

Appendix 1 – Reply Recommended Provisions

Key:

Reply recommended changes to the notified, section 42A and rebuttal recommended provisions are shown in green underlined text for additions and ~~green strike through text~~ for deletions.

Rebuttal recommended changes to the notified and section 42A recommended provisions are shown in blue underlined text for additions and ~~blue strike through text~~ for deletions.

Section 42A recommended changes to the notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

All black underlined or ~~strike-through text~~ reflect the notified variation.

2.1 Definitions

Notes:

- a. Unless the context otherwise requires, the definitions in this chapter apply throughout the plan whenever the defined term is used. The reverse applies to the designations in Chapter 37. The definitions in Chapter 2 only apply to designations where the relevant designation says they apply.
- b. Where a term is not defined within the plan, reliance will be placed on the definition in the Act, where there is such a definition.
- c. Chapter 5: Tangata Whenua (Glossary) supplements the definitions within this chapter by providing English translations explanations of Maori words and terms used in the plan
- d. Acoustic terms not defined in this chapter are intended to be used with reference to NZS 6801:2008 Acoustics - Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental noise.
- e. Any defined term includes both the singular and the plural.
- f. Any notes included within the definitions listed below are purely for information or guidance purposes only and do not form part of the definition.
- g. Where a definition title is followed by a zone or specific notation, the intention is that the application of the definition is limited to the specific zone or scenario described.

Access	Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property (as defined in section 2 of the Unit Titles Act 2010).
Access Leg (Rear Lot or rear site)	Means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
Access Lot	Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
Accessory Building	Means any detached building the use of which is incidental to the principal building, use or activity on a site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.
Accessory car park (area)	Means parking that serves a supportive function to the primary activity and is located on the same site as the primary activity.
Accessway	Means any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development or, on or after 1 April 1988, the Minister of Lands for the purposes of providing the public with a convenient route for

PART ONE

DEFINITIONS 2

	pedestrians from any road, service lane, or reserve to another, or to any public place or to any railway station, or from one public place to another public place, or from one part of any road, service lane, or reserve to another part of that same road, service lane, or reserve ¹ .
Act	Means the Resource Management Act 1991.
Active transport network	The network of commuter and recreational trails, pathways, and footpaths that provide for transport modes that rely on human power, including electric bicycles, primarily walking and cycling, and includes those that are located within and outside of the road network.
Activity Sensitive To Aircraft Noise (ASAN) / Activity Sensitive to Road Noise	Means any residential activity, visitor accommodation activity, residential visitor accommodation activity, homestay activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Adjoining Land (Subdivision)	Includes land separated from other land only by a road, railway, drain, water race, river or stream.
Aerodrome	Means a defined area of land used wholly or partly for the landing, departure, and surface movement of aircraft including any buildings, installations and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.
Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. Excludes remotely piloted aircraft that weigh less than 15 kilograms.
Aircraft Operations	Means the operation of aircraft during landing, take-off and taxiing but excludes: a. aircraft operating in an emergency; b. aircraft using the Airport as an alternative to landing at a scheduled airport; c. military aircraft movements; and d. engine testing.
Air Noise Boundary Queenstown (ANB)	Means a boundary as shown on the District Plan web mapping application, the location of which is based on the predicted day/night sound level of 65 dBLdn from airport operations in 2037.
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including:

¹ From section 315 of the Local Government Act 1974

	a. aircraft operations which include private aircraft traffic, domestic and international aircraft traffic, rotary wing operations; b. aircraft servicing, general aviation, airport or aircraft training facilities and associated offices; c. runways, taxiways, aprons, and other aircraft movement areas; d. terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances. e. catering facilities; f. quarantine and incineration facilities; g. border control and immigration facilities.
Airport Operator	Means the person or body that has necessary statutory authority for the establishment, maintenance, operation or management of the airport.
Airport Related Activity	Means an ancillary activity or service that provides support to the airport. This includes: a. land transport activities; b. buildings and structures; c. servicing and infrastructure; d. police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose; e. retail and commercial services and industry associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses; f. administrative offices (provided they are ancillary to an airport or airport related activity).
All Weather Standard	Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metalled and sealed surfaces.
Amenity Or Amenity Values	Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes ² .

² From section 2 of the Act

Antenna	Means telecommunications apparatus, being metal rod, wire or other structure, by which signals are transmitted or received, including any bracket or attachment but not any support mast or similar structure.
Archaeological Site	Means, subject to section 42(3) of the Heritage New Zealand Pouhere Taonga Act 2014: a. any place in New Zealand, including any building or structure (or part of a building or structure), that – i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1) of the Heritage New Zealand Pouhere Taonga Act 2014.
Area Median Income (AMI)	Means the median household income for the Queenstown Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).
Balcony	Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.
Bar (Hotel or Tavern)	Means any part of a hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.
Biodiversity Offsets	Means measurable conservation outcomes resulting from actions designed to compensate for residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.
Biomass Electricity Generation	Means electricity generation derived from biomass systems being recently living organisms such as wood, wood waste, by products of agricultural processes and waste.
Boat	Means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or lifejacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.
Boundary	Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.
Building	Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

	a. fences and walls not exceeding 2m in height; b. retaining walls that support no more than 2 vertical metres of earthworks; c. structures less than 5m² in area and in addition less than 2m in height above ground level; d. radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level; e. uncovered terraces or decks that are no greater than 1m above ground level; f. the upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race; g. flagpoles not exceeding 7m in height; h. building profile poles, required as part of the notification of Resource Consent applications; i. public outdoor art installations sited on Council owned land; j. pergolas less than 2.5 metres in height either attached or detached to a building; Notwithstanding the definition set out in the Building Act 2004, and the above exemptions a building shall include: a. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for a residential accommodation unit for a period exceeding 2 months.
Building Coverage	Means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. Building coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in building coverage: a. pergolas; b. that part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall; c. uncovered terraces or decks which are not more than 1m above ground level; d. uncovered swimming pools no higher than 1m above ground level; e. fences, walls and retaining walls; f. driveways and outdoor paved surfaces.
Building Line Restriction	Means a restriction imposed on a site to ensure when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.
Building Supplier	Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes suppliers of:

	a. glazing; b. awnings and window coverings; c. bathroom, toilet and sauna installations; d. electrical materials and plumbing supplies; e. heating, cooling and ventilation installations; f. kitchen and laundry installations, excluding standalone appliances; g. paint, varnish and wall coverings; h. permanent floor coverings; i. power tools and equipment; j. locks, safes and security installations; and k. timber and building materials.
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, or permanent tourist cabins, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.
Carriageway	Means the portion of a road devoted particularly to the use of motor vehicles.
Cleanfill	Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances; c. products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices; d. materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or e. liquid waste.
Cleanfill Facility	Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.
Clearance of Vegetation	Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, soil disturbance including direct drilling, spraying with herbicide or burning. Clearance of vegetation includes, the deliberate application of water or oversowing where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.

PART ONE

DEFINITIONS 2

Commercial	Means involving payment, exchange or other consideration.
Commercial Activity	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, residential visitor accommodation and homestays.
Commercial Livestock	Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock.
Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.
Common Property	Means: a. all the land and associated fixtures that are part of the unit title development but are not contained in a principal unit, accessory unit, or future development unit; and b. in the case of a subsidiary unit title development, means that part of the principal unit subdivided to create the subsidiary unit title development that is not contained in a principal unit, accessory unit, or future development unit³.
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes day care facilities, education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Housing	Means residential activity that maintains long term affordability for existing and future generations through the use of a retention mechanism, and whose cost to rent or own is within the reasonable means of low and moderate income households.
Comprehensive Development (For the purpose of Chapters 12 and 13 only)	Means the construction of a building or buildings on a site or across a number of sites with a total land area greater than 1400m ² .

³ From the Unit Titles Act 2010

Contributory Buildings (For the purpose of Chapter 26 only)	Means buildings within a heritage precinct that contribute to the significance of a heritage precinct some of which may be listed for individual protection in the Inventory of Listed Heritage Features under Rule 26.8. They may contain elements of heritage fabric, architecture or positioning that adds value to the heritage precinct. They have been identified within a heritage precinct because any future development of the site containing a contributory building may impact on the heritage values of heritage features, or the heritage precinct itself. Contributory buildings are identified on the plans under Section 26.7 'Heritage Precincts'. (Refer also to the definition of Non-Contributory Buildings).
Corporate Colour Scheme	Means the colour or colours which a business or organisation adopts as a key visual element of its corporate identity.
Council	Means the Queenstown Lakes District Council or any Committee, Sub Committee, Community Board, Commissioner or person to whom any of the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District council shall have the same meaning.
Critical Listening Environment	Means any space that is regularly used for high quality listening or communication for example principle living areas, bedrooms and classrooms but excludes non-critical listening environments.
Cultural Impact Assessment	Means a report that sets out Māori perspective on values, interests and associations with an area or resource. These are technical reports for the purposes of an assessment of environmental effects (AEE).
Day Care Facility	Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.
Design Sound Level	Means 40 dB Ldn in all critical listening environments.
District	Means Queenstown Lakes District
Domestic Livestock	Means livestock bred, reared and/or kept on a property, excluding that which is for the purpose of commercial gain. - In all zones, other than the Rural, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry per site, and does not include adult roosters or peacocks; and - In the Rural, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a site for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster and peacock per site. Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity.
Earthworks	Means the disturbance of land by the removal or deposition on or change to the profile of land. Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.

PART ONE

DEFINITIONS 2

Ecosystem Services	Means the resources and processes the environment provides that people benefit from e.g. purification of water and air, pollination of plants and decomposition of waste.
Education Activity	Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education. It also includes ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.
Electricity Distribution	Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator.
Elderly care home	Means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act (2001), or a home for the residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.
Energy Activities	Means the following activities: a. small and community-scale distributed electricity generation and solar water heating; b. renewable electricity generation; c. non-renewable electricity generation; d. wind electricity generation; e. solar electricity generation; f. stand-alone power systems (SAPS); g. biomass electricity generation; h. hydro generation activity; i. mini and micro hydro electricity generation.
Environmental Compensation	Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, open space, recreational and heritage values.
Exotic (Trees and Plants)	Means species which are not indigenous to that part of New Zealand.
Extent of Place (For the purpose of Chapter 26 only)	Means the area around and/or adjacent to a heritage feature listed in the Inventory of Listed Heritage Features under Section 26.8 and which is contained in the same legal title as a heritage feature listed in the Inventory, the extent of which is identified in Section 26.8.1. (Refer also to the definition of Setting).

External Alterations and Additions (For the purpose of Chapter 26 only)	Means undertaking works affecting the external heritage fabric of heritage features, but excludes repairs and maintenance, and partial demolition. External additions includes signs and lighting.
External Appearance (Buildings)	Means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures.
Factory Farming	Includes: - the use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned; - boarding of animals; - mushroom farming.
Farming Activity	Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities.
Farm Building	Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes: - buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; - visitor accommodation and temporary accommodation.
Flat site	Means a site where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e. equal to or less than 1 in 9.5), rules applicable to flat sites will apply.
Flood Protection Work	Means works, structures and plantings for the protection of property and people from flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stop banks, access tracks, rockwork, anchored trees, wire rope and other structures.
Forestry Activity	Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area. Plantation Forestry is as defined by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017.
Formed Road	Means a road with a carriageway constructed to an all-weather standard with a minimum width of 3m.
Frontage	Means the road boundary of any site.

PART ONE

DEFINITIONS 2

Full-Time Equivalent Person	Means the engagement of a person or persons in an activity on a site for an average of 8 hours per day assessed over any 14 day period.
Garage	Is included within the meaning of residential unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items.
Gross Floor Area (GFA)	Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.
Ground Floor Area	Means any areas covered by the building or parts of the buildings and includes overhanging or cantilevered parts but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks less than 1m above ground level.
Ground Level	Means: The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision. “earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past; “completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued; “earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016; - ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history; - changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site; - subdivision that does not involve earthworks has no effect on “ground level”; Notes: - See interpretive diagrams in the definition of Height; - Special height rules apply in the Queenstown town centre, where “metres above sea level” is used. This is not affected by the definition of “ground level” above, which applies elsewhere.
Habitable Room	<u>Means any room which is used, intended to be used, or is capable of being used, as a living room, dining room, sitting room, or bedroom; and includes kitchens</u>

PART ONE

DEFINITIONS 2

	<u>having a floor area of 8 square metres or more, but does not include a room constructed and used as a garage.</u>
Handicrafts	Means goods produced by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose.
Hangar	Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.
Hard Surfacing	Means any part of that site which is impermeable and includes: a. concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of a site; b. any area used for parking, manoeuvring, access or loading of motor vehicles; c. any area paved either with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; The following shall not be included in hard surfacing: a. paths of less than 1m in width; b. shade houses, glasshouses and tunnel houses not having solid floors.
Hazardous Substance	Means any substance with one or more of the following characteristics: - a - i explosive^{ness} - ii flammability - iii a capacity to oxidise - iv corrosiveness - v toxicity (both acute and chronic) - vi ecotoxicity, with or without bio-accumulation; or - b which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.
Health Care Facility	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.
Heavy Vehicle	Means a motor vehicle, other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward, the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulation 1974).

