

Appendix 2

Amendments sought to the text of Chapter 9 High Density Residential Zone and Chapter 29 Transport

(additions shown in underline text)

Provision (PDP decisions version)	Reasons	Relief sought
Chapter 9 High Density Residential Zone		
Insert new objective	<p>This proposed objective and supporting policies for the Arthurs Point Terrace area are more appropriate than the decisions version provisions. The landscape of Arthurs Point Terrace is unique and differs to other High Density Residential Zone landscapes and therefore it is appropriate to have targeted objectives and policies for the specific environment.</p> <p>The proposed objective and policies enable appropriate intensification of development in an area that can absorb change. They support a linkage between the streetscape and buildings to help distinguish the development from the surrounding ONL, therefore assisting in defining the edge of Arthurs Point North.</p>	<p><u>9.2.x Objective - Arthurs Point Terrace</u> <u>Enhance and develop the amenity, character and unique streetscape qualities of the Arthurs Point Terrace neighbourhood.</u></p>

Relocation of decisions version Policy 9.2.2.3		Relocate decisions version Policy 9.2.2.3 to sit below proposed 9.2.x Objective - Arthurs Point Terrace.
Insert new policy		<u>9.2.x.x To provide a range of residential and visitor accommodation options within the neighbourhood that positively contribute to the amenity and character of the area.</u>
Insert new policy		<u>9.2.x.x To develop a high-density residential neighbourhood that is characterised by 4 – 5 level buildings, and where the effects of additional building height are offset by topography.</u>
Insert new policy		<u>9.2. x.x Encourage buildings to be located to address the street, with carparking generally located behind or between buildings.</u>
Insert new policy		<u>9.2.x.x Ensure that the design of buildings contribute positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.</u>

<p>Insert new rule 9.4.6a</p>	<p>The proposed new rule allowing for visitor accommodation in the Arthurs Point Terrace area as a controlled activity is more appropriate than the decisions version rule, which makes visitor accommodation a restricted discretionary activity.</p> <p>The proposed change in activity status for visitor accommodation to controlled reflects the prior zoning and is supported by strategic policies specifically policy 3.2.1.1 and objective 3.3.1.</p>	<p>9.4.6 Visitor Accommodation including licensed premises within a visitor accommodation development</p> <p>Activity status: Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings. <p><u>9.4.6a Visitor Accommodation including licensed premises within a visitor accommodation development in Arthurs Point Terrace</u></p> <p><u>Activity status: Controlled</u></p> <p><u>Control is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. Parking and access;</u> <u>c. Landscaping;</u> <u>d. Noise;</u> <u>e. Hours of operation, including in respect of ancillary activities; and</u> <u>f. The external appearance of buildings.</u>
-------------------------------	--	---

<p>Insert new rule 9.5.3.4a</p>	<p>The proposed new rule allowing for a height limit of 12 metres on sloping sites in the Arthurs Point Terrace area is more appropriate than the decisions version rule limiting build height to 10 metres.</p> <p>The specific environment of Arthurs Point Terrace including makes the sloped environment capable of absorbing an increase in height to 12 metres. The existing consented and built form, which is based on the legacy of the previous Rural Visitor Zone, is typically up to 4 levels. The confined boundaries of the Arthurs Point Terrace neighbourhood and the sloped and terraced topography enables similar building height to continue without inappropriate adverse effects.</p> <p>Further, given the proximity of Arthurs Point to the Queenstown Town Centre and Coronet Peak ski field and the existing access to public transport, allowing for increased height on the Arthurs Point Terrace area gives better effect to the NPS-UD than the decisions version provisions.</p>	<p>9.5.3.4 Maximum building height of 10m.</p> <p><u>9.5.3.4a Except sites within the Arthurs Point Terrace where a maximum building height of 12m applies.</u></p>
<p>Chapter 29 Transport</p>		
<p>Insert new advice note</p> <p>29.8.41 The following advice notes apply to all provisions relating to minimum car parking requirements:</p>	<p>Clarification sought that provided an activity occupies less than 10% of the total gross floor area, that activity does not need to provide car parking spaces.</p>	<p>29.8.41 The following advice notes apply to all provisions relating to minimum car parking requirements:</p> <p>29.8.41.1 In calculating the total parking requirement:</p>

<p>29.8.41.1 In calculating the total parking requirement:</p> <p>a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.41.1(c) below.</p> <p>b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.41.1(c) below.</p> <p>c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single residential unit in the High Density Residential zone) then this shall be rounded up to 1.0.</p> <p>d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted.</p> <p>e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or</p>	<p>This 10% exclusion will ensure that activities associated with the main activity do not need to provide additional car parking. I.e. car parking spaces for the ground floor area occupied by offices that are accessory to visitor accommodation do not need to provide their own car parking spaces provided the ground floor area of the offices is less than 10% of the total ground floor area.</p> <p>The Council's decisions rejected the relief sought on the basis that the entire issue has been overtaken by the NPSUD 2020 and the fact that the provisions that the relief seeks to amend will need to be deleted from the District Plan. However, the provisions remain of legal effect until deleted. Accordingly, the appellant's relief remains relevant until the deletion takes place.</p>	<p>a. the requirement for residents/ visitors and the requirement for guests/ staff shall be added together (including fractional spaces), then rounded up or down in accordance with 29.9.41.1(c) below.</p> <p>b. where a development comprises more than one activity, the parking requirements for all activities shall be added together (including fractional spaces), and then then rounded up or down in accordance with 29.9.41.1(c) below.</p> <p>c. where the total parking requirement (as outlined in (a) and (b) above) for the development includes a fraction less than 0.5 it shall be disregarded and where it includes a fraction equal to or greater than 0.5, the parking requirement shall be rounded up to the next highest whole number, except that where the total carpark requirement is a fraction less than 1.0 (e.g. in the case of a single residential unit in the High Density Residential zone) then this shall be rounded up to 1.0.</p> <p>d. The area of any parking space(s) and vehicular access, drives, and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of parking spaces required or permitted.</p> <p>e. Where the parking requirement is based on the number of bedrooms within a residential or visitor accommodation unit, any room with a window and which is able to be shut off from any living room or communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans.</p>
---	--	---

<p>communal part of the unit shall be deemed to be a bedroom, regardless of whether it is identified as such on the building plans.</p>		<p><u>f. When calculating the overall parking requirements for a development, the separation of an area into different activities (for the purposed of b. above) will be required where the gross floor area of an activity (or public floor space or other such measurement that the standards for the relevant activity is based upon) exceeds 10% of the total gross floor space of the development. The total parking requirement for any development shall be the sum of the requirements for each area.</u></p>
---	--	---