

APPENDIX A - REVISED PLAN CHANGE PROVISIONS

~~1211.X~~ Frankton Mixed Use Business (B) Zone

Note – as a result of the change in Zone name, the numbering will all change to Section 11,x,x.

UP TO PG 33 OF S 42A REPORT MAKING CHANGES

12.X.1 Resources, Activities and Values

Frankton is a growth area for the Queenstown Lakes District. Due to its flat topography, transport linkages and proximity to other services and facilities, Frankton has greater potential to accommodate development than many other parts of Queenstown.

~~The Frankton Mixed Use Business (B) Zone is a generic zone...It has been applied to a flat area of land on the edge of Frankton Flats.~~ Although strategically located on State Highway 6, the Zone is comparatively isolated from development on other sites, such that any effects upon neighboring land will be relatively benign.

State Highway 6 is the main thoroughfare for vehicles entering and leaving Frankton and Queenstown. As one of New Zealand's eight national State Highways it is an important national resource.

The purpose of the Zone is to provide for a range of higher density activities, including commercial, residential, and visitor accommodation, that complement the character and landscape of the Frankton Flats area.

12.X.2 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

(i)	Natural Environment	Part 4.1
(ii)	Landscape and Visual Amenities	Part 4.2
(iii)	Takata Whenua	Part 4.3
(iv)	Waste Management	Part 4.7
(v)	Natural Hazards	Part 4.8
(vi)	Earthworks	Part 4.10
(vii)	District Wide Residential	Part 7.1.1
(viii)	Heritage	Part 13
(ix)	Transport	Part 14
(x)	Subdivision & Development	Part 15
(xi)	Hazardous Substances	Part 16
(xii)	Utilities	Part 17
(xiii)	Signage	Part 18

i. Development in an integrated manner of a strategically located area of land.

Integrated mixed use of the land is the primary aim of the zone. To ensure this aim is met an Outline Development Plan will guide future development. Development of the zone will provide a mixed range of activities in an integrated and coherent way.

ii. Provision of Essential Services

The provision of adequate sewage and stormwater disposal and water supply is important to ensure the protection of residential amenity and environmental quality.

iii. Traffic Management

Effective traffic management is important to the sustainability of the Frankton area. Any development within this zone needs to recognise this by ensuring activities connect appropriately to the adjoining State Highway.

iv. Protection and enhancement of the amenity value of living environments.

People's perceptions of wellbeing are enhanced by a coherent and pleasant living environment. The main components of this amenity are layout of development generally within the zone, scale, density and design of development, relationship with the landscape and provision of open space. Within this Zone the topography can be utilised to effectively and efficiently relate the built development to the surrounding landscape with increased building height against the slope of the hill being appropriate.

12.X.3 Objectives and Policies

In addition to Part 4 District Wide Objectives and Policies the following objectives and policies apply to the zone:

Objective 1 – Range of Activities

A range of activities that achieves a comprehensive and sustainable pattern of development.

Policies:

1.1 To ~~provide for~~ ensure that the development:

- ~~enables~~ includes an appropriate mix of activities;
- is easy and safe for pedestrians and vehicles to navigate;
- creates a sense of arrival and place;
- recognises the importance of and provides for the growth and ongoing operations of the Queenstown airport
- ensures activities are located and designed so that they can function without causing adverse reverse sensitivity issues;
- enables a mix of predominantly showroom/retail/commercial activities at ground level along the State Highway 6 boundary;
- considers underground parking as a possible efficient design solution; and

- Includes the maximum possible amount of residential activity allowed by the rules, in order to ensure that the zone is truly mixed use and to enable a live-work environment to establish within the zone.

Objective x – A mixed use development which does not result in any reduction in the efficiency or safety of the roading network

Policies:

2.1 To ensure that the extent and type of development within the zone is limited so as to not result in any reduction in the level of service of the roading network.

Others will need to be added

Objective x– A mixed use development that is well connected to the existing and zoned urban areas in the vicinity

Policies: Others will need to be added

Objective 2 – Amenity Values:

A high density mixed use zone which provides for and maintains the amenity values of residents and visitors.

Policies:

- 2.1 To ensure a high quality development in accordance with good urban design principles.
- 2.2 To ensure landscaped and open space areas are provided in scale and proportion to the size of surrounding buildings, parking areas and circulation spaces.

- 2.3 To provide landscaping along the State Highway corridor which relates to the built form in terms of location and scale and is effective in maintaining an attractive streetscape.
- 2.4 To encourage development forms which provide for ~~increased residential density in a high density form in a manner~~, which achieves good quality living environments.
- 2.5 To encourage development forms and design in accordance with topography and which recognise that an increased height of buildings is appropriate back from the State Highway against the hill.
- 2.6 To encourage variations in building design, height, colours and materials in order to create interesting streetscapes and variety in form, scale and height of buildings.
- 2.7 To achieve generous floor to ceiling heights in order to create good quality internal spaces.
- 2.8 To require sound insulation and mechanical ventilation for critical listening environments within any buildings containing activity sensitive to aircraft noise within the Queenstown Airport Outer Control Boundary.
- 2.9 To limit the density of activities sensitive to aircraft noise within the Outer Noise Control Boundary in order to avoid reverse sensitivity effects in relation to operations at Queenstown airport.
- 2.10 To ensure that the buildings do not exceed the maximum number of storeys permitted in each subzone, regardless of whether the maximum height limit is able to be met whilst providing for more storeys.
- 2.11 To ensure that maximum height rules are not used to create high surrounding parapet walls which create a visual presence well in excess of what is required to contain buildings' internal volumes.

- 2.11 To ensure that development does not result in reverse sensitivity noise effects that could adversely affect the operational capability of Queenstown Airport and adjoining State Highway network.

Objective 3 - Integration

Integrated management of the effects of a mix of activities.

Policies:

- 3.1 To require development to be undertaken in a manner that manages potential reverse sensitivity and other adverse effects.
- 3.2 To provide for a site layout and configuration of buildings and activities that is safe, legible and convenient for vehicle and pedestrian traffic.
- 3.3 To enable high density residential development as an integral component of a mix of residential and commercial activities.
- 3.4 To preclude large format retail activities and service stations.