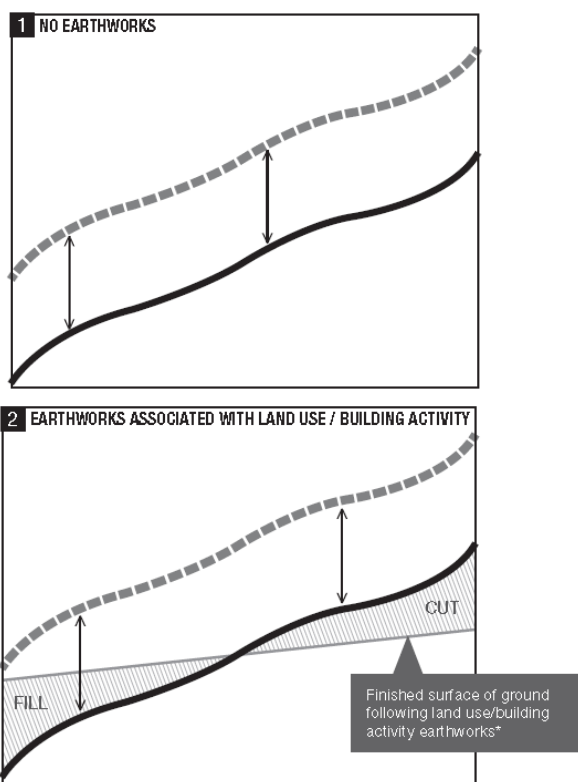
Commented [AB1]: S42A Amy Bowbyes - Chapter 2

Means the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point. For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

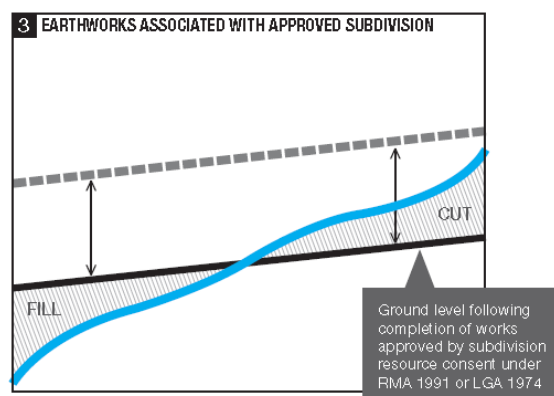
- a. aerals and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than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

See interpretive diagrams below and definition of GROUND LEVEL.

Height
(Building)



*Note earthworks may require resource consent



Legend:

- ■ ■ ■ ■ Max height plane
- Ground level (as per definition)
- ▨ ▨ ▨ ▨ ▨ Fill or cut
- Finished surface of ground
- ↕ Max building height (as specified by zone)
e.g. 8m
- Surface of ground prior to any earthworks on site

Heritage Fabric
(For the purpose of
Chapter 26 only)

Means any physical aspect of a heritage feature which contributes to its heritage values as assessed with the criteria contained in section 26.5. Where a heritage assessment is available on the Council's records this will provide a good indication of what constitutes the heritage fabric of that heritage feature. Where such an assessment is not available, heritage fabric may include, but is not limited to:

- a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a heritage feature;
- b. the patina of age resulting from the weathering and wear of construction material over time;
- c. fixtures and fittings that form part of the design or significance of a heritage feature but excludes inbuilt museum and art work exhibitions and displays, and movable items not attached to a building, unless specifically listed.

	d. heritage features which may require analysis by archaeological means, which may also include features dating from after 1900.
Heritage Feature or Features (For the purpose of Chapter 26 only)	Means the collective terms used to describe all heritage features listed in the Inventory of Listed Heritage Features under Section 26.8.
Heritage Significance (For the purpose of Chapter 26 only)	Means the significance of a heritage feature (identified in this Chapter as Category 1, 2, or 3) as evaluated in accordance with the criteria listed in section 26.5. A reduction in heritage significance means where a proposed activity would have adverse effects which would reduce the category that has been attributed to that heritage feature.
Historic Heritage	Means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: a. archaeological; b. architectural; c. cultural; d. historic; e. scientific; f. technological; and and includes: a. historic sites, structures, places, and areas; and b. archaeological sites; and c. sites of significance to Maori, including wāhi tapu; and d. surroundings associated with natural and physical resources. e. heritage features (including where relevant their settings or extent of place), heritage areas, heritage precincts, and sites of significance to Maori.
Holding	Means an area of land in one ownership and may include a number of lots and/or titles.
Home Occupation	Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay.
Homestay	Means the use of a residential unit including a residential flat by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays. Excludes: Residential Visitor Accommodation and Visitor Accommodation, including where a staff member lives on-site.

Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.
Hotel	Means any premises used or intended to be in the course of business principally for the provision to the public of: a. lodging; b. liquor, meals and refreshments for consumption on the premises.
Household	Means a single individual or group of people, and their dependents who normally occupy the same primary residence.
Household Income	Means all income earned from any source, by all household members.
Hydro Generation Activity	Means activities associated with the generation of hydroelectricity and includes the operation, maintenance, refurbishment, enhancement and upgrade of hydro generation facilities.
Indigenous Vegetation	Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance, including both vascular and non-vascular plants.
Indoor Design Sound Level	Means 40 dB Ldn in all critical listening environments.
Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods
Informal Airport	Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated 'Aerodromes', shown as designations 2, 64, and 239 in the District Plan. This excludes the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.
Informal Recreation	Means a pastime, leisure sport or exercise activity that occurs on an ad hoc basis or are regularly and contributes to a person's enjoyment and/or relaxation. Excludes Organised sport and recreation.
Internal Boundary	Means any boundary of the net area of a site other than a road boundary.
Internal Alterations (For the purpose of Chapter 26 only)	Means undertaking works affecting the internal heritage fabric of heritage features, but excludes repairs and maintenance. Internal alterations includes the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building.
Kitchen Facility	Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking of food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

LAeq (15min)	Means the A frequency weighted time average sound level over 15 minutes, in decibels (dB).
LAFmax	Means the maximum A frequency weighted fast time weighted sound level, in decibels (dB), recorded in a given measuring period.
Ldn	Means the day/night level, which is the A frequency weighted time average sound level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the sound levels measured during the night (2200 to 0700 hours).
Lake	Means a body of fresh water which is entirely or nearly surrounded by land ⁴ .
Landfill	Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.
Landmark Building (For the purposes of Chapter 12 only)	Means a building that is easily recognisable due to notable physical features including additional height. Landmark buildings provide an external point of reference that helps orientation and navigation through the urban environment and are typically located on corners or at the termination of a visual axis.
Landscaping	Means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, human use and enjoyment and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
Landside	Means an area of an airport and buildings to which the public has unrestricted access.
Large Format Retail	Means any single retail tenancy which occupies 500m ² or more of GFA. Refer definition of GFA.
Laundry Facilities	Means facilities for the rinsing, washing and drying of clothes and household linen, and the disposal of waste water, and includes either a washing machine, tub or clothes dryer.
Licensed Premises	Means any premises or part of any premises, in which liquor may be sold pursuant to a licence, and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence.
Lift Tower	Means a structure used for housing lift machinery and includes both the lift shaft and machinery room.

⁴ From section 2 of the Act

Liquor	Shall have the same meaning as alcohol as defined in the Sale and Supply of Alcohol Act 2012.
Listed Heritage Feature (For the purpose of Chapter 26 only)	Means the collective terms used to explain all buildings, features, and structures listed in the Inventory of Listed Heritage Features (26.8).
Living Area	Means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.
Loading Space	Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded.
Lot (Subdivision)	Means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, lot shall have the same meaning as site.
Low Income	Means household income below 80% of the area median Income.
Manoeuvre Area	Means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.
Marine retail activities	Means the sale or hire of marine craft and accessories, and retail accessory to marinas and water related sport and recreation activities.
MASL	Means “metres above sea level”.
Mast	Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.
Mineral	Means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, nonmetallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945.
Mineral Exploration	Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.
Mineral Prospecting	Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities: a. geological, geochemical, and geophysical surveys; b. the taking of samples by hand or hand held methods; c. aerial surveys.

Mini and Micro Hydro Electricity Generation	Means conversion of the energy of falling water into electricity. Mini and micro generation may utilise impulse or reaction turbines and include intake or diversion structures, small weir, headrace, penstock, channel, pipes and generator.
Mining	Means to take, win or extract, by whatever means: - a mineral existing in its natural state in land; or - a chemical substance from a mineral existing in its natural state in land.
Mining Activity	Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken: - the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and - the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and - the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and - the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations. Mineral extraction, extraction or extractive activities shall have the same meaning.
Minor Alterations and Additions to a Building (For the purposes of Chapter 10 only)	Means the following: - constructing an uncovered deck; - replacing windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing; - changing existing materials or cladding with other materials or cladding of the same texture, profile and colour.
Minor Repairs and Maintenance (For the purpose of Chapter 26 only)	Means repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing. The replacement items shall be of the original or closely matching material, colour, texture, form and design, except that there shall be no replacement of any products containing asbestos, but a closely matching product may be used instead. Repairs and maintenance works that do not fall within this definition will be assessed as alterations.
Minor repairs, maintenance and alterations (For the purpose of Chapter 12 only)	Means the repair, maintenance, and alteration of jetties and wharves where the scale and dimensions are not changed by more than 5% and any replacement materials are of the same or a closely matching material or texture and the same or closely matching colour.

PART ONE

DEFINITIONS 2

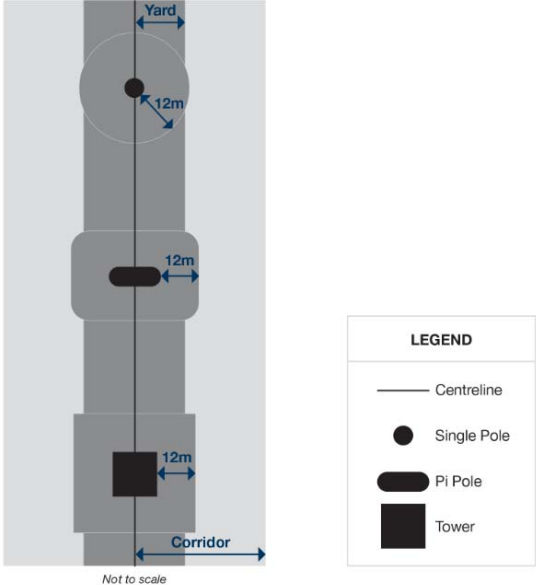
Minor Trimming (For the purpose of Chapters 24 and 32 only)	Means the removal of not more than 10% of the live foliage from the canopy of the tree or structural scaffold branches within a single calendar year.
Minor Trimming of a Hedgerow (For the purpose of Chapters 24 and 32 only)	Means the removal of not more than 50% of the live foliage within a single five year period.
Minor Upgrading (For the purpose of Chapter 30 only)	Means an increase in the carrying capacity, efficiency or security of electricity transmission and distribution or telecommunication lines utilising the existing support structures or structures of similar character, intensity and scale and includes the following: a. addition of lines, circuits and conductors; b. reconducting of the line with higher capacity conductors; c. re-sagging of conductors; d. bonding of conductors; e. addition or replacement of longer or more efficient insulators; f. addition of electrical fittings or ancillary telecommunications equipment; g. addition of earth-wires which may contain lightning rods, and earth-peaks; h. support structure replacement within the same location as the support structure that is to be replaced; i. addition or replacement of existing cross-arms with cross-arms of an alternative design; j. replacement of existing support structures provided they are the same or similar in height, diameter and are located within 5 metres of the base of the support structure being replaced; k. addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; l. the addition of up to four new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period. m. An increase in support structure height required to comply with NZECP34:2001 by not more than 3 metres provided that the support structure has not been replaced within the preceding 10-year period.
Mobility parking space	Means a parking space designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.
Moderate Income	Means household income between 80% and 120% of the area median income.
Motorised Craft	Means any boat powered by an engine.

