aircraft operations and the night sky.	
18A.5.10	Outdoor storage All outdoor storage shall comply with the following: a. not be located within any road boundary setbacks; and b. where adjoining any zone, excluding the Rural Zone, shall be screened by a solid fence at least 2m in height or by dense planting of the same height.	RD Discretion is restricted to the following: a. visual impacts of the material to be stored within the setback when viewed from adjacent sites, roads and public places; b. the nature of the activity, including any noise, vibration, odour, dust, glare or any other nuisance effects emitted from the activity; c. the type and volume of material to be stored; d. landscaping and screening; and e. whether pedestrian or vehicle access is compromised.
18A.5.11	Fencing a. Any site adjoining any of the following zones shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary; • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone b. In the General Industrial and Service Zone in Wanaka, the following additional standards shall apply in regard to Building Restriction areas shown on any structure	RD Discretion is restricted to the following: a. visual impacts of the material to be stored when viewed from adjacent sites, roads and public places; b. the nature and scale of the activity; c. the type and volume of materials to be stored; and

	Table 18A.5 - Standards for activities located within the General Industrial and Service Zone	Non-compliance status
	plan shown in Chapter 27 (Subdivision and Development): i. Fences on or within 4m of open space areas shall be no higher than 1.2m ii. This standard shall not apply to fences which are at right angles to the boundary of the open space area. c. No razor wire or barbed wire shall be used on any fencing. **Rule 18A.5.11 and relief sought** / **Appellant Court Number** Site-specific relief as part of a requested rezoning: Amend Rule 18A.5.11 as follows: 18A.5.11 Fencing a. Any site adjoining any of the following zones shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary; • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone b. In the General Industrial Zone in Wanaka and Hāwea, the following additional standards shall apply in regard to Building Restriction areas shown on any structure plan shown in Chapter 27 (Subdivision and Development) i. Fences on or within 4m of open space areas shall be no higher than 1.2m ii. This standard shall not apply to fences which are at right angles to the boundary of the open space area. c. No razor wire or barbed wire shall be used on any fencing. Universal Developments Hawea Limited ENV-2021-CHC-037	d. landscaping and screening.

18A.6 Non-Notification of Applications

18A.6.1 Except as provided for under Rule 18A6.1.3 the following restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:

18A.6.1.1 18A.4.6 Buildings

18A.6.1.2 18A.5.1 Ancillary Office, Retail and Commercial activities

18A.6.1.3 For any application for resource consent where Rule 18A4.6 (k) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.

18A.6.2 The following restricted discretionary activities will not be publicly notified but notice may be served on those persons considered to be adversely affected if those persons have not given their written approval:

18A.6.2.1 Additions and alterations to buildings within the Outer Control Boundary - Queenstown Airport