Objective 4 – Infrastructure

Infrastructure that is complementary to and connects to the existing networks and that incorporates environmentally sustainable engineering practices wherever possible

- ~~4.1 To provide a safe and efficient connection to State Highway 6 from Hansen Road.~~
- ~~4.2 To ensure that development does not result in reverse sensitivity noise effects that could adversely affect the operational capability of Queenstown Airport and adjoining State Highway network.~~
- 4.3 To provide adequate sewage and water supply and stormwater disposal and water supply.

- 4.4 To require development and subdivision to demonstrate best practice in regard to managing the quantity and quality of stormwater runoff.
- 4.5 To ensure that, if contaminated sites exist, development and subdivision does not proceed without an assurance that they will be remediated or managed in a satisfactory manner.
- 4.6 To ensure that no earthworks, building, or development creates or exacerbates any natural hazard.

Implementation Methods

The objectives and associated policies will be implemented through a number of methods, including:

- (a) Requirement for an Outline Development Plan to ensure a co-ordinated approach to development;
- (b) Bulk and location controls to enhance the amenity of adjoining sites and streets;
- (c) Provisions regarding site configuration, building design, provision of open space and landscaping;
- (d) Acoustic insulation and mechanical ventilation standards.

Explanation and Principal Reasons for Adoption

The aim of the zone is to sustainably manage the land by providing a mixed use activity centre. Mixed use activities are appropriate on the site for a number of resource management reasons including:

- The location adjoining SH6.
- The topography/geology of the site.
- Ability for ease of infrastructure servicing.

- The site is well located in respect of a number of existing and proposed activities including church, office, retail, recreational, educational.
- The surrounding existing and proposed landuses creates the opportunity for multi-purpose trips.
- Proximity to surrounding transport facilities.

Objective 5 – The inclusion of initiatives which, together, help to reduce car use and provide practical alternatives.

Policies

- 5.1 To provide safe, attractive, and practical routes for walking and cycling, which are well-linked to existing or proposed passenger transport and local facilities and amenities within the zone, and which are well-connected to other urban areas beyond the zone.
- 5.2 To require applications for Outline Development Plans to show how they will help reduce private car travel and encourage realistic alternative modes of transport.
- 5.3 To ensure that carparking is not over provided and a) does not exceed a ratio that is necessary to service the development and the reasonable needs of future residents, b) reflects the objective to achieve a reduced reliance on private car travel.

Objective 6 Protection of the setting of the adjoining Frankton Cemetery.

Policies

- 6.1 To ensure that the built form, landscaping, and activities that occur adjacent to the boundary of the cemetery are respectful of its function and the historic values of the protected stonewall

12.X.4 Environmental Results Anticipated

It is recommended that this section be removed and incorporated into the objectives and policies. For example ERA (iii) below is recommended as a new Objective.

Implementation of the policies and methods for management relating to the ~~Frankton Mixed Use Business (B) Zone~~ will result in:

- (i) Land development managed so the potential adverse effects of development are avoided, remedied or mitigated.
- (ii) A development pattern that creates a positive frontage to the State Highway and adjoining sites.
- (iii) Protection of the setting of the adjoining Frankton Cemetery.
- (iv) A high level of amenity within the zone.
- (v) Land development managed in a way which relates well to the surrounding area and assisted by open space areas, landscaping and design controls for any buildings.
- (vi) Development of a mix of residential and non-residential activities of a smaller scale to meet the needs of community and visitors.
- (vii) The facilitation of lower cost housing and workers accommodation.
- (viii) Large format retail activities are precluded to avoid adverse visual and traffic effects.

12.X ~~Frankton Mixed Use Business (B) Zone~~ Rules

12.X.1 Zone Purpose

To use an Outline Development Plan process to enable mixed use development of residential, visitor accommodation and smaller scale non-residential activities.

12.X.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

12.X.3 Activities

12.X.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**.

12.X.3.2 Controlled Activities

The following 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, including alterations and additions of any buildings in respect of:

- (a) External appearance, including signage and signage platforms
- (b) Provision and location of car parking and loading
- (c) Landscaping
- (d) Earthworks
- (e) Vehicle Access
- (f) Street scene including landscaping
- (e) Geotechnical conditions

ii. Residential Activities, Visitor Accommodation, Commercial Recreational Activities, Commercial Activities, Education and Health/Day Care facilities in respect of:

- (a) Compatibility with surrounding land uses within the zone, character and amenity
- (b) Noise, vibration, lighting and loss of privacy
- (c) Traffic generation and parking
- (d) Safety
- (e) Hours of operation of non-residential activities

iii. Premises Licenced for the Sale of Liquor

Premises licenced for the sale of liquor in respect of the scale of activity, car parking, retention of amenity, noise and hours of operation.

iv. Earthworks

Earthworks within the zone which exceed within a 12 month period:

- (a) 100m³ in volume and/or;
- (b) an average cut of 0.5m or greater and/or;
- (c) 200m² of exposed topsoil;

In respect of:

- (i) Sediment runoff/ erosion/ dust control techniques
- (ii) Effects on stormwater and overland flows
- (iii) The period of the earthworks and rehabilitation of the site.
- (iv) Effects on groundwater
- (v) Effects on the stability of neighbouring sites, including the stability and functioning of the Arrow irrigation race.
- (vi) Compliance with engineering standards.
- (vii) The removal and disposal of excess soil
- (viii) Processes relating to the discovery of Waahi Tapu, Waahi Taoka or other artefact materials and the protection of heritage items.

12.X.3.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary 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 limited its discretion are listed with each **Restricted Discretionary Activity**.

i. Outline Development Plan

The Outline Development Plan lodged with the Council for approval as required by Rule 12.X.5.2 (i). The Council's discretion is limited to the following:

- (a) Internal roading pattern and carparking and bicycle parking layout

- (b) Provision of pedestrian connections within the zone and linkages to surrounding pedestrian networks
- (c) Configuration of activities on the zone
- (d) Building layout and general configuration, bulk and location
- (e) Mitigation measures for potential adverse effects of buildings on the boundaries
- (f) An appropriate building bulk and location in relation to State Highway 6
- (g) Proposed landscaping and provision of open space/amenity spaces
- (h) Compatibility with surrounding land use, character and amenity
- (i) Infrastructure and servicing, including ~~loading~~ stormwater disposal
- (j) Traffic generation and vehicle access
- (k) Proposed subdivision layout
- (l) Measures to address any adverse effects resulting from any contaminated sites or natural hazards
- (m) Size and location of signage areas visible from State Highway 6.
- (n) Staging

The Outline Development Plan must cover the entire zone.