PART ONE

DEFINITIONS 2

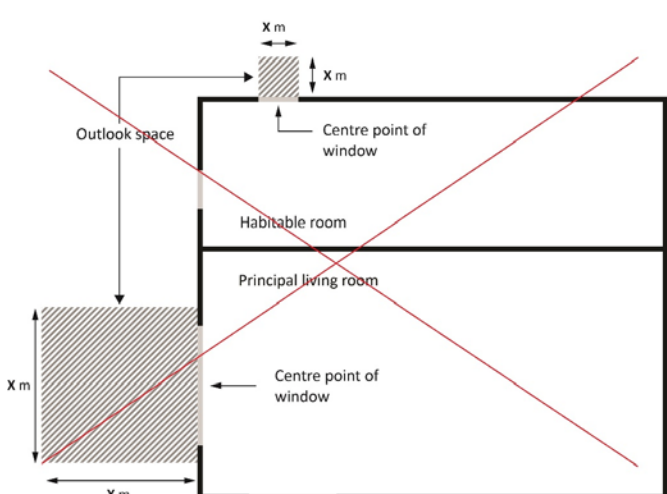
Motor vehicle repair and servicing	Means land and/or buildings used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and ancillary activities (including the sale and/or fitting of accessories).
Municipal infrastructure	Means infrastructure owned and operated by Council for: a) Conveyance of untreated water from source to, and including, the point of its treatment to potable standard for an urban environment (see below), but excluding its distribution within that urban environment; b) Treatment of wastewater from a reticulated system in an urban environment (see below) and conveyance for its disposal, but excluding its pre-treatment collection within that urban environment; c) Treatment of stormwater from a reticulated system in an urban environment (see below) and conveyance for its disposal, but excluding its pre-treatment collection within that urban environment. For the purposes of the definition of Municipal infrastructure, urban environment means: I. All land zoned within Part Three – Urban Environment, comprising Chapters 7 to 17 inclusive and Chapter 44 (Coneburn Industrial Zone). II. Any Open Space and Recreation Zone located within an Urban Growth Boundary identified on the District Plan web mapping application. III. Jacks Point Zone Chapter 41.
National Grid	Means the network that transmits high-voltage electricity in New Zealand and that, at the notification of this Plan, was owned and operated by Transpower New Zealand Limited, including: a. transmission lines; and b. electricity substations⁵.
National Grid Subdivision Corridor	Means the area measured either side of the centreline of above ground National Grid transmission line as follows: a. 16m for the 110kV lines on pi poles b. 32m for 110kV lines on towers or mono poles c. 37m for the 220kV transmission lines. Excludes any transmission lines (or sections of line) that are designated.
National Grid Sensitive Activities	Means those activities that are particularly sensitive to National Grid transmission lines. Such activities include buildings or parts of buildings used for, or able to be used for the following purposes:

⁵ Adapted from the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

	a. hospital; b. day care facility; c. educational activity; d. home stay; e. healthcare facility; f. papakainga; g. any residential activity; h. visitor accommodation.
National Grid Yard	Means: a. the area located 12 metres in any direction from the outer edge of a national grid support structure; and b. the area located 12 metres either side of the centreline of any overhead national grid line; (as shown in dark grey in diagram below)  Excludes any transmission lines (or sections of line) that are designated.
Nature Conservation Values	Means the collective and interconnected intrinsic value of indigenous flora and fauna, natural ecosystems (including ecosystem services), and their habitats.
Navigation Infrastructure	Means any permanent or temporary device or structure constructed and operated for the purpose of facilitating navigation by aircraft.

Net Area (Site or Lot)	Means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width.
Net Floor Area	Means the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for: a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m; b. stairwells; c. tank rooms, boiler and heating rooms, machine rooms, bank vaults; d. those parts of any basement not used for residential, retail, office or industrial uses; e. toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each visitor unit or room shall be 3m²; f. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare; g. parking areas required by the Plan for, or accessory to permitted uses in the building.
Noise Event	Means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise. Where amplified noise ceases during a particular event, the event is no longer considered a noise event.
Noise Limit	Means a LAeq (15min) or LAFmax sound level in decibels that is not to be exceeded.
Non-accessory parking	Parking that is provided as a principal activity on the site and is not accessory to any of the approved activities on the site. The parking may be: • available to members of the public for a charge or fee • reserved or leased. Excludes: • Park and Ride Includes: • short term, long term, and off-site parking
Non-Contributory Buildings (For the purpose of Chapter 26 only)	Means buildings within a heritage precinct that have no identified heritage significance or fabric and have not been listed for individual protection in the Inventory of Listed Heritage Features under Rule 26.8. They have been identified within a heritage precinct because any future development of a site containing a non-contributory building may impact on the heritage values of heritage features or contributory buildings within the heritage precinct. Non-Contributory Buildings are identified on the plans under Section 26.7 'Heritage Precincts'.

Non Critical Listening Environment	Means any space that is not regularly used for high quality listening or communication including bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, hallway, lobby, cloth drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.
No net loss	Means no overall reduction in biodiversity as measured by the type, amount and condition.
Notional Boundary	Means a line 20m from any side of residential unit or the legal boundary whichever is closer to the residential unit.
Office	Means any of the following: a. administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; b. commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted; c. professional offices.
Off-site parking	Parking on a site that is dedicated to the use of an activity taking place on another site and provides parking which would have otherwise been required or permitted on the same site as the activity.
Open Space	Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.
Organised sport and recreation	Means activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures. The activity typically involves the following: • exclusive use of public open space during the course of the activity; • participants and spectators; • use of club rooms, changing facilities; • training and practice sessions; • payment of money to conduct activity; • organised by a club, sporting body or group; • booking and recording system of scheduled hours per week of each sports filed by the owner or administrator of the sports field.
Outdoor Living Space	Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.
Outdoor Recreation Activity	Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outdoor Storage	Means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.

Outer Control Boundary (OCB)	Means a boundary, as shown on the District Plan web mapping application, the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036 for Wānaka Airport and 2037 for Queenstown Airport.
Outlook Space	<u>Means an external area of open space adjoining an internal living room/space or bedroom/habitable room that meets the following criteria and as shown in the diagram below:</u> a) <u>The outlook space is measured from the centre of a window/glass door of a living space/room or bedroom/habitable room and is to be the same height as the floor height of the building face to which it applies. If there is more than one window or glass door in a room, it is measured from the largest one.</u> b) <u>Outlook spaces may be under or over a balcony, over driveways and footpaths within the site, or can overlook a public street or public open space but may not extend into adjacent private sites.</u> c) <u>The outlook space must be unobstructed and clear of other buildings and must not overlap with the outlook space or outdoor living space of another unit.</u> d) <u>Outlook spaces required for different rooms within the same unit may overlap.</u> e) <u>The outdoor living space and outlook space of the same unit may overlap.</u> 

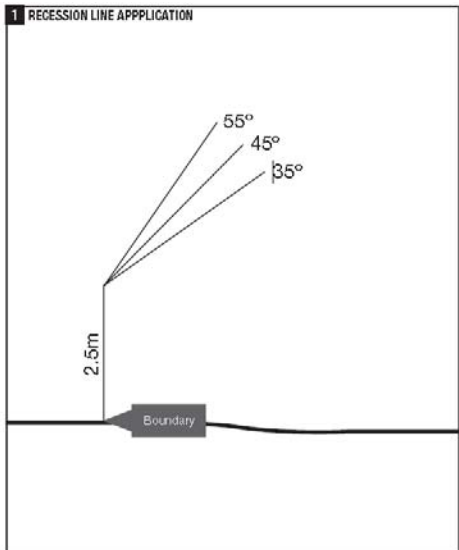
Commented [AB2]: §42A Amy Bowbyes - Chapter 2.
Notified diagram is recommended to be replaced with diagram below.

	Diagram illustrating the definition of 'Outlook space'. The diagram shows a building footprint with a shaded rectangular area labeled 'Outlook space' adjacent to it. The outlook space has dimensions of $X\text{ m}$ by $X\text{ m}$. The building footprint is divided into a 'Habitable room' and a 'Principal living room / Main living room'. The 'Centre point of window' is marked for both rooms. The outlook space is positioned such that its width is $X\text{ m}$ and its height is $X\text{ m}$.
Park and Ride	Means a parking area which is located and purposely designed to support the frequent public transport network and to provide specifically for users of a public transport network who: - travel by private vehicle to the park and ride parking area, then - leave their vehicle at the facility and transfer to the frequent public transport network to continue their journey. Park and Ride includes car parking areas, public transport interchange and associated security measures, bicycle parking, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.
Parking Area	Means that part of a site within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.
Parking Space	Means a space on a site available at any time for accommodating one stationary motor vehicle.
Parks Maintenance	Means maintenance and repair undertaken within Council -controlled reserves, including: - maintenance and repair of any buildings and structures; - maintenance and repair of foot paths and tracks; - clearing or reforming drainage channels; - topsoiling, reseeding, sandslitting of sports fields and grassed areas; - Weed management, grass mowing and planting of trees and gardens; - replacement, repairs, maintenance or upgrading of existing bridges, boardwalks and culverts; and resealing and sealing metalled parking and access drives and internal park roads.

Partial Demolition (For the purpose of Chapter 26 only)	Means the demolition of the heritage fabric of a heritage feature exceeding 30% but less than 70% by volume or area whichever is the greater. Volume is measured from the outermost surface of the heritage feature (including any surfaces below ground) and the area is measured by the footprint of the heritage feature. Partial demolition shall be determined as the cumulative or incremental demolition of the heritage fabric as from 7 May 2018.
Passenger Lift Systems	Means any mechanical system used to convey or transport passengers and other goods within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. Excludes base and terminal buildings.
Photovoltaics (PV)	Means a device that converts the energy in light (photons) into electricity, through the photovoltaic effect. A PV cell is the basic building block of a PV system, and cells are connected together to create a single PV module (sometimes called a 'panel'). PV modules can be connected together to form a larger PV array.
Potable Water Supply	Means a water supply that meets the criteria of the Ministry of Health 'Drinking Water Standards for New Zealand 2005 (revised 2008)'.
Principal Building	Means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
Private Way	Means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part exists within any district ⁶ .
Professional Staff (For the purposes of Chapter 29 only)	Means staff excluding administrative staff in relation to Health Care Services.
Projected Annual Aircraft Noise Contour (AANC)	Means the projected annual aircraft noise contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 15.
Public Amenities	Means, the following facilities established for the convenience and amenity of the public: • landscaping and planting • public toilets

⁶ From the Local Government Act 1974.

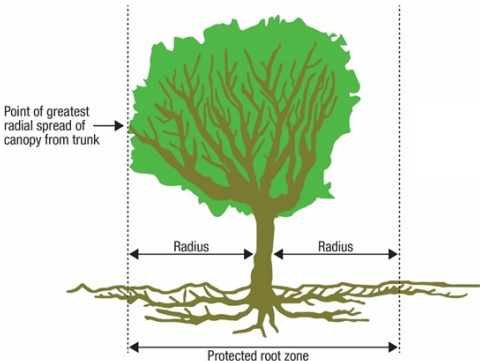
	• street furniture, including seating, and picnic tables • bicycle stands • fountains • drinking fountains • rubbish bins • barbeques • lighting • shelters • post boxes • telephone booths • showers and changing rooms • playgrounds • public artwork
Public Area	Means any part(s) of a building open to the public, but excluding any service or access areas of the building.
Public Place	Means every public thoroughfare, park, reserve, lake, river or place to which the public has access with or without the payment of a fee, and which is under the control of the council, or other agencies. Excludes any trail as defined in this Plan.
Public Space (For the purposes of Chapter 32 only)	Means the parts of the district that are owned and managed by the Queenstown Lakes District Council, are accessible to the public within the Residential Arrowtown Historic Management Zone including roads, parks and reserves.
Public Transport Facility	A facility for passenger movements on/off and between public transport services, including: • Passenger waiting areas • Shelters • Public ferry terminals • Ticketing and other passenger facilities • Bus interchanges
Public Water Ferry Service	Means a ferry service for the carriage of passengers for hire or reward, which is available to the public generally and is operated to a fixed regular schedule, including during normal commuting hours, runs between various stops and provides the ability for passengers to embark and disembark from the vessel at those various stops, but does not include any such service that: • is contracted or funded by the Ministry of Education for the sole or primary purpose of transporting school children to and from school; or • is operated for the sole or primary purpose of transporting passengers to or from a predetermined event.

	The definition is limited to that part of the ferry service that occurs on the surface of the water and excludes any associated activity that occurs on land or on a structure attached to land, including the lake bed.
Radio Communication Facility	Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.
Rear Site	Means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.
Recession Lines/Recession Plane	Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. See interpretive diagrams below. 

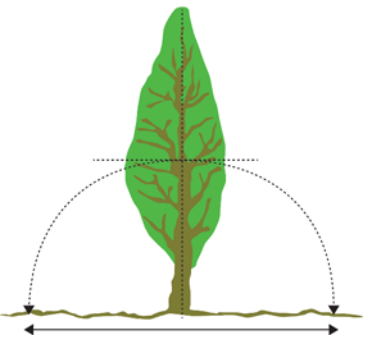
	2 RECESSION LINE INDICATOR Place outside of circle to inside of site boundary NOTE: North is True North. Bearings on the circle increase in a clockwise direction. Where a boundary is on a line between two directions, the more restrictive recession plane shall apply.
Recreation	Means activities which give personal enjoyment, satisfaction and a sense of well being.
Recreational Activity	Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.
Recreational Tracks	Means a sealed or unsealed pathway or greenway within Council controlled reserves that is used for informal or organised recreational purposes such as walking, cycling, horseriding, or fitness.
Recreation Facility	Means a facility where the primary purpose is to provide for sport and recreation activities and includes recreation centres, swimming pools, fitness centres and indoor sports centres but excludes activities otherwise defined as Commercial Recreation Activities.
Regionally Significant Infrastructure	Means: a. renewable electricity generation activities undertaken by an electricity operator; and b. the national grid; and c. telecommunication and radio communication facilities; and d. state highways; and e. Queenstown and Wānaka airports and associated navigation infrastructure; and f. municipal infrastructure.