12.X.3.4 Discretionary Activities

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

- i. Development not in conformity with an approved Outline Development Plan shall be a **Discretionary Activity** in respect of the matters listed in Rule 12.X.3.3.
- ii. Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which 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 confined to the matter(s) specified in the standard(s) not complied with.

12.X.3.5 Non Complying Activities

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

- i. Industrial Activities within the retail precinct, as shown on the Structure Plan
- ii. Forestry Activities.
- iii. Take-off or landing of aircraft other than for emergency landings, rescues or fire fighting purposes.
- iv. Service stations
- v. Retail activity outside of the retail precinct as shown on the Structure Plan or on any level other than the ground floor level,
- vi. Any Outline Development Plan which does not show at least 46 residential units
- vii. Any Outline Development Plan that does not include all that land contained within the zone.
- viii. Any activity that is not in accordance with the relevant Structure Plan.
- ix. Any activity which does not comply with one or more of the relevant Zone standards.

12.X.3.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- i. Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade License under the Health Act 1956.
- ii. Planting the following trees:
 - Pinus radiata
 - Pinus muriata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvstris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties
- iii. Factory Farming
- iv. Mining Activities
- x. Retail activities above ground and retail outside the retail precinct, as shown on the Structure Plan

- iii. Except as provided for by the Act, the following **restricted discretionary activities** will be considered without public notification but notice may be served on those persons considered to be adversely affected if those persons have not given their written approval:
 - (a) All applications for earthworks undertaken in relation to otherwise controlled activities where the earthworks are within 5m of the site or zone boundary.
 - (b) Outline Development Plans, with the matters for serving notice restricted to:
 - i. The provision of pedestrian connections to adjoining sites and across SH6; the effects on the roading network; and intersection design.
 - ii. The effects on the Arrow Irrigation race

Note:

- The above clause does not apply if the Outline Development Plan is non complying.
- For the purposes of Rule 12.x.4(iii), reference to an Outline Development Plan includes a variation to an Outline Development Plan.

12.X.4 Non-Notification of Applications

- i. Except as provided for by the Act, all applications for **controlled activities** will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.
- ii. Except as provided for by the Act, the following restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons:
 - (a) All applications for earthworks undertaken in relation to otherwise controlled activities provided the earthworks are not within 5 metres of the site or zone boundary.

~~Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with non-notification provisions of the Act, unless the Council considers special circumstances exist in relation to any such application:~~

- ~~i. All applications for **Controlled** Activities.~~
- ~~ii. Application for **Restricted Discretionary** Activity consent for an Outline Development Plan under Rule 12.X.3.3.i.~~

12.X.5 Standards

12.X.5.1 Site Standards

- (a) ~~The minimum setback from Hansen Road for any building or structure (excluding signage) shall be 3 metres.~~

(i) Setbacks from Road Boundaries

The minimum building setback from road boundaries shall be:

- a) 10 metres from any State Highway
- b) 3 metres from all other roads

(ii) Setbacks from Internal Boundaries

- a) The minimum building setback from a Low Density Residential,
- b) High Density Residential, Township, Rural Lifestyle or Rural-Residential Zone boundary shall be 4.5 metres.
- c) ~~The minimum setback from the State Highway for any building or structure (excluding signage) shall be 5 metres.~~
- d) The minimum setback for all buildings from the boundary of the cemetery located on the western boundary of the zone shall be 4.8 metres
- e) Any shrub and grass species (excluding lawn) shall be setback at least 2 metres from the stonewall on the boundary of the cemetery, which is located on the western boundary of the zone and all tree species shall be setback at least 5 metres.
- f) The minimum setback from the boundary of Lot xx DP xxxx ~~the Rural General zone located on the northern boundary~~ shall be 5 metres.
- g) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - (i) eaves by up to 0.6m; and

- (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m; and
- (iii) porches and steps by up to 0.6m and
- (iv) chimneys by up to 0.6m.

- h) No excavation shall occur within 2 metres from the boundary of the cemetery located on the western boundary of the zone or the boundary of the rural general zone on the northern boundary.

ii. Outdoor Living Space

The minimum provision of outdoor living space for each residential unit and each residential flat contained within the net area of the site within the Frankton Flats Mixed Use zone shall be:

- 8m² with a minimum dimension of 2m; and
- Readily accessible from a living area; and
- Shall not be occupied by any building, accessway or parking space.

iii. Wall Height

No wall greater than 1.2m height shall be located within the 5 metre setback from the State Highway boundary.

iv. Activities sensitive to aircraft noise (other than residential)

No more than 40m² of the gross floor area of all buildings on a site within the Outer Control Boundary shall be used for Activities sensitive to aircraft noise, other than residential.

(v) All non-residential and commercial buildings - The provision of facilities to encourage people to travel to work using modes other than cars

BUSINESS (B) ZONE

X

All non-residential and commercial buildings shall provide the following:

- i **Lockers** - Individual clothes lockers shall be provided for 20% of all on-site workers. These shall be located convenient to the any showers and bicycle parking facilities.

Note: Refer to Section D for a definition of 'on site workers'.

- ii **Showers** - Showers shall be provided at the following ratios and these shall be located close to the bicycle parking and lockers and at least one shower shall be a wheelchair accessible shower compartment:

Number of on-site workers (building design occupancy)	Number of Showers
1-9	Nil
10 - 39	1
40-100	2
>100	3 and add 1 per 100

Notes:

- The "building design occupancy" calculation is based on the entire building or building complex for which Resource Consent is being applied for, rather than for individual office spaces/ tenancies within a larger building. This may mean that there is one shower provided within a communal space which can be shared by a number of small individual offices.
- Refer to Section D for a definition of 'on site workers'.
- These shower ratios do not supersede the requirements of the Building Code.

These rules do not apply to home occupations.

vi. **Internal Residential amenity standards**

Accommodation units shall be designed to achieve the following minimum daylight standards:

- a) Living rooms and living/dining areas shall have a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- b) At least one bedroom shall have a total clear glazed area of exterior wall no less than 20% of the floor area of that space.
- c) No bedrooms shall rely on natural light borrowed from another naturally lit room.
- d) Residential units shall comply with the following minimum unit sizes:

Unit type by bedroom	Minimum residential unit size (GFA)
Studio within a dormitory type housing development, where each studio unit contains a bathroom but does not contain a living area or kitchen but, rather, shares communal living and kitchen areas	17m ²
1	45m ²
2	70m ²
3	90m ²
4	115m ²

- e) The minimum floor to ceiling height for habitable rooms (including servicing) shall be 2.4m and for kitchens, bathrooms, hallways, toilets, lobbies, laundries and service areas shall be 2.3m minimum floor to ceiling height.
- f) The minimum width of common area corridors shall be 1.5m.
- g) The minimum width of a corridor/lobby space immediately adjacent to the lift shall be 2.7m, measured at 90 degrees to the lift doors, for the full combined width of the lift doors.

vii) Waste and Recycling Storage Space

- a) Offices shall provide a minimum of 2.6 m³ of waste and recycling storage for every 1,000 m² gross floor space, or part thereof.
- b) Retail activities shall provide a minimum of 5m³ of waste and recycling storage for every 1,000 m² gross floor space, or part thereof.
- c) Food and beverage outlets shall provide a minimum of 1.5m³ of waste and recycling storage per 20 dining spaces, or part thereof.
- d) Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.

12.X.5.2 Zone Standards

i. Outline Development Plan

~~Any Outline Development Plan detailing all proposed development and subdivision within the zone, including proposed activities shall be lodged with and approved by the Council under Rule 12.X.3.3 (i) prior to any subdivision or development taking place within the zone. The ODP must cover the entire zone~~

- i. Any application for landuse or subdivision, prior to the approval of an Outline Development Plan or that is inconsistent with an approved Outline Development Plan
- ii. Any Outline Development Plan which does not include stage development in a manner which ensures that development will not precede any necessary upgrades to the wider roading network.
- iii. Any Outline Development Plan that does not include all that land within the zone
- iv. Any Outline Development Plan which will result in the level of service (LOS) on the roading network becoming less than LOS "D".
- v. Any Outline Development Plan that does not provide a public service lane, road, or parking area of at least 5 metres in width along the full length of the northern boundary of Lot x, DP xx.

ii. Building Coverage

The maximum building coverage within the zone shall be 50%.

iii. Building Height

The maximum height of any building shall be:

- (a) Two storeys above ground level contained within 9 metres for those buildings and structures located within 45 metres of the State Highway boundary or within 30 metres of the cemetery boundary or within the separate area of land bounded by Hansen Road, as shown on Figure 1.
- (b) Three storeys above ground level contained within 14 metres for those buildings and structures located in the northern part of the zone towards the base of the hill, as shown in Figure 1.

For the purpose of this rule a storey is deemed to include part of a storey.

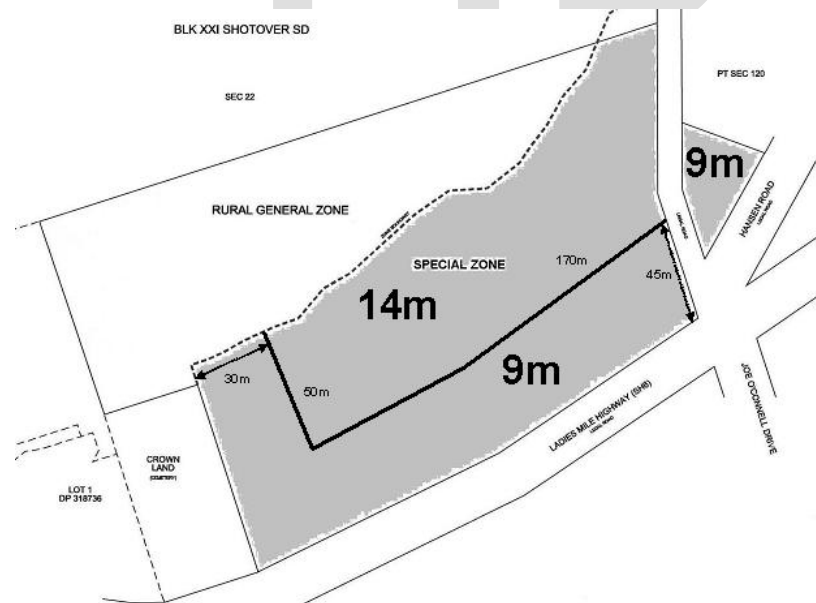


Figure 1

iv. **Building scale and orientation within the retail precinct**

- a) The main entrance of buildings within the retail precinct shall be located on the elevation which fronts the State Highway; and
- b) All buildings within the retail precinct shall be 2 storeys.

v. **Residential Density**

The maximum residential density within that part of the zone within the Outer Control Noise Boundary shall be no more than 1 unit per 450m².

vi. **Residential Activities**

No residential activity (except for car parking and storage) shall be located on the ground floor level of any building.

vii. **Nature and Scale of Non-Residential Activities**

- (a) The maximum net floor area of any individual commercial activity within the zone shall be 750m².
- (b) No goods, material or equipment shall be stored outside a building, except for vehicles associated with the activity parked overnight.
- (c) All manufacturing, altering, repairing, dismantling or processing of any material, goods or articles shall be carried out within a building.

viii. **Noise**

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

- (i) daytime (0700 to 2200 hrs) 55dB LAeg(15 min)
- (ii) night-time (2200 to 0700 hrs) 45dB LAeg (15 min)
- (iii) night-time (2200 to 0700 hrs) 70dB LAFmax

(b) Sound from non-residential 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) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1998.

(d) 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, NZS 6807:1994 or NZS 6808:1998.

ix. Glare

- a. All fixed exterior lighting shall be directed away from the adjacent sites and roads with no upward light spill; and
- b. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.

x. Access

There shall be no vehicle access from the zone directly on to State Highway 6.

xi. Keeping of Animals

There shall be no keeping of animals on site except for animals on display for sale or in the care of a registered veterinarian for

medical or surgical purposes, or household pets kept in association with a residential activity.

x. Mechanical Ventilation

Any buildings containing an activity sensitive to aircraft noise shall be designed to ~~achieve an internal design sound level of 40 dB Ldn based on the 2037 noise contours, at the same time as meeting the~~ ventilation requirements in Table 1 below below.