Relocated/Relocatable Building	Means a building which is removed and re-erected on another site, but excludes any newly pre-fabricated building which is delivered dismantled to a site for erection on that site. This definition excludes removal and re-siting.
Relocation (For the purpose of Chapter 26 only)	Means the relocation of heritage features, both within, or beyond the site. The definition of Relocation (Buildings) in Chapter 2 (which means the removal of a building from any site to another site) shall not apply to chapter 26.
Relocation (Building)	Means the removal of any building from any site to another site.
Remotely Piloted Aircraft	Means an unmanned aircraft that is piloted from a remote station.
Removal (Building)	Means the shifting of a building off a site and excludes demolition of a building.
Renewable Electricity Generation (REG)	Means generation of electricity from solar, wind, hydro-electricity, geothermal and biomass energy sources.
Renewable Electricity Generation Activities	Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity. Includes research and exploratory scale investigations into technologies, methods and sites, such as masts, drilling and water monitoring. This definition includes renewable electricity generation (REG), solar water heating, wind electricity generation, and mini and micro hydro electricity generation (as separately defined).
Renewable Energy	Means energy that comes from a resource that is naturally replenished, including solar, hydro, wind, and biomass energy.
Reserve	Means a reserve in terms of the Reserves Act 1977.
Residential Activity	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, residential visitor accommodation.
Residential Visitor Accommodation	Means the use of a building established as a residential unit (including a residential flat) by paying guests, where the length of stay by any guest is less than 90 nights. Excludes: Visitor Accommodation and Homestays. Note: Additional requirements of the Building Act 2004 may apply.

Residential Flat	Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria: a. the total floor area does not exceed; i. 150m² in the Rural Zone, the Rural Lifestyle Zone, the Wakatipu Basin Rural Amenity Zone and the Hills Resort Zone; ii. 70m² in any other zone; - not including in either case the floor area of any garage or carport; b. contains no more than one kitchen facility; c. is limited to one residential flat per residential unit; and d. is situated on the same site and held in the same ownership as the residential unit. Note: A proposal that fails to meet any of the above criteria will be considered as a residential unit.
Residential Unit	Means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.
Re-siting (Building)	Means shifting a building within a site.
Resort	Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.
Restaurant	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012.
Retail Sales / Retail / Retailing	Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.
Retirement Village	Means residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.
Reverse Sensitivity	Means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.

Right of Way	Means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.
River	Means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal) ⁷ .
Road	Means a road as defined in section 315 of the Local Government Act 1974.
Road Boundary	Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.
Root Protection Zone (For the purposes of Chapters 24 and 32 only)	Means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius half the height of the tree. As demonstrated by the diagrams below. SPREADING CANOPY 

⁷ From section 2 of the Act.

	COLUMNAR CANOPY 
Rural Industrial Activity	Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.
Sense of Place (For the purpose of Chapter 12 only)	Means the unique collection of visual, cultural, social, and environmental qualities and characteristics that provide meaning to a location and make it distinctly different from another. Defining, maintaining, and enhancing the distinct characteristics and quirks that make a town centre unique fosters community pride and gives the town a competitive advantage over others as it provides a reason to visit and a positive and engaging experience. Elements of the Queenstown town centre that contribute to its sense of place are the core of low rise character buildings and narrow streets and laneways at its centre, the pedestrian links, the small block size of the street grid, and its location adjacent to the lake and surrounded by the ever-present mountainous landscape.
Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.
Service Lane	Means any lane laid out or constructed either by the authority of the council or the Minister of Works and Development or, on or after 1 April 1988, the Minister of Lands for the purpose of providing the public with a side or rear access for vehicular traffic to any land ⁸ .
Service Station	Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following: a. the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;

⁸ From section 315 of the Local Government Act 1974

	b. mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except in any Residential, Town Centre or Settlement Zone; c. inspection and/or certification of vehicles; d. the sale of other merchandise where this is an ancillary activity to the main use of the site. Excludes: i. panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding, which are not included within mechanical repairs of motor vehicles and domestic garden equipment for the purposes of b. above.
Setback	Means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary. The setback distance shall only apply to buildings at ground, or above ground level.
Setting (For the purpose of Chapter 26 only)	Means the area around and/or adjacent to a heritage feature listed under the Inventory of Listed Heritage Features in Section 26.8 and defined under 26.8.1, which is integral to its function, meaning, and relationships, and which is contained in the same legal title as the heritage feature listed on the Inventory of Listed Heritage Features. (Refer also to the definition of 'Extent of Place').
Showroom	Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.
Sign and Signage	Means: a. any external name, figure, character, outline, display, excluding a display of physical goods or products available for sale on the premises, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, billboard sign or any other thing of a similar nature which is: i. intended to attract attention; and ii. visible from a road or any public place; b. all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing; c. corporate colour schemes; d. any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer.

Sign Area	Means the surface area of a sign, and includes a. all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign; and b. the entire area coloured with a corporate colour scheme.
-----------	---

Sign Types	Above Ground Floor Sign: means a sign attached to a building above the verandah or above 3 metres in height from the ground. Arcade Directory Sign: means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade. Banner: means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables. Billboard Sign means any sign, including located in a digital signage platform, that is for purely commercial brand awareness purposes and which does not relate to land use activity conducted on the site. Digital Sign: means an internally lit sign that displays electronic messages (text) and/or images. Digital Signage Platform: means a physical area specifically for the purpose of displaying digital signage. Flag: means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole. Flashing Sign: means an intermittently illuminated sign. Excludes digital signs. Flat Board Sign: means a portable flat board sign which is not self-supporting. Free Standing Sign: means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence (excludes temporary construction signs). Moving Sign: means a sign other than a flag or a banner that is intended to physically move. Excludes digital signs. Off-Site Sign: means a sign which - does not relate to goods or services available at the site where the sign is located; - is not a Billboard Sign; and - is not a Temporary Event Sign. Roof Sign: means any sign painted on or attached to a roof and any sign projecting above the roof line or parapet of the building to which it is attached.
------------	--

Sandwich Board:

means a self-supporting and portable sign.

Signage Platform:

means a physical area identified for the purpose of signage.

Static Signage Platform:

means a signage platform for the purpose of displaying any sign type other than a digital sign.

Temporary Construction Sign:

Means a sign within a construction site for the purpose of site management, including for directing vehicle movements and site safety, and also includes sign-written fabric or wind-break material attached to a fence within a construction site.

Temporary Event Sign:

means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Temporary Construction Signs, a Temporary Land Development Sign, Off-Site Signs or Temporary Sale Signs.

Temporary Land Development Sign:

means a sign advertising or announcing a new or proposed development or subdivision.

Temporary Sale Sign:

means any sign established for the purpose of advertising or announcing the sale of products at special prices.

Under Verandah Sign:

means a sign attached to the underside of a verandah.

Upstairs Entrance Sign:

means a sign which identifies commercial activities that are located upstairs within a building.

Wall Sign:

means a sign attached to the wall of a building.

Significant Trimming (For the purposes of Chapters 24 and 32 only)	Means the removal of more than 10% of the live foliage from the canopy of the tree or structural scaffold branches.
Site	Means: Any area of land which meets one of the descriptions set out below: a. An area of land which is: i. Comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or ii. Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council; Being in any case the smaller area of clauses i. or ii. above; or b. An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are: i. Subject to a condition imposed under section 75 of the Building Act 2004; or ii. Held together in such a way that they cannot be dealt with separately without the prior consent of the council; or c. An area of land which is: i. Partly made up of land which complies with clauses (a) or (b) above; and ii. Partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjoining and are held together in such a way that they cannot be dealt with separately without the prior approval of the council; Except in relation to each description that in the case of land subdivided under the Unit Titles Act 1972 and 2010, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision.
Ski Area Activities	Means the use of natural and physical resources for the purpose of establishing, operating and maintaining the following activities and structures: a. recreational activities either commercial or non-commercial; b. passenger lift systems; c. use of snow groomers, snowmobiles and 4WD vehicles for support or operational activities; d. activities ancillary to commercial recreational activities including avalanche safety, ski patrol, formation of snow trails and terrain; e. installation and operation of snow making infrastructure including reservoirs, pumps and snow makers; and

	f. in the Waiorau Snow Farm Ski Area Sub-Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
Ski Area Sub-Zone Accommodation	Means the use of land or buildings for short-term living accommodation for visitor, guest, worker, and a. includes such accommodation as hotels, motels, guest houses, bunkhouses, lodges and the commercial letting of a residential unit; and b. may include some centralised services or facilities such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are ancillary to the accommodation facilities; and c. is limited to visitors, guests or workers, visiting and or working in the respective Ski Area Sub-Zone.
Sloping Site	Means a site where the ground slope is greater than 6 degrees (i.e. greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6 degrees (i.e. greater than 1 in 9.5), rules applicable to sloping sites will apply.
Small and Community-Scale Distributed Electricity Generation	Means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.
Small Cells Unit	Means a device: a. that receives or transmits radio communication or telecommunication signals; and b. the volume of which (including any ancillary equipment, but not including any cabling) is not more than 0.11m³.
Solar Electricity Generation	Means the conversion of the sun's energy directly into electrical energy. The most common device used to generate electricity from the sun is photovoltaics (PV). This may include free standing arrays, solar arrays attached to buildings or building integrated panels.
Solar Water Heating	Means devices that heat water by capturing the sun's energy as heat and transferring it directly to the water or indirectly using an intermediate heat transfer fluid. Solar water heaters may include a solar thermal collector, a water storage tank or cylinder, pipes, and a transfer system to move the heat from the collector to the tank.
Staff (For the purposes of Chapter 29 only)	Means full time staff or full time staff equivalent. Provision for a full time staff equivalent is based on recognition of the fact that some businesses are operated in shifts.
Stand-Alone Power Systems (SAPS)	Means off-grid generation for activities including residential, visitor and farming activities, on remote sites that do not have connection to the local distribution network. SAP's will usually include battery storage, a backup generator, an inverter and controllers etc., as well as generation technologies such as solar, mini or micro hydro, wind electricity generation or a combination thereof.

Structure	Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft.
Structure Plan	Means a plan included in the district plan, and includes spatial development plans, concept development plans and other similarly titled documents.
Subdivision	Means: a. the division of an allotment: i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
Subdivision and Development	Includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access/gateway structures.
Tavern	Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments but does not include an airport bar.
Technical Arborist (For the purposes of Chapter 32 only)	Means a person who: a. by possession of a recognised arboricultural degree or diploma and on-the-job experience is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees; and c. has demonstrated competency to Level 6 NZQA Diploma in Arboriculture standard or Level 4 NZQA Certificate in Horticulture (Arboriculture) standard (or be of an equivalent arboricultural standard).
Temporary Activities	Means the use of land, buildings, vehicles and structures for the following listed activities of short duration, limited frequency and outside the regular day-to-day use of a site: a. temporary events; b. temporary filming; c. temporary activities related to building and construction;

	d. temporary military training; e. temporary storage; f. temporary utilities; g. temporary use of a site as an informal airport as part of a temporary event.
Temporary Events	Means the use of land, buildings, tents and marquees, vehicles and structures for the following activities: a. carnivals; b. fairs; c. festivals; d. fundraisers; e. galas; f. market days; g. meetings; h. exhibitions; i. parades; j. rallies; k. cultural and sporting events; l. concerts; m. shows; n. weddings; o. funerals; p. musical and theatrical entertainment, and q. uses similar in character. Note: The following activities associated with Temporary Events are not regulated by the PDP: a. Food and Beverage; b. Sale of Alcohol.
Temporary Filming Activity	Means the temporary use of land and buildings for the purpose of commercial video and film production and includes the setting up and dismantling of film sets, and associated facilities for staff.
Temporary Military Training Activity (TMTA)	Means a temporary military activity undertaken for defence purposes. Defence purposes are those in accordance with the Defence Act 1990.
Total Demolition (For the purposes of Chapter 26 only)	Means the demolition of the heritage fabric of a heritage feature equal to or exceeding 70% by volume or area whichever is greater. Volume is measured from the outermost surface of the heritage feature (including any surfaces below ground) and the area is measured by the footprint of the heritage feature.

Trade Supplier	Means a business that is a mixture of wholesaling and retailing goods in one or more of the following categories: - automotive and marine suppliers; - building suppliers; - catering equipment suppliers; - farming and agricultural suppliers; - garden and patio suppliers - hire services (except hire or loan of books, video, DVD and other similar home entertainment items); - industrial clothing and safety equipment suppliers; and - office furniture, equipment and systems suppliers.
Trade Wastes	Means any water that is used in a commercial or industrial process, and is then discharged to the Council's waste water system.
Trail	Means any public access route legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities, and specifically excludes: - roads, including road reserves; - public access easements created by the process of tenure review under the Crown Pastoral Land Act; and - public access routes over any reserve administered by Queenstown Lakes District Council, the Crown or any of its entities.
Transport Infrastructure	Means: - footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads; - site access including vehicle crossings; - the road carriageway including widening; - bicycle paths and parking facilities, including electric bicycle and electric vehicle charging stations; - road lighting and support structures; - engineering measures (road markings, rumble strips, removal of roadside hazards, barriers, widened road margins, improving skid resistance, improving road geometry on bends and at intersections, fine tuning of signalised intersections, improving visibility at non-signalised intersections, fencing, speed humps, traffic separators); - public transport facilities and systems and supporting ancillary equipment and structures including seats, shelters, real time information systems and ticketing facilities, bicycle storage, and cabinets; - traffic control devices (including traffic islands, pedestrian crossings and roundabouts and intersection controls), traffic and cycle monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals;

	• devices and structures to implement regulatory controls (no stopping, no overtaking, parking control, bus lane controls, vehicle restrictions) including parking meters and pay and display kiosks, and speed cameras and red light/traffic cameras; • parking; and • any other structures required for transport activities on land in relation to the establishment of roads, cycleways, walkways, rail, or any other means.
Transport Network	Means the public roading network, all transport infrastructure, park and ride, public transport facilities, and the on-road and off-road public transport network and active transport network.
Unit	Means any residential unit, or visitor accommodation unit of any type.
Unformed road (For the purposes of Chapter 29 only)	Means land that is vested or dedicated as road that has never been formed in full or in part.
Urban Development	Means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development, nor does the provision of regionally significant infrastructure within rural areas.
Urban Growth Boundary	Means a boundary shown on the District Plan web mapping application which provides for and contains existing and future urban development within an urban area.
Utility	Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including: a. substations, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity; b. pipes and necessary incidental structures and equipment for transmitting and distributing gas; c. storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; d. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); e. structures, facilities, plant and equipment for the treatment of water; f. structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications; g. structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; h. structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards;

	i. structures, facilities, plant and equipment necessary for navigation by water or air; j. waste management facilities; k. flood protection works; and l. anything described as a network utility operation in s166 of the Resource Management act 1991. Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.
Vehicle control point (For the purposes of Chapter 29 only)	Means a point on a vehicle access route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the site may arise. For example, a point where vehicles on the access route may need to wait for a vehicle reversing from a parking space on the site or queueing for a service station filling point).
Vehicle Crossing	Means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.
Verandah	Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building.
Visitor Accommodation	Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments; and ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site. iii. Includes onsite staff accommodation. iv. Excludes Residential Visitor Accommodation and Homestays.
Visually Permeable	In reference to a wall, gate, door or fence: Means continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.
Waste	Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. Excludes cleanfill.