- (i) Compliance can either be demonstrated by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level;
- (ii) OR by installation of mechanical ventilation to achieve the requirements of Table 1 below:

Table 1:

<u>Room Type</u>	<u>Outdoor Air Ventilation Rate (Air Changes per Hour, ac/hr)</u>	
	<u>Low Setting</u>	<u>High Setting</u>
<u>Bedrooms</u>	<u>1-2 ac/hr</u>	<u>Min. 5 ac/hr</u>
<u>Other Critical Listening Environments</u>	<u>1-2 ac/hr</u>	<u>Min. 15 ac/hr</u>
<u>Noise from ventilation systems shall not exceed 35 dB LAeq(1 min) on High Setting and 30 dB LAeq(1 min) on Low Setting. Noise levels shall be measured at a distance of 1 m to 2 m from any diffuser.</u>		
<u>Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.</u>		
<u>Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 °C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.</u>		
<u>If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.</u>		

xi. Insulation

Any building or part of a building, or any alteration or addition to a building or part of a building, to be used for ~~activities sensitive to aircraft noise residential activities, education, or day care facilities activities~~ shall be acoustically insulated from aircraft noise so as to achieve an indoor design sound level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required. This control shall be met in either of the following two ways:

EITHER:

By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

OR:

The building shall be constructed and finished in accordance with the provisions of Table 2 below:

Table 2: Sound Insulation Requirements – Acceptable Constructions.

<u>Building Element</u>	<u>Minimum Construction</u>	
<u>External Walls</u>	<u>Exterior Lining:</u>	<i>Brick or concrete block or concrete, or 20mm timber or 6mm fibre cement</i>
	<u>Insulation:</u>	<i>Not required for acoustical purposes</i>
	<u>Frame:</u>	<i>One layer of 9mm gypsum or plasterboard (or an equivalent combination of exterior and interior wall mass)</i>
<u>Windows/Glazed</u>	<i>4mm glazing with effective compression seals</i>	

<u>Doors</u>	<i>or for double glazing 6mm-6mm airgap-6mm</i>	
<u>Pitched Roof</u>	<u>Cladding:</u>	<i>0.5mm profiled steel or masonry tiles or 6mm corrugated fibre cement</i>
	<u>Insulation:</u>	<i>100mm thermal insulation blanket/batts</i>
	<u>Ceiling:</u>	<i>1 layer 9mm gypsum or plaster board</i>
<u>Skillion Roof</u>	<u>Cladding:</u>	<i>0.5mm profiled steel or 6mm fibre cement</i>
	<u>Sarking:</u>	<i>None Required</i>
	<u>Insulation:</u>	<i>100mm thermal insulation blanket/batts</i>
	<u>Ceiling:</u>	<i>1 layer 9mm gypsum or plasterboard</i>
<u>External Door</u>	<i>Solid core door (min 24kg/m²) with weather seals</i>	

Note: The specified constructions in this table are the minimum required to meet the acoustic standards. Alternatives with greater mass or larger thicknesses of insulation will be acceptable. Any additional construction requirements to meet other applicable standards not covered by this rule (e.g. fire, Building Code etc.) would also need to be implemented.

- xii Any activity that is not in accordance with the Structure Plan for the area, including any Outline Development Plan that does not show the required pedestrian links and roading and documentation in relation to how it is to be achieved.

Note: The location of the required pedestrian links can move provided a safe and efficient connection is still achieved between the zone and the Terrace Junction site (Lot xx) and between the zone and the south side of the State Highway.

- xiii Any Outline Development Plan which does not propose:

- (i) A pedestrian and cycle connection through to Terrace Junction (Lot x DP xx), which is straight, well-lit, and at least 4 metres in width; and
- (ii) A dedicated pedestrian crossing across SH6, to the south side of the SH.

12.X.6 Assessment Matters

12.X.6.1 General

- (i) The following Assessment Matters are methods 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 12.X.6.2 below.
- (iii) In the case of *Controlled 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* 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 discretionary activity.

12.X.6.2 Assessment Matters

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

i. Controlled Activity – Buildings

- (a) The extent to which buildings are oriented and designed to create a positive interface with internal streets. Large areas of glazing are encouraged to create a visual relationship between activities within buildings and the street environment.
- (b) The extent to which the collection of building profiles creates a varied and interesting roofscape.
- (c) Whether plant and ancillary equipment for heating and cooling buildings are screened from view and/or are incorporated within the roof design.
- (d) The extent to which buildings are well articulated to create a visually interesting environment. The following is a range of methods that may be employed to articulate building facades:
 - Physical stepping of building footprints;
 - Variation of external materials and colours, whilst maintaining a level of consistency;
 - Inclusion of upper level balconies;
 - Recession of upper levels of buildings;
 - Inclusion of a variety of architectural fenestrations and associated detailing.
- (e) The extent to which building design will ensure a varied, interesting and positive interface with the State Highway (should demonstrate visual richness through physical stepping, variation of materials and colours, architectural details to achieve articulation, varied roof forms, visual

relationship between buildings and street maintained by using large areas of glazing.

- (f) The extent to which ground floor facades establish a strong relationship with adjacent pedestrian accessways, pathways and amenity spaces.
- (g) The extent to which building forms create a sensitive interface with the cemetery to the west and avoid where possible outdoor living spaces with direct views of the cemetery to allow mourners and visitors privacy.
- (h) The extent to which exterior materials and colours assist to create variety and interest.
- (i) The extent to which clearly defined dedicated and well lit accessways from ground level are provided to upper level residential units.
- (j) The extent to which good on-site amenity is achieved by:
 - providing good access to sunlight and outlook to the surrounding landscape;
 - ensuring outdoor living spaces are directly accessed from indoor living spaces;
 - ensuring all living spaces and bedrooms have access to daylight.
- (k) The extent to which adequate provision and appropriate location is made for rubbish storage, rubbish removal and loading.
- (l) The extent to which testing is required to determine hazards, geological or soil conditions prior to development.

ii. Controlled Activity – Residential Activities, Visitor Accommodation, Commercial Recreational Activities,

Commercial Activities, Education and Health/Day Care facilities

- (a) Whether the character, scale and intensity of the proposed activity is compatible with surrounding activities.
- (b) Whether adequate parking is provided.
- (c) Whether there is opportunity to further mitigate any adverse effects.

iii. Controlled Activity - Premises Licensed for the Sale of Liquor

- (a) Compatibility with amenity values of the surrounding environment considering:
 - (i) Hours of operation;
 - (ii) Potential reverse sensitivity particularly with regard to residential activities;
 - (iii) Noise mitigation measures proposed;
 - (iv) Location and design of any outdoor areas.

iv. Controlled Activity - Earthworks

- (a) To what extent proposed sediment/erosion/dust control techniques are adequate to protect the surrounding sites and occupants.
- (b) The extent to which the earthworks will adversely affect stormwater and overland flows, and create adverse effects on and off-site.
- (c) The extent to which earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) The extent to which any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

- (e) The proposed rehabilitation of the site.
- (f) The extent to which the earthworks will adversely affect the stability of neighbouring sites.
- (g) The extent to which cut, fill and retaining are done in accordance with engineering standards.
- (h) The extent to which the removal of soil to or from the site is facilitated in the most efficient way possible.
- (i) The extent to which measures are put in place to address an event where Waahi Tapu, Waahi Taoka or other artefact materials are discovered and for notification to tangata whenua if this occurs.
- (j) Any measures put in place for the protection of heritage items.

v. Restricted Discretionary Activity – Outline Development Plan and Discretionary Activity – Subdivision or Development not in Conformity with an approved Outline Development Plan

- (a) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
- (b) Whether and the extent to which the location (and, where relevant, the design) of buildings/ building footprints, landscaping, and carparking will ensure that sight lines from the Hansen Rd intersection are protected. It is noted that it is quite possible that building footprints, carparking

locations, and landscaping may need to be setback greater than the minimum distance in order to protect sight lines.

- (c) The ability to provide adequate opportunities for open space and landscaping around buildings. Such spaces shall be easily accessed and well connected to the surrounding activities.
- (d) Pedestrian safety and permeability within the site, including provision for a pedestrian connection to the adjoining Terrace Junction development to the east.
- (e) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual site specific response.
- (f) The extent to which 'green engineering' solutions can be applied.
- (g) The extent to which the development design minimises potential pedestrian and traffic conflicts.
- (h) Will need to add assessment matters in relation to traffic provide more detailed direction.
- (i) The extent to which implementation of the Outline Development Plan will achieve an integrated character and/or design theme for the area.
- (j) The extent to which buildings are configured and orientated in a manner that creates a positive interface (frontage) with the State Highway and internal and external adjoining streets and accessways.
- (k) The location and associated landscaping of surface parking so that it does not dominate views from the State Highway.

(l) The extent to which servicing can be undertaken in a manner that is efficient and screened from public view.

(m) With respect to landscaping (including removal of existing trees as well as new planting) within the setback adjoining the historic stone wall on the boundary of the Frankton Cemetery, the extent to which:

- removal of existing trees will damage the stone wall;
- new landscaping will maintain the integrity and will not compromise the views of the historic stone wall;
- privacy of mourners and visitors to the cemetery is not compromised.
- In the event that the poplars parallel to the cemetery are proposed to be removed, the extent to which new linear planting is proposed and the maturity of the specimens, at the time of planting. It is expected that the species selected should have a strong vertical form and not have invasive root systems.

(n) With respect to landscaping within the 5 metre setback from the boundary adjoining State Highway 6, the extent to which:

- the landscaping will enhance the entrance to Queenstown;
- the landscaping will complement built development on the site;
- the issue of ongoing maintenance has been addressed.

(o) The extent to which on-site planting including specimen trees is co-ordinated and makes a positive contribution to

the amenity of the site. Specimen trees should be used to assist the legibility of the site by defining pedestrian and traffic circulation spaces and should be used to break expanses of surface parking.

(p) The extent to which the proposed mix and location of activities takes into account and appropriately mitigates, potential adverse effects of immediate neighbours on each other.

(q) Whether any contaminated sites exist that would be a risk to human health or the environment and, if so, whether measures have been taken to address these.

(r) The extent to which adequate provision is made for rubbish storage, rubbish removal and loading.

(s) The appropriateness of signage areas visible from State Highway 6 in terms of effectively conveying information to passing motorists without undue adverse effects on traffic safety or amenity values.

(t) The extent of bicycle parking proposed, noting that the Council will normally expect short term bicycle parking to be provided on footpaths at a rate of 1 to 2 bicycle stands every 50 metres and that these be designed and located so as to not block the footpath and to adhere to any Bicycle Parking Standards adopted by the Council.

(u) With respect to ensuring the zone is accessible by public transport, whilst no new public transport facility is anticipated to be created within the Business (B) zone connections must be provided that enable easy pedestrian access to existing and planned public transport nodes.

(v) Whether and to what extent the staging submitted as part of the Outline Development Plan will ensure that the retail

precinct will be completed as part of the first stage of development.

- (w) Whether Crime Prevention Through Environmental Design (CPTED) principles have been applied in the indicative layout of buildings, open spaces, access ways, service areas, carparking
- (x) Whether the location and design of carparking areas minimises its impact on the urban form, congestion on the streets and lanes within the zone and pedestrian amenity, through:
 - (i) The co-location and shared usage of carparks (thus reducing the sheer amount). The Outline Development Plan should seek to avoid carparking designed for the sole use of one building owner or tenant. There is an expectation that carparking is located and structured (through ownership, lease agreements, and consent notices) such that they are able to be shared and that such arrangements will be secured long term. An exception to this are Visitor Accommodation and residential uses, which should provide dedicated parking which is accessible to the unit yet located at the periphery of the zone
 - (ii) Locating carparking to the side or rear of buildings so that it is not visually dominant when viewed from the street.
- (xi) The extent to which a consistent and comprehensive palette of materials is used for paving and street/open space furniture (including seating, lighting and rubbish bins).
- (xii) Whether and the extent to which the Outline Development Plan utilises open spaces within the zone for onsite stormwater disposal. The Council will expect the Outline

Development Plan to maximise opportunities to combine stormwater disposal and open space.

vi. Site Standard - Setback from Boundaries

- (a) The ability to mitigate adverse effects of the proposal on adjoining sites.
- (b) The ability to avoid damage to the Arrow Irrigation water race and the ability to access the Arrow Irrigation water race for maintenance and repair.
- (c) Any adverse effects in terms of land stability.
- (e) Any adverse effects in terms of proximity to the cemetery, including the stone walls on the cemetery boundaries.
- (f) Any adverse effect of building design on adjacent low density residential sites' access to sunlight and the dominance of sites on adjacent zones.

i. Site Standard – Outdoor Living Space

- a) Whether the outdoor space is functional in that its size and dimensions enable a table and chairs of a size that is commensurate with the size of the unit and is it positioned so as to achieve at least x hours of sunlight per day or, if nowhere on the site can achieve that, then does its position maximise the amount of sunlight reaching the site, at that time
- ~~(a)~~ (b) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of residents to

provide for the outdoor living needs of likely future residents of the site.