Waste Management Facility	Means a site used for the deposit of solid wastes onto or into land, but excludes: a. sites situated on production land in which the disposal of waste generated from that land takes place, not including any dead animal material or wastes generated from any industrial trade or process on that productive land; b. sites used for the disposal of vegetative material. The material may include soil that is attached to plant roots and shall be free of hazardous substances and wastes; and c. sites for the disposal of clean fill.
Waterbody	Means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area ⁹ .
Wetland	Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions ¹⁰ .
Wind Electricity Generation	Means the conversion of the energy from wind into electricity, through the use of the rotational motion. A wind turbine may be attached to a building or freestanding. Wind turbine components may include blades, nacelle, tower and foundation. This definition shall include masts for wind monitoring.
Works Within the Root Protection Zone (For the Purpose of Chapter 32 only)	Means works including paving, excavation, trenching, ground level changes, storage of materials or chemicals, vehicle traffic, vehicle parking, soil compaction, construction activity, whether on the same site or not as the tree.
2037 Noise Contours	Means the predicted airport noise contours for Queenstown airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the council and included in the airport noise management plan.
2037 60 dB Noise Contours	Means the predicted 60 dB Ldn noise contour for Queenstown airport for 2037 based on the 2037 noise contours.

⁹ From Section 2 of the Act

¹⁰ From Section 2 of the Act

2.2 Acronyms Used in this Plan

Listed below are acronyms used within the plan. They do not include the acronyms of names of activity areas identified within structure plans adopted under the PDP.

AANC	Projected annual aircraft noise contour
AMI	Area median income
ANB	Air noise boundary
ASAN	Activity sensitive to aircraft noise
C	Controlled
CIA	Cultural Impact Assessment
CPI	Consumer price index
CPTED	Crime prevention through environmental design
dB	Decibels
D	Discretionary
Ecm	Equivalent car movements
GFA	Gross floor area
GHOA	Glenorchy Heritage Overlay Area
HD	Hanley Downs
LAR	Limited access roads
LENZ	Land Environments New Zealand
MHOA	Macetown Heritage Overlay Area
NC	Non-complying
NES	National Environmental Standard
NESETA	Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009
NOR	Notice of requirement
NZTA	New Zealand Transport Agency

OCB	Outer control boundary
ONF	Outstanding natural feature
ONL	Outstanding natural landscape
P	Permitted
PFA	Public floor area
PR	Prohibited
PV	Photovoltaics
RCL	Rural character landscape
RD	Restricted discretionary
REG	Renewable electricity generation
RMA	Resource Management Act 1991
SAPS	Stand-alone power systems
SEL	Sound exposure level
SHOA	Skippers Heritage Overlay Area
SMLHOA	Sefferton and Moke Lake Heritage Overlay Area
SNA	Significant natural areas
UGB	Urban growth boundary
Vpd	Vehicles per day

2.3 Glossary

Ahi kā	Continued occupation according to the customary law of Māori tenure ("keeping the fires burning").
Ara Tawhito	Trails and routes. A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.
Awa	River.
Hapū	Sub-tribe, extended whanau.
Iwi	Tribe.
Ngāi Tahu/ Kāi Tahu	The collective of individuals who descend from Ngāi Tahu, Kāti Māmoe and Waitaha who are Manawhenua in the Queenstown Lakes District.
Kāika	Settlement
Kaitiaki	Guardian.
Kaitiakitanga/ Kaitiakitaka	The exercise of customary custodianship, in a manner that incorporates spiritual matters, by tangata whenua who hold Manawhenua status for a particular area or resource.
Ki Uta Ki Tai	Mountains to the sea.
Mahinga Kai/ Mahika Kai	Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.
Mana	Authority, prestige, influence.
Manawhenua	Those who exercise customary authority or rangatiratanga.
Mauri	Life supporting capacity.
Maunga/ Mauka	Important mountains. Mountains are of great cultural importance to Ngāi Tahu. Many are places of spiritual presence, and prominent peaks in the District are linked to Ngāi Tahu creation stories, identity and mana.
Mōkihi	Raft made of bundles of raupō, flax stalks or rushes. These were used to navigate the inland lakes and rivers.
Nohoanga/ Nohoaka	A network of seasonal settlements. Ngāi Tahu were based largely on the coast in permanent settlements, and travelled inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.
Pā site	Fortified settlement.
Papakāinga/ Papakāika	Permanent settlement or settlement on traditional land.

Papatipu Rūnanga/ Rūnaka	Local Manawhenua representative group or community system of representation.
Pounamu	Nephrite, greenstone, jade.
Rāhui	Restriction on access to a specific resource for a particular time.
Rangātiratanga/Rakatirataka	Chieftainship, decision-making rights.
Repo Raupo	Wetlands or swamps. These provide valuable habitat for taonga species and mahinga kai resources.
Rohe	Boundary.
Tangata whenua	The iwi or hapū that holds mana whenua in a particular area.
Takiwā	Area, region, district.
Tauranga waka/Tauraka waka	Waka (canoe) mooring site.
Te Ao Tūroa	The natural environment
Tikanga/ Tikaka	Lore and custom, customary values and practices.
Tōpuni	Named for the Tōpuni cloak worn by Ngāi Tahu rangatira.
Tūāhu	Sacred place.
Tuhituhi neherā	Rock art.
Tūpuna/tīpuna	Ancestor.
Umu-tī	Earth oven used for cooking tī kōuka (cabbage tree). These are found in a diversity of areas, including old stream banks and river terraces, on low spurs or ridges, and in association with other features, such as nohoaka/ nohoanga.
Urupā	Burial place.
Wāhi kōhatu	Rock outcrops. Rock outcrops provided shelters and were intensely occupied by Māori from the moa-hunter period into early European settlement during seasonal hikoi. Tuhituhi neherā may be present.
Wāhi taonga/ Wāhi taoka	Resources, places and sites treasured by tangata whenua. These valued places reflect the long history and association of Ngāi Tahu with the Queenstown Lakes District.
Wāhi Tapu	Places sacred to tangata whenua.
Wāhi tohu	Features used as location markers within the landscape. Prominent landforms formed part of the network of trails along the coast and inland. These acted as fixed point locators in the landscape for travellers and are imbued with history.
Wāhi Tūpuna	Landscapes and places that embody the relationship of Manawhenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

Wāi Māori	Freshwater areas valued by Ngāi Tahu including wai puna (springs), roto (lakes) and awa (rivers).
Wairua	Life principle, spirit.
Wānanga/ Wānaka	Customary learning method.
Whakapapa	Genealogy.
Whānau	Family.

4 URBAN DEVELOPMENT

4.1 Purpose

The purpose of this Chapter is to elaborate on the strategic direction in Chapter 3 and set out the objectives and policies for managing the spatial location and layout of urban development within the District. This chapter forms part of the strategic intentions of this District Plan and will guide planning and decision making for urban growth and development within the District. This chapter does not address site or location specific physical aspects of urban development (such as built form) - reference to zone and District wide chapters is required for these matters.

This chapter gives effect to the National Policy Statement on Urban Development (NPS-UD), which requires that local authorities provide at least sufficient development capacity to meet the current and future needs of the District's community. This chapter provides the strategic planning framework to achieve effective and efficient urban environments that can meet demand for the development of land for housing and businesses. Provision is made for a range of dwelling types and locations and business environments and for the District's urban areas to development and change over time in response to the changing needs of the District's community.

The District experiences considerable growth pressure and contains high-growth urban areas as defined in the NPS-UDC. Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the District by residents and visitors. Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, transportation, infrastructure, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas.

Urban Growth Boundaries are established for the urban areas of the Wakatipu Basin (including Queenstown, Frankton, Jacks Point and Arrowtown) and Wānaka, and where required around other settlements, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency and offer a quality environment in which to live, work and play.

4.1.1 Application of this Chapter

Chapter 1 (Introduction) provides an explanation of the structure of the District Plan including the application of the strategic chapters of the District Plan applying across the Queenstown Lakes District, and the two-volume approach consisting of Volume A and Volume B.

Chapter 3 provides overarching strategic direction for the Queenstown Lakes District. The Chapter 3 strategic objectives and policies are further elaborated on in Chapter 4, which provides more detailed objectives and policies for urban development. Chapter 4 applies district wide over Volume A and

Volume B land. The principal role of Chapters 3 to 6 collectively is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan.

4.1.2 Housing Bottom Lines

<i>Housing Bottom Lines for Queenstown Lakes urban environment</i>			
Ward	Short-medium term (2020 – 2030)	Long term (2031- 2050)	30 Year Total (2020 – 2050 additional)
Wakatipu	3750	7830	11,580
Wānaka	2470	5150	7,620
Total	6220	12,980	19,200

The housing bottom lines were identified through the Housing Development Capacity Assessment for Queenstown Lakes District 2021 (HBA (housing) 2021) and have been inserted into the District Plan as part of the implementation of the National Policy Statement for Urban Development 2020.

They are intended to represent the amount of feasible and reasonably expected to be realised development capacity that is sufficient to meet the expected housing demand within the urban environment, along with a competitiveness margin. The competitiveness margin is 20% for the short-medium term and 15% for the long term.

Queenstown Lakes District Council is required to enable the development represented in the housing bottom lines through the district plan, structure plans and infrastructure strategies.

The housing bottom lines relate to the Queenstown Lakes urban environment. An urban environment means any area of land that is, or is intended to be, predominantly urban in character and that is, or is intended to be, part of housing and labour market of at least 10,000 people. This definition allows areas identified for future urban development to be included in the defined urban environment. It also allows discrete locations of urban land that have a functional relationship with each other in terms of the housing and labour market to be part of the urban environment, even when they are not contiguous.

The areas included within the Queenstown Lakes District Urban Environment are shown in figure one and two below:

Queenstown-Lakes Urban Environment (HBA 2021)

Legend

- Long Term Urban Environment
- Existing Urban Areas Outside UGBs
- Indicative Future Expansion Area
- Urban Growth Boundary
- Queenstown-Lakes District extent

0 3.7 7.4 km



Figure one: Wakatipu Ward

Queenstown-Lakes Urban Environment (HBA 2021)

Legend

- Long Term Urban Environment
- Existing Urban Areas Outside UGBs
- Indicative Future Expansion Area
- Urban Growth Boundary
- Queenstown-Lakes District extent

0 3 6 km

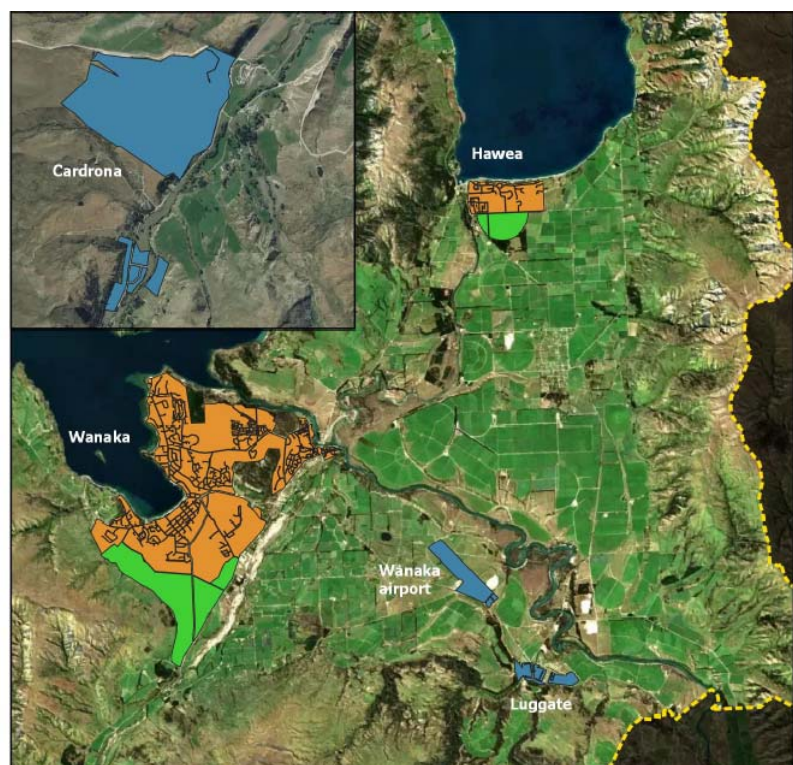


Figure two: Wānaka Ward

4.2 Objectives and Policies

4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges. (from Policies 3.3.13 and 3.3.14)

Policies

- 4.2.1.1 Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.
- 4.2.1.2 Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.
- 4.2.1.3 Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.
- 4.2.1.4 Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:
 - a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form;
 - b. ensuring the ongoing availability of a competitive land supply for urban purposes;
 - c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;
 - d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;
 - e. a compact and efficient urban form;
 - f. avoiding sporadic urban development in rural areas;
 - g. minimising the loss of the productive potential and soil resource of rural land; and
 - h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- 4.2.1.6 When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.
- 4.2.1.7 Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4).
- 4.2.1.8 Contain urban development of existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.
- 4.2.2 A **Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that:**

- (i) is coordinated with the efficient provision, use and operation of infrastructure and services; and
- (ii) is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.