(b)(c) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.

~~(e) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to sunlight and fresh air.~~

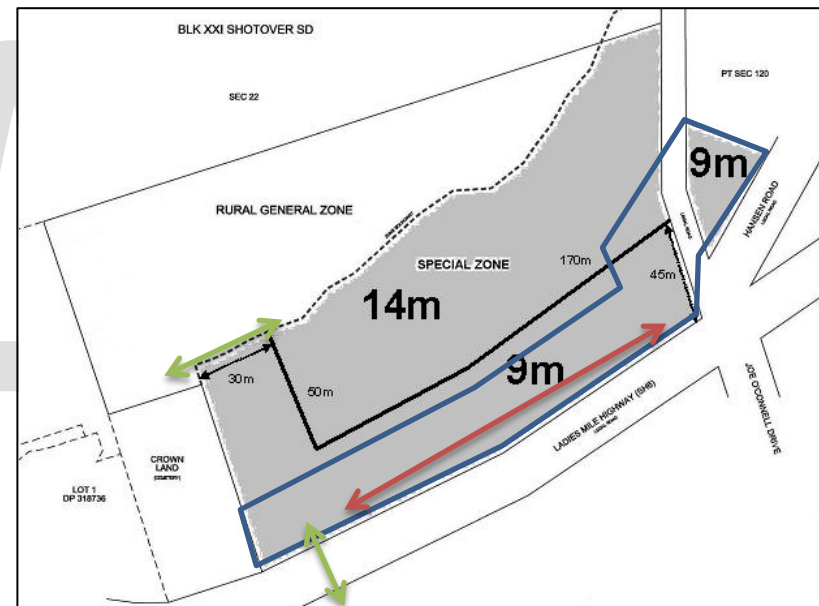
(d) The extent to which provision is made elsewhere within the zone for communal open space amenity areas. Such spaces should be easily accessible and well connected to surrounding activities, have good sunlight access and protection from prevailing winds.

~~(e) The extent to which a consistent and comprehensive palette of materials is used for paving and street/open space furniture (including seating, lighting and rubbish bins). Selection of these elements should be considered in association with building design.~~

ii. Site Standard – Wall Height

- a) Whether the height of the wall is likely to create adverse effects in terms of shading.
- b) Whether the height of the wall is appropriate considering the scale and design of the surrounding built form and landscaping,
- c) Any adverse visual effects from the State Highway.
- d) Whether CPTED principals have been followed in order to minimise issues related to crime, such as ensuring it is unable to be 'tagged' and enables visual permeability through the wall

Business (B) Zone Structure Plan – Frankton Precinct



Key:

Retail precinct:

Required pedestrian connections: ↔

Required roading: ↔

Transport Provisions – Part 14

Add the following to Site Standard 14.2.4.1 Table 1

Car Parking Requirements – ~~Frankton Mixed Use~~ Business (B) Use Zone

Activity	Parking spaces required for: residents / visitors	Staff
Residential units: Frankton Mixed Use <u>Business (B)</u> Zone	1.25 per unit	0.25 per unit
Visitor accommodation – unit type construction: Frankton Mixed Use <u>Business (B)</u> Zone	1.25 per unit	0.25 per unit
All other activities: Frankton Mixed Use <u>Business (B)</u> Zone	Refer table 1	

14.2.4 Site Standards

14.2.4.1 Parking and Loading

xi Loading Areas

- (a) The following provisions shall be made for off-street loading on every site in the Business, Industrial, Town Centre and Frankton Shopping Centre Zones except on sites where access is only obtained from the following roads:

14.2.4.2 Three Parks and Business (B) Zones- Bicycle Parking Standards

i Table 1D - Minimum bicycle parking space requirements.

ACTIVITY	Type 1	Type 2	Type 4
Commercial Activities, other than those which are more specifically defined elsewhere in this table.	2 bike spaces (i.e. 1 stand) for the first 125m ² of GFA used for retail and 1 space for every 125m ² of GFA used for retail, thereafter	Nil	1 bike space per 10 on-site workers
Offices	2 bike spaces (i.e. 1 stand) for the first 500 m ² GFA and 1 space for every 500m ² GFA, thereafter	Nil	1 bike space per 10 on-site workers
Industrial and service activities	Nil	Nil	1 bike space per 10 on-site workers
Restaurants, Cafes, Taverns and Bars	2 bike spaces (i.e. 1 stand) for the 125 m ² PFA and 1 space for every 125m ² GFA, thereafter	Nil	1 bike space per 10 on-site workers
Hospitals	1 bike space per 25 beds	Nil	1 bike space per 10 on-site workers
Daycare Facilities	2 bike spaces per centre	Nil	1 bike space per 10 on-site workers
Places of assembly, community activities, and places of entertainment.	2 bike spaces per 500 m ² located directly outside the main entrance or ticket office.	1 per 50m ² PFA or 50 seats, whichever is greater	1 bike space per 10 on-site workers
Educational facilities	2 bike spaces per office	Nil	1 bike space per 8 students and on-site workers
Sports fields	2 bike spaces per hectare of playing	Nil	

ACTIVITY	Type 1	Type 2	Type 4
	area		

Clarification of the Table

1. Refer below for the design standards and definitions for the various types of cycle parking
2. PFA = Public Floor Area. This shall be taken to mean the GFA of all public areas. Refer to Section D for the definition of 'public area'.
3. Refer to Section D for a definition of 'on site workers'.
4. Where an assessment of the required parking standards results in a fractional space, any fraction shall be counted as one space.
5. Definitions of the various types of bicycle parking are as follows:

Customer/Visitor Short-Term Bicycle Parking (Type One)	Means bicycle parking provided outside destinations where visitors are only expected to stay for five to 30 minutes.
Customer/Visitor Short to Medium-Term Bicycle Parking (Type Two)	Means bicycle parking provided outside destinations where customers/ visitors are expected to stay for 30 minutes to three hours.
Private Long-Term Bicycle Parking (Type Four)	Means bicycle parking that is high security and limited access parking provided by private companies or organisations for use by employees or students who work/study on the site.

ii Design standards for Type One cycle parking – Customer/Visitor Short-Term Bicycle Parking.