4.2.2 B Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)

4.2.2.1 Integrate urban development with existing or proposed infrastructure so that:

- a. Urban development is serviced by infrastructure of sufficient capacity; and
- b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and
- c. in the case of the National Grid, reverse sensitivity effects avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.

4.2.2.2 Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:

- a. its topography;
- b. its ecological, heritage, cultural or landscape significance if any;
- c. any risk of natural hazards, taking into account the effects of climate change;
- d. connectivity and integration with existing urban development;
- e. convenient linkages with public transport;
- f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;
- g. the level of existing and future amenity that is sought (including consideration of any identified special character areas);
- h. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure;
- i. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;
- j. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and
- k. the need to locate emergency services at strategic locations.

4.2.2.3 Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.

- 4.2.2.4 Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.
- 4.2.2.5 Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.
- 4.2.2.6 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.
- 4.2.2.7 Explore and encourage innovative approaches to design to assist provision of quality affordable housing.
- 4.2.2.8 In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.
- 4.2.2.9 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.
- 4.2.2.10 Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.
- 4.2.2.11 Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.

Wakatipu Basin Specific Policies

- 4.2.2.12 Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan web mapping application that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.
- 4.2.2.13 Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan web mapping application that:
 - a. are based on existing urbanised areas;
 - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;
 - c. enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development;
 - d. protect the values of Outstanding Natural Features and Outstanding Natural Landscapes;
 - e. avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.
- 4.2.2.14 Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.
- 4.2.2.15 Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.

- 4.2.2.16 Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.
- 4.2.2.17 Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise boundary or Outer Control boundary are designed and built to achieve appropriate Indoor Design Sound Levels.
- 4.2.2.18 Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.
- 4.2.2.19 Ensure that development within the Arrowtown Urban Growth Boundary provides:
- a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;
 - b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;
 - c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;
 - d. for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource;
 - e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.
- 4.2.2.20 Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the urban Growth boundary and zones additional land for urban development purposes.

Upper Clutha Basin Specific Policies

- 4.2.2.21 Define the Urban Growth Boundaries for Wānaka and Lake Hāwea Settlement, as shown on the District Plan web mapping application that:
- a. are based on existing urbanised areas;
 - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;
 - c. have community support as expressed through strategic community planning processes;
 - d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wānaka; and
 - e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.

- 4.2.2.22 Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

7 Lower Density Suburban Residential

7.1 Zone Purpose

The Lower Density Suburban Residential Zone is the largest residential zone in the District. The District Plan includes such zoning that is within the urban growth boundaries, and includes land that has already been developed - as well as areas that will continue to be developed over time.

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density by allowing sites down to an average of 300 square metres in area and larger comprehensively designed developments to enable a range of house sizes and typologies. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The overall range of net household densities (including residential flats) could be as high as 1 unit per 150 square metres or as low as 1 unit per 1,000 square metres (or even less). The zone will help to provide a more diverse and affordable housing stock within the District.

Community activities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.

Commercial activities are generally not anticipated other than those that are residential-compatible and small-scale, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor Accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

7.2 Objectives and Policies

- 7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.**

PART 3

LOWER DENSITY SUBURBAN RESIDENTIAL 7

Policies

- 7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.
- 7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.
- 7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.
- 7.2.1.4 Require, as necessary, all new buildings, relocated buildings and additions and alterations to existing buildings that contain an Activity Sensitive to Road Noise located adjacent to a State Highway to be designed to maintain internal residential amenity values and, in particular provide protection to sleeping occupants from road noise.
- 7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide ~~20231~~ 2021.
- 7.2.1.6 Require buildings and development within Kawarau Heights to be:
- located in accordance with the Structure Plan contained in Section 27.13.15; and
 - consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020.
- 7.2.1.7 Require all bedrooms within new or relocated buildings located within 250m of the Riverbank Road frost fan (as identified on the Riverbank Road Structure Plan contained in Section 27.13.18) to be designed to maintain internal residential amenity values and protection to sleeping occupants from frost fan noise.

7.2.2 Objective - Development of Activities Sensitive to Aircraft Noise is limited within the Queenstown Airport Air Noise Boundary and Outer Control Boundary in recognition of the amenity (noise) constraints now and also likely in the foreseeable future as a result of its increasing intensity of operation and use.

Policies

- 7.2.2.1 Discourage the creation of any new sites or infill development for Activities Sensitive to Aircraft Noise within the Air Noise Boundary and between the Air Noise Boundary and the Outer Control Boundary on land around Queenstown Airport.
- 7.2.2.2 Require, as necessary, mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.
- 7.2.2.3 Require, as necessary, sound insulation and mechanical ventilation of any Critical Listening Environment within new buildings, relocated buildings, and any alterations and

Commented [AB1]: S42A Amy Bowbyes - Strategic

LOWER DENSITY SUBURBAN RESIDENTIAL 7

additions to existing buildings that contain an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policies

7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

- a. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;
- b. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;
- c. provides activation of streets through the placement of doors, windows and openings that face the street.

~~7.2.3.2 Limit building height on sites smaller than 900 square metres that are proposed to be developed for two or more principal units (i.e. excluding residential flats) so as to mitigate a reduction in spaciousness around and between buildings that otherwise forms part of suburban residential amenity values.~~

7.2.3.2 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

7.2.3.3 Provide for higher density development within Kawarau Heights that is consistent with the design outcomes sought by the Kawarau Heights Design Guidelines 2020.

7.2.4 Objective - Residential development in Arrowtown compatible with the town's existing character

Policies

7.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines ~~2023~~ 2016, with particular regard given to:

- a. building design and form;
- b. scale, layout and relationship of buildings to the street frontage(s);
- c. materials and landscape response(s).

7.2.4.2 Avoid flat roofed dwellings in Arrowtown.

Commented [AB2]: S42A Amy Bowbyes - Strategic

- 7.2.5 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.**

Policies

- 7.2.5.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided, remedied or mitigated.
- 7.2.5.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.
- 7.2.5.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

- 7.2.6 Objective - Development efficiently utilises existing and planned infrastructure and minimises impacts on infrastructure networks.**

Policies

- 7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.
- 7.2.6.2 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks (including any upgrades), and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.
- 7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

- 7.2.7 Objective - Commercial development in the zone is small scale and generates minimal amenity value impact**

Policies

- 7.2.7.1 Provide commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby centre.
- 7.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.
- 7.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.
- 7.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.

- 7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

Commented [AB3]: S42A Amy Bowbyes - Chapter 7

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

Policies

- 7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.
- 7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.
- 7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.
- 7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.1 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 & Rural Character
25. Earthworks	26. Historic Heritage	27. Subdivision
28. Natural Hazards	29. Transport	30. Energy and Utilities
31. Signs	32. Protected Trees	33. Indigenous Vegetation
34. Wilding Exotic Trees	35. Temporary Activities & Relocated Buildings	36. Noise
37. Designations	District Plan web mapping application	

7.3.2 Interpreting and Applying the Rules

- 7.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 7.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.
- 7.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

- 7.3.2.4 Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit, or where land use consent for an average density is sought under Rule 7.4.9, demonstrate compliance with the average density sought.
- 7.3.2.5 Each residential unit may include a single residential flat and any other accessory buildings.
- 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.
- 7.3.2.7 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 7.3.2.8 For sites in Kwarau Heights (as identified in the Structure Plan in Section 27.13.15), the Kwarau Heights Design Guidelines 2020 apply, instead of the Residential Zone Design Guide 2019.
- 7.3.2.9 The following abbreviations are used within this Chapter.

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

- 7.3.2.9A 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 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.
- 7.3.2.10 For sites in Arrowtown, the Arrowtown Design Guidelines ~~2021~~ 2016 apply, instead of the Residential Zone Design Guide ~~2021~~ 2021.

Commented [AB4]: S42A Amy Bowbyes - Strategic

7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.1	Home occupations	P
7.4.2	Informal airports for emergency landings, rescues and fire fighting	P
7.4.3	Residential units, where the density of development does not exceed: (i) one residential unit per 450m ² net area; or (ii) one residential unit per 800m ² net area at Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19.	P
<u>7.4.4</u>	<u>Residential units, for existing sites with less than 450m² net area, a maximum of one residential unit per site</u>	<u>P</u>

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.4 5	Hospital at the 'Lakes District Hospital Site' shown on the District Plan web mapping application	P
7.4.5 6	Homestays	P
7.4.6 7	Residential Visitor Accommodation	P
7.4.6 7 A	Visitor Accommodation in the Visitor Accommodation Sub-Zone Discretion is restricted to: - The location, nature and scale of activities; - Parking and access; - Landscaping; - Noise generation and methods of mitigation; - Hours of operation, including in respect of ancillary activities; and - The external appearance of buildings.	RD
7.4.7 8	Commercial activities – 100m² or less gross floor area Discretion is restricted to: - benefits of the commercial activity in servicing the day-to-day needs of local residents; - hours of operation; - parking, traffic and access; - noise; - design, scale and appearance; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 2016 2016; and - where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: - the nature and degree of risk the hazard(s) pose to people and property; - whether the proposal will alter the risk to any site; and - the extent to which such risk can be avoided or sufficiently mitigated.	RD

Commented [AB5]: S42A Amy Bowbyes - Strategic

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.8 9	Residential Units, <u>unless provided for by rule 7.4.4</u>, where the density of development exceeds one residential unit per 450m² net area but does not exceed one residential unit per 300m² <u>average</u> net area, <u>excluding</u> <u>This rule does not apply to</u> sites located within the Air Noise Boundary; or located between the Air Noise Boundary and Outer Control Boundary of Queenstown Airport; or at the Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19. Discretion is restricted to: - how the design advances housing diversity, <u>including through providing a range of unit sizes and typologies</u>; and <u>how the design</u> promotes sustainability either through construction methods, design or function; - privacy for occupants of the subject site and neighbouring sites; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 <u>2016</u>; - street activation; - building dominance; <u>capacity of existing or planned infrastructure</u> <u>/servicing for potable water, stormwater and wastewater services</u>; <u>low impact stormwater design</u>; - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - design and integration of landscaping; - where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: the nature and degree of risk the hazard(s) pose to people and property; - the nature and degree of risk the hazard(s) pose to people and property; - whether the proposal will alter the risk to any site; and - the extent to which such risk can be avoided or sufficiently mitigated. m In Kawarau Heights, consistency with the Kawarau Heights Design Guidelines 2020 and Structure Plan contained in Section 27.13.15. m 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
7.4.9 10	Commercial recreation	D
7.4.11 9	Community activities, other than the hospital provided for by Rule 7.4. 45	D

Commented [AB6]: S42A Amy Bowbyes - Strategic

Commented [AB7]: Reply Amy Bowbyes - LDSRZ

Commented [AB8]: S42A Amy Bowbyes - Chapter 7

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.121	Retirement villages	D
7.4.132	Activities which are not listed in this table	NC
7.4.143	Commercial activities – greater than 100m ² gross floor area	NC
7.4.154	Visitor Accommodation not otherwise identified	NC
7.4.165	Airports not otherwise listed in this table	PR
7.4.176	Bulk material storage	PR
7.4.187	Factory Farming	PR
7.4.198	Fish or meat processing	PR
7.4.2019	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
7.4.210	Manufacturing and/or product assembling activities	PR
7.4.221	Mining	PR
7.4.232	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
7.4.243	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

7.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5

	Standards for activities in the Lower Density Residential Zone	Non-compliance status
7.5A.1	For all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2023 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

Commented [AB9]: S42A Amy Bowbyes - Strategic

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

7.5 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
7.5.1	Building Height (for flat sites) 7.5.1.1 A Wānaka and Hāwea: M-maximum height of 7.8 metres except where specified in Rule 7.5.1.2. 7.5.1.2 Arrowtown: Maximum of 6.5 metres. 7.5.1.2a3 Kawarau Heights: Maximum of 4.5m and 6m as identified on the Structure Plan in 27.13.15. <u>7.5.1.2b Arrowtown: Up to 6.5m permitted, and the restricted discretionary building height shall be building heights exceeding 6.5m to a maximum of 8m.</u> <u>7.5.1.2c Arrowtown: Maximum building height shall not exceed 8m.</u> 7.5.1.4 All other locations: Maximum of 8 metres.	NC RD Discretion is restricted to: - consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016; - any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties. NC
7.5.2	Building Height (for sloping sites) 7.5.2.1 Arrowtown: Maximum of 6 metres. 7.5.2.2 Lake Avenue Height Restriction Area on the District Plan web mapping application: No building or any part of a building shall protrude through 343.50 MASL.	NC

Commented [AB10]: S42A Amy Bowbyes - Arrowtown

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	7.5.2.3 In all other locations: Maximum of 7 metres.	
7.5.3	In addition to Rules 7.5.1 and 7.5.2, where a site is less than 900m² net area and more than 1 residential unit will result per site, the following height provisions apply: a. where residential units are proposed in addition to an existing residential unit, then the additional residential unit(s) shall not exceed 5.5m in height; b. where no residential units exist on the site, or where an existing residential unit is being demolished to provide for 2 or more new residential units on the site, then all proposed residential units shall not exceed 5.5m in height; c. items (a) and (b) above do not apply where a second residential unit is being created within an existing residential unit that is taller than 5.5m.	D
7.5.24	Airport Noise – Queenstown Airport (excluding any non-critical listening environments) 7.5.2.1 Buildings within the Outer Control Boundary and Air Noise Boundary Buildings and alterations and additions to existing buildings containing 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. 7.5.2.2 Compliance within the Air Noise Boundary (ANB) Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 and 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.	NC

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	7.5.2.3 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.	
7.5.35	Building Coverage A maximum of 40%.	D
7.5.46	Landscaped permeable surface coverage At least 30% of the site area shall comprise landscaped (permeable) surface.	NC
7.5.57	Recession plane: a. on flat sites applicable to all buildings; b. on sloping sites only applicable to accessory buildings. 7.5.57.1 Northern boundary: 2.5m and 55 degrees. 7.5.57.2 Western and eastern boundaries: 2.5m and 45 degrees. 7.5.57.3 Southern boundary: 2.5m and 35 degrees. Exemptions: a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height; b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone or fronting a road, or a park or reserve.	NC-RD <u>Discretion is restricted to:</u> a. <u>sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u> b. <u>external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u> c. <u>in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 2016;</u> d. <u>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.</u>

Commented [AB11]: S42A Amy Bowbyes - Strategic

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
7.5.68	Minimum Boundary Setbacks 7.5.68.1 Road boundary: 4.5m 7.5.68.2 All other boundaries: 2m Exceptions to boundary setbacks: - accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane; - any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings; - eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; - eaves may be located up to 1m into any boundary setback distance along northern boundaries.	D
7.5.79	Building Separation within Sites For detached residential units on the same site, a minimum separation distance of 4m between the residential units within the development site applies. Note: This rule does not apply to attached dwellings.	RD Discretion is restricted to: - whether site constraints justify an alternative separation distance; - whether an overall better amenity values outcome is being achieved, including for off-site neighbours; - design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units;

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
		in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 2016.
7.5.8 10	Building Length The length of any building facade above the ground floor level shall not exceed 16m.	RD Discretion is restricted to: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 2016.
7.5.9 11	Density The maximum site density shall be: - one residential unit or dwelling per 300m² <u>average net site area, calculated over the entire site</u>, or - one residential unit or dwelling per 800m² net site area at Lake Hāwea South within Area B as identified in the Structure Plan in 27.7.19. <u>Note: Density shall be calculated over the entire site and where a site has previously been relied upon to calculate an average density, the site shall not be relied upon again for density calculations.</u>	NC
7.5.10 2	Waste and Recycling Storage Space 7.5.102.1 Residential activities shall provide, sufficient space for waste and recycling bins per residential unit. 7.5.102.2 Waste and Recycling bins shall be: located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and	RD Discretion is restricted to: - Effects on amenity values; - Size, location and access of waste and recycling storage space; and - Consistency with the Residential Zone Design Guide 2023 2021.

Commented [AB12]: S42A Amy Bowbyes - Strategic

Commented [AB13]: S42A Amy Bowbyes - Strategic

Commented [AB14]: S42A Amy Bowbyes - Strategic

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	b. not directly visible from adjacent sites, roads and public spaces; or c. screened with materials that are in keeping with the design of the building.	
7.5.113	Lighting and Glare 7.5.113.1 All exterior lighting shall be directed downward and away from adjacent sites and roads. 7.5.113.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
7.5.124	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	RD Discretion is restricted to: a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
7.5.135	Road Noise - State Highway	NC

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	Any new residential buildings or buildings containing Activities Sensitive to Road Noise, located within: a. 80 metres of the boundary of a State Highway that has a speed limit of 70km/h or greater; or b. 40 metres of the boundary of a State Highway that has a speed limit less than 70km/h. shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 40dB LAeq(24h) for all habitable spaces including bedrooms.	
7.5.146	Building Restriction Area Where a building restriction area is shown on the District Plan web mapping application, no building shall be located within the restricted area.	NC
7.5.157	Home Occupation 7.5.157.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity. 7.5.157.2 The maximum number of two-way vehicle trips shall be: a. heavy vehicles: none permitted; b. other vehicles: 10 per day. 7.5.157.3 Maximum net floor area of 60m². 7.5.157.4 Activities and storage of materials shall be indoors.	D
7.5.168	Residential Visitor Accommodation where: 7.5.168.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration. 7.5.168.2 A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.	RD Discretion is restricted to: a. The location, nature and scale of activities; b. Vehicle access and parking; c. The management of noise, rubbish, recycling and outdoor activities; d. Privacy and overlooking;

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	7.5.168.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed: • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit 7.5.168.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 7.5.168.5 Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use. 7.5.168.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection. 7.5.168.7 The activity is registered with Council prior to commencement. 7.5.168.8 Council is provided with the following information at the time of registration: a. the contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints. 7.5.168.9 The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of	e. Outdoor lighting; f. Guest management and complaints procedures; g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b. 7.5.168.10 Up to date records of the activity are kept including: - a record of the date and duration of guest stays and the number of guests staying per night; and - a detailed record of any complaints received and remediation actions taken. 7.5.168.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.168.1 to 7.5.168.11.	
7.5.179	Homestay 7.5.179.1 The total number of paying guests on a site does not exceed five per night. 7.5.179.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 7.5.179.3 Council is notified in writing prior to the commencement of a Homestay activity. 7.5.179.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.179.1 to 7.5.179.4.	RD Discretion is restricted to: - The location, nature and scale of the activities; - Privacy and overlooking; - The management of noise, rubbish, recycling and outdoor activities; - The keeping of records of Homestay use, and availability of records for Council inspection; - Monitoring requirements, including imposition of an annual monitoring charge; and - Vehicle access and parking.
7.5.20	A building or structure located within the Wānaka Substation Building Restriction Area as shown on	NC

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	the District Plan web mapping application and Three Parks Structure Plan (27.13.12). The Building Restriction Area and this standard do not apply if Designation 337 is removed from the District Plan. Advice note: Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.	
7.5.182 1	Flood Risk – Hāwea only Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 349.2 masl (449.2 Otago Datum) at Hāwea.	NC
7.5.192 2	Residential Units – Templeton Street (Lot 1 DP 27171, SO 2440) No residential unit shall be constructed on the land subject to the earthworks shown on the plan contained in Appendix 7.7 prior to: a. the completion of those earthworks in accordance with the fill area and minimum finished ground levels as shown in Appendix 7.7; and b. the top soiling and establishment of permanent vegetation cover on the outer batter (facing the Cardrona River); and c. the establishment of a legal mechanism to protect in perpetuity the finished fill levels and outer batter (including vegetative cover) from interference, removal or damage.	NC
7.5.203 3	Frost Fan Noise - Riverbank Road 7.5.203.1 Any new residential or relocated building located within 250m of the frost fan as identified on the Riverbank Road Structure Plan in Section 27.13.18 shall be designed, constructed and maintained to ensure that, within the external building envelope surrounding any bedroom (when windows are closed), the internal level does not exceed 30dBLAeq(15min), however this rule shall not apply if the frost fan is decommissioned.	NC

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
	7.5.203.2 Compliance within 250m of the Frost Fan Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.8.1, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the 30dBLAeq(15min) with the windows closed <i>For the purposes of this rule, "external building envelope" means an envelope defined by the outermost physical parts of the building, normally the cladding and roof;</i> <i>For the purposes of this rule "decommissioned" means that the frost fan is dismantled and/or removed from the site and/or permanently taken out of operation.</i>	

7.6 Rules - Non-Notification of Applications

7.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified:

- 7.6.1.1 Residential units pursuant to Rule 7.4.98 except where:
- vehicle crossing or right of way access on or off a State Highway is sought;
 - in relation to the electricity distribution network and where Rule 7.4.98(4m) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.
- 7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

PART 3 LOWER DENSITY SUBURBAN RESIDENTIAL 7

7.7 Appendix

7.7 Templeton Street Fill Area Plan



8 Medium Density Residential

8.1 Zone Purpose

The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Lower Density Suburban Residential Zone. In conjunction with the High Density Residential Zone and Lower Density Suburban Residential Zone, this zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Arthurs Point, Frankton, Arrowtown, Wānaka and Hāwea that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing (townhouses), semi-detached housing and ~~detached townhouses~~ low rise apartments on small sites of 250m² or greater. The zone will undergo changes to existing densities and built ~~form~~ characteristics over time to provide for the social, economic, cultural and environmental wellbeing of the District's community. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is anticipated in the Lower Density Suburban Residential Zone, the zone incorporates development controls to ensure ~~that~~ the reasonable maintenance of amenity values ~~is maintained~~. Building heights will be generally up to three ~~three~~ storeys.

Development will be required to achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, where a resource consent is required, consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2023-16-2016.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone for residents.

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Wānaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wānaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to

Commented [CF1]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [AB2]: S42A Amy Bowbyes - Strategic

accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential ~~values~~ amenity ~~values~~ of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

8.2 Objectives and Policies

8.2.1 Objective - Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport.

Policies

8.2.1.1 Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes.

8.2.1.2 Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres.

8.2.1.3 Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development.

8.2.1.4 Enable medium density development through a variety of different housing forms including terrace, semi-detached, duplex, townhouse, or low-rise apartments, ~~or small lot detached housing~~.

8.2.2 Objective - Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.

Policies

8.2.2.1 Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s).

8.2.2.2 Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.

8.2.2.3 Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary.

8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.

8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

8.2.2.6 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2023-2021.

Commented [AB3]: S42A Amy Bowbyes - Strategic

- 8.2.3** Objective - Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites, while taking into account the changing~~ed~~ future character intended within the zone.

Policies

- ~~8.2.3.1 Apply permitted activity and resource consent requirements based on recession plane, building height, setbacks and site coverage controls as the primary means of ensuring reasonable maintenance of neighbours' privacy and amenity values.~~

- ~~8.2.3.2 Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.~~

- ~~8.2.3.1 Require that development within the zone responds to its context, characteristics of the site and planned built form and local amenity and anticipated character acknowledging that amenity values will change over time as intensification occurs.~~

- ~~8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:~~

- a. achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass;
- d. use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;
- e. providing a high level of amenity that meets the day-to-day needs of occupants on-site; and
- f. applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource consent process may achieve the same or better outcomes in terms of amenity values.

- 8.2.3.3** Ensure development along the western side of Designation 270¹ has the least possible impact on views from the formed walkway to the west toward Lake Wānaka and beyond, and generally limit development on land immediately adjoining the western side of Designation 270 to the permitted building height, recession plane, site coverage and setback limits (including between units) to achieve this.

Commented [CF4]: Reply Corinne Frischknecht

¹ Running south from Aubrey Road, Wanaka

PART 3

MEDIUM DENSITY RESIDENTIAL 8

8.2.4 Objective - In Arrowtown medium density development occurs in a manner compatible with the town's character.

Policies

8.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines ~~2023~~ 2016 with particular regard given to:

- a. building design and form;
- b. scale, layout and relationship of buildings to the street frontage(s);
- c. materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s).

8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

8.2.5 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure and road networks.

Policies

8.2.5.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking.

8.2.5.2 Encourage a reduction in car parking provision where a site is located within 800m of a bus stop or the edge of the Town Centre Zone to help facilitate mode shift.

8.2.5.2 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

8.2.5.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

8.2.6 Objective - Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Policies

8.2.6.1 Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided or mitigated.

8.2.6.2 Ensure any community activities occur in areas which are capable of accommodating traffic, parking and servicing to a level which maintains residential amenity values.

8.2.6.3 Ensure any community activities are of a design, scale and appearance compatible with a residential context.

8.2.7 Objective - Commercial development is small scale and generates minimal adverse effects on residential amenity values.