Type 1 bicycle parking shall be located within 10 metres of the main pedestrian entrance(s) to the building(s), except:

- (a) In relation to the Commercial Core, Type One bicycle parking shall consist of at least one bicycle stand (2 bicycle parks) located every 50 metres within the road reserve and public space and this shall be identified at the ODP approval stage.

Note: This rule does not apply where the development does not include a building (as in the case of some sportsfields or some community facilities, for example),

iii Design standards for Type 2 Customer/Visitor Short to Medium Term Bicycle Parking

Type 2 bicycle parking shall be located within 25m of the destination, or so that it is closer than the nearest carpark (excluding disabled carparks), whichever is the lesser, except:

- (a) Within any pedestrian-only mall within the Commercial Core, Type Two bicycle parking shall be provided in clusters near the different entrances to the pedestrian mall.

iv Design standards for Type Four – Private Long-Term Bicycle Parking

Type 4 bicycle parking shall be provided at all employment centres and schools within the zone, in the following manner:

- (a) Large developments with more than 30 on-site workers shall provide their own separate facilities on site. Note: Refer to the interpretation of “on site worker
- (b) Smaller businesses with less than 30 on-site workers may utilise a centralised facility, provided it is located within 50 metres of the business.

Note: Type 4 parking will normally take the form of a bike locker, limited access enclosure, or bike station.

14.3.2 Assessment Matters

...

- viii In the **Three Parks and Business (B) zones**, whether proposed initiatives which discourage private car use and encourage alternative modes of transport justify a reduction in the minimum parking requirements.

Subdivision Provisions – Part 15

Add a new policy under Objective 5 – Amenity Protection

Policies:

5.8 To ensure subdivision within the ~~Frankton Mixed Use Business (B)~~ Zone implements the objectives and policies for the ~~Frankton Mixed Use Business (B)~~ Zone in Part 12.X.

Add the following to Zone Standard 15.2.6.3(i)(a) Lot Sizes

Zone	Minimum Lot Area
Frankton Mixed Use Business (B) Zone	No minimum – Controlled Activity

Add the following to Rule 15.2.7.2 by adding new rule (i) as follows:

15.2.7.2 Site Subdivision Standards – Subdivision Design

- (i) In the ~~Frankton Mixed Use Business (B)~~ Zone, subdivision not in conformity with an approved Outline Development Plan in respect of the matters relevant to subdivision listed in Rule 12.X.3.3.i. and the related assessment matters in Rule 12.X.6.2 (v).

Hazardous Substances Provisions – Part 16

Add the following to TABLE 1: QUANTITY LIMITS FOR HAZARDOUS SUBSTANCES IDENTIFIED IN SCHEDULE 1

BUSINESS, TOWN CENTRE, CORNER SHOPPING CENTRE, AIRPORT MIXED USE AND INDUSTRIAL ZONES, ACTIVITY AREA 5 OF THE REMARKABLES PARK ZONE, AND ~~FRANKTON MIXED USE BUSINESS (B)~~ ZONE

Signs Provisions – Part 18

Add the following to 18.2.2 Controlled Activities

(b) All signs within the Frankton Mixed Use Business (B) Zone, with the exercise of Council's control limited to:

- Colour;
- Illumination, including brightness;
- Design; and
- Consistency with approved Outline Development Plan and any relevant Council approved Bylaws and design guidelines.

18.2.5 Zone Standards

Except in the Business (B) zone where the proposed signage is wholly contained within signage platforms that have been approved either through a controlled building consent pursuant to xx or an Outline Development Plan, the following standards shall apply in the following zones:

Township, town centre, (except within the town centre, Transition sub-zone), corner shopping centre, airport mixed use, business & industrial zones, business subzone (three parks zone), commercial core subzone (three parks Zone), remarkable park zone activity areas 3 and 5, Ballantyne road mixed use zone activity areas b and c and Activity area 2 of the kingston village special zone:

...

Add the following to 18.3.2 Assessment Matters

ii Controlled Activity – Signs within the ~~Frankton Mixed Use~~ Business (B) Zone

Conditions may be imposed to ensure

- (a) The colour of the sign is sympathetic to the surrounding built environment;
- (b) The design of the sign, including lighting, is consistent with and sympathetic to the surrounding built environment and approved Outline Development Plan.
- (c) The design of the sign is consistent with any relevant Council approved development.
- (d) The design of the sign is consistent with public sign policy and controls throughout the District.
- (e) The illumination (including brightness) is appropriate if visible from State Highway 6.

D - DEFINITIONS

Activity Sensitive To Aircraft Noise

Means any residential activity, day care facility, visitor accommodation, and community activity including all spaces associated with any educational facility or school but excluding police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

Height -

In relation to a building means the vertical distance between ground level (as defined) at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks and Business (B) Zones. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks and Business (B) Zones as specified above, account shall be taken of parapets, but not of:

- aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and

- chimneys or finials (not exceeding 1.1m in any direction);

provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m. Refer to Interpretative Diagram 3. The measurement of Ground Level and Building Height (Illustrative purposes only).

Storey (Three Parks and Business (B) Zones):

Means a habitable floor level and includes mezzanine levels, garages, bathrooms, and semi-basements. The following are not deemed to be a separate 'storey':

- o Full basements/ cellars of no more than 40% of the total floor plate of the residential unit (excluding accessory buildings) and which have no external access;
- o A change in level of up to 0.75m within a storey (as in the case of split level dwellings);
- o Wholly underground car parks in the Commercial Core Subzone where the only visible frontage when viewed from ground level is the vehicle access.