Commented [AB5]: S42A Amy Bowbyes - Strategic

Policies

- 8.2.7.1 Provide for commercial activities, including home occupation activities, that directly serve the day-to-day needs of local residents, or enhance social connection and vibrancy of the residential environment, provided these do not undermine residential amenity values or the viability of any nearby Town Centre.
- 8.2.7.2 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.
- 8.2.7.3 Ensure that the noise effects from commercial activities are compatible with the surrounding environment and residential amenity values.
- 8.2.7.4 Ensure that commercial development is of a design, scale and appearance that is compatible with its surrounding residential context.
- 8.2.8 Objective - A high quality residential environment at Frankton North that is integrated with the surrounding roading network, pedestrian and cycle access, and appropriate servicing.**

Policies

- 8.2.8.1 Ensure subdivision and development is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.
- 8.2.8.2 Encourage a low impact stormwater design that utilises on-site treatment and storage / dispersal approaches.
- 8.2.8.3 Avoid the impacts of stormwater discharges on the State Highway network.
- 8.2.8.4 Provide for safe transport connections that:
- avoid any new access to the State Highway;
 - integrate with the pedestrian and cycle path as shown on the Frankton North Structure Plan (Schedule 27.13.9). and the road network and public transport routes on the southern side of State Highway 6; and
 - ensure that, where direct access to the primary road shown on the Frankton North Structure Plan (Schedule 27.13.9) is not available, the standard and layout of Internal Road connections are of a form that accounts for long-term traffic demand without the need for subsequent retrofitting or upgrade.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under this policy.

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Roding Powers Act 1989.

- 8.2.9 Objective – Non-residential developments which support the role of the Town Centre and are compatible with the transition to residential activities are located within the Wānaka Town Centre Transition Overlay.**

Policies

- 8.2.9.1** Enable non-residential activities to establish in a discrete area of residential-zoned land adjoining the Wānaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.
- 8.2.9.2** Require non-residential and mixed use activities to provide a quality built form which activates the street, minimises the visual dominance of parking and adds visual interest to the urban environment.
- 8.2.9.3** Ensure the amenity values of adjoining residential properties outside of the Wānaka Town Centre Transition Overlay are maintained through design and the application of setbacks.

- 8.2.10 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.**

Policies

- 8.2.10.1** Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.
- 8.2.10.2** Require all new and altered buildings containing an Activity Sensitive to Aircraft Noise (ASAN) located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve an internal design sound level of 40 dB Ldn.
- 8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**
- 8.2.11.1** Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wānaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 8.2.11.2** Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.
- 8.2.11.3** Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.
- 8.2.11.4** Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.

- 8.2.11.5 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

8.3 Other Provisions and Rules

8.3.1 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
28 Natural Hazards	29 Transport	30 Energy and utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	District Plan web mapping application	

8.3.2 Interpreting and Applying the Rules

- 8.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 8.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the Non-Compliance Status column shall apply.
- 8.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 8.3.2.4 Additional activities are provided for in the Wānaka Town Centre Transition Overlay and apply in addition to the other activities provided for throughout the zone. In the event of any inconsistency arising, the more specific Wānaka Town Centre Transitional Overlay rules shall prevail.
- 8.3.2.5 ~~Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit.~~
- 8.3.2.6 Each residential unit may include a single residential flat and any other accessory buildings.
- 8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

PART 3 MEDIUM DENSITY RESIDENTIAL 8

8.3.2.8 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

8.3.2.9 The following abbreviations are used within this Chapter.

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

8.3.2.9A 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 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

8.3.2.10 For sites in Arrowtown, the Arrowtown Design Guidelines ~~2023~~ 2016 apply, instead of the Residential Design Guide ~~2021~~ 2021.

Commented [AB6]: S42A Amy Bowbyes - Strategic

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.1	Commercial activities in the Wānaka Town Centre Transition Overlay	P
8.4.2	Community activities in the Wānaka Town Centre Transition Overlay	P
8.4.3	Home occupations	P
8.4.4	Informal airports for emergency landings, rescues and fire fighting	P
8.4.5	In the Wānaka Town Centre Transition Overlay, Licenced Premises for the consumption of alcohol on the premises between the hours of 8am and 11pm, and also to: i. any person who is residing (permanently or temporarily) on the premises; ii. any person who is present on the premises for the purpose of dining up until 12am.	P
8.4.6	Residential unit 8.4.6.1 One (1) per site in Arrowtown (see Rule 8.4.10.1). 8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site. Note: Additional rates and development contributions may apply for multiple units located on one site.	P
8.4.7	Homestays	P

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.7A	Residential Visitor Accommodation	P
8.4.8	Buildings in the Wānaka Town Centre Transition Overlay Discretion is restricted to: a. external design and appearance including the achievement of a development that is compatible with the town centre transitional context, integrating any relevant views or view shafts; b. the external appearance of buildings, including that the use of stone, schist, plaster or natural timber be encouraged; c. privacy for occupants of the subject site and neighbouring sites; d. street activation; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD
8.4.8A	All buildings (including associated earthworks) within the area specified on the District Plan web mapping application in Arthurs Point on the northern side of Arthurs Point Road. Discretion is restricted to: a. Location of buildings; b. Infrastructure and access design; c. Foundation design based on site-specific Geotechnical investigations; d. Earthworks and retaining design; e. Stormwater control and management; and f. Natural hazard mitigation.	RD

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.9	Commercial Activities in Queenstown, Frankton or Wānaka:100m² or less gross floor area Discretion is restricted to all of the following: a. benefits of the commercial activity in servicing the day-to-day needs of local residents; b. hours of operation; c. parking, traffic and access; d. noise; e. design, scale and appearance; f. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area; i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	RD

8.4.10	Residential unit 8.4.10.1 One (1) or more per site within the Arrowtown Historic management Transition Overlay Area 8.4.10.2 Two (2) or more per site in Arrowtown. 8.4.10.3 For all locations outside of Arrowtown, four (4) or more per site. Discretion is restricted to: - location, external appearance, site layout and design of buildings and fences and how the development addresses its context, <u>including site topography and orientation and to contribute positively to the planned urban form and</u> character of the area; - building dominance relative to neighbouring properties and public spaces including roads; <u>residential amenity values for occupants of buildings on the site;</u> - how the design advances housing diversity, <u>including through providing a range of unit sizes and typologies;</u> <u>how the design</u> promotes sustainability either through construction methods, design or function; - privacy for occupants of the subject site and neighbouring sites, <u>including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;</u> - in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2023/16 <u>2016</u> as a guide; <u>well-overlooked public spaces including roads street activation;</u> - parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; - design and integration of landscaping; <u>capacity of existing or planned infrastructure</u> /servicing for potable water, stormwater and wastewater services; <u>low impact stormwater design;</u> <u>waste and recycling storage space and collection;</u> <u>the location and visibility of garages and parking from public spaces including roads;</u> <u>orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site;</u> <u>The safety and convenience for pedestrian and cyclist access.</u>	RD
--------	---	----

Commented [CF7]: Reply Corinne Frischknecht

Commented [AB8]: S42A Amy Bowbyes - Strategic

Commented [CF9]: Reply Corinne Frischknecht

Commented [CF10]: Reply Corinne Frischknecht.

Commented [CF11]: Reply Corinne Frischknecht

	Activities located in the Medium Density Residential Zone	Activity Status
	q. for land fronting State Highway 6 between Hansen Road and the Shotover River: i. safe and effective functioning of the State Highway network; ii. integration with other access points through the zone to link up to Hansen Road, the Hawthorne Drive/State Highway 6 roundabout and/or Ferry Hill Drive; and iii. integration with pedestrian and cycling networks, including to those across the State Highway. r. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	
8.4.11	Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay Discretion is restricted to: a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and methods of mitigation; e. Hours of operation, including in respect of ancillary activities; f. The external appearance of buildings; and g. Infrastructure, servicing and capacity.	RD
8.4.12	Commercial recreation	D
8.4.13	Community activities	D
8.4.14	Retirement villages	D
8.4.15	Activities which are not listed in this table	NC
8.4.16	Commercial Activities greater than 100m ² gross floor area	NC
8.4.17	Visitor Accommodation not otherwise identified	NC
8.4.18	Airports not otherwise defined	PR

	Activities located in the Medium Density Residential Zone	Activity Status
8.4.19	Bulk material storage	PR
8.4.20	Factory farming	PR
8.4.21	Fish or meat processing	PR
8.4.22	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
8.4.23	Manufacturing and/or product assembling activities	PR
8.4.24	Mining	PR
8.4.25	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR
8.4.26	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

8.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 8.4 and 8.5

	Standards for activities in the Medium Density Residential Zone	Non-compliance status
8.5A.1	For all restricted discretionary and discretionary activities under Rules 8.4 and 8.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

Commented [AB12]: S42A Amy Bowbyes - Strategic

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	Building Height (for flat and sloping sites) 8.5.1.1 Hāwea, Wānaka and Arrowtown: A maximum of 7 metres.	NC

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	8.5.1.2—Arthurs Point: Within the areas specified on the District Plan web mapping application; a. <u>a maximum of 8 metres; or</u> b. on the knoll on the southern side of Arthurs Point Road: a maximum of 465masl. <u>8.5.1.2 Queenstown Hill, Bridesdale and Clearview: Within the area specified on the District Plan web mapping application a maximum of 8 metres.</u> <u>8.5.1.3 Arrowtown: a maximum of 8m plus an additional 1m for pitched roof forms only.</u> 8.5.1.34 All other locations: A maximum of 118 metres <u>plus an additional 1m for pitched roof forms only.</u>	
8.5.2	Sound insulation and mechanical ventilation Any residential buildings, or buildings containing an activity sensitive to road noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40Db LAeq24h. Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level.	NC
8.5.3	Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including: a. Providing for a primary road that links State Highway 6 to Quail Rise; b. Providing for internal connections from the primary road that ensure vehicle access to all sites; c. Precluding any new vehicular access to the State Highway network; and d. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land	NC

Commented [B&A13]: S42A Rachel Morgan - Residential Rezoning

Commented [AB14]: S42A Amy Bowbyes - Arrowtown

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	within the State Highway corridor, within adjacent private land.	
8.5.4	Building Coverage 8.5.4.1 A maximum of 45%. 8.5.4.2 For the zone at Frankton North located adjacent to Quail Rise, a maximum of 50%.	RD Discretion is restricted to the following: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. external amenity effects on <u>amenity</u> values for future occupants of buildings on the site; c. effects on <u>privacy views</u>, sunlight and shading on adjacent properties; d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; e. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 202316, 2016; f. <u>stormwater related effects including flooding and water nuisance.</u>
8.5.5	Density The maximum site density shall be one residential unit per 250m² net site area.	RD Discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. internal and external amenity values for future occupants of buildings on the site; c. privacy for occupants of the subject site and neighbouring sites, including cumulative

Commented [AB15]: S42A Amy Bowbyes - Strategic

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
		privacy effects resulting from several household units enabling overlooking of another unit or units; d. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; e. noise; f. servicing including waste storage and collection; g. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
8.5.5	<u>Outdoor Living Space (per unit)</u> <u>8.5.5.1 Each residential or visitor accommodation unit at ground floor level, must have outdoor living space that is a minimum of 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:</u> a) <u>Where located at ground level has no dimension less than 3m; and</u> b) <u>Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² in area and has a minimum dimension of 1.8 m.</u> <u>8.5.5.2 Each residential or visitor accommodation unit located wholly above ground floor level, must have an outdoor living space that is a minimum of 8m² in area with a minimum dimension of 1.8m.</u> <u>8.5.5.3 Where multiple units are located on a site, the outdoor living spaces may be grouped cumulatively in a communally accessible location or be private spaces located directly adjacent to each unit.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>Effects on amenity values for future occupants of buildings on the site;</u> b. <u>The extent to which the breach is necessary to enable the provision of housing diversity and options for smaller households on the site.</u> c. <u>The accessibility of public open space and recreation reserves in close proximity to the site.</u>

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.6	<u>Outlook Space (per unit)</u> The minimum dimensions for the required outlook space for each residential or visitor accommodation unit are as follows: - A <u>principal main</u> living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and - All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width <u>and</u>; <u>Note: If there is more than one window or glass door in a room, the outlook space is measured from the largest one.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>Effects on amenity values for future occupants of buildings on the site;</u> <u>The extent to which the breach is necessary to enable the provision of housing diversity and options for smaller units on the site.</u>
8.5.7	<u>Recession plane</u> On flat sites applicable to all buildings; On sloping sites only applicable to accessory buildings. <u>All locations (excluding Arrowtown):</u> 8.5.7.6.1 Northern-Southern Boundary: <u>42.5m and 35.55 degrees.</u> 8.5.7.6.2 Western and Eastern <u>All other</u> Boundaries: <u>42.5m and 60.45 degrees.</u> 8.5.7.6.3 Southern Boundaries: <u>2.5m and 35 degrees.</u> <u>Arrowtown only:</u> 8.5.7.3 <u>Southern boundary 2.5m & 35 degrees.</u> 8.5.7.4 <u>Northern boundary 2.5m & 55 degrees.</u> 8.5.7.5 <u>Western & eastern boundaries 2.5m & 45 degrees.</u> <u>All locations:</u>	<u>RD</u> <u>Discretion is restricted to:</u> - any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; - effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines <u>2023/16 2016.</u> - Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located

Commented [CF16]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF17]: Reply Corinne Frischknecht

Commented [CF18]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [AB20]: S42A Amy Bowbyes - Strategic

PART 3

MEDIUM DENSITY RESIDENTIAL 8

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	8.5.76.36 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. 8.5.76.47 Recession planes do not apply to site boundaries adjoining a <u>Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone</u>, fronting the road, or a park or reserve.	within the adjacent road, any adverse effects on that infrastructure.
8.5.87	Landscaped permeable surface At least 25% of site area shall comprise landscaped permeable surface.	RD Discretion is restricted to: - stormwater related effects including flooding and water nuisance; - visual amenity and the mitigation of the visual effects of buildings and any vehicle parking areas, particularly in relation to any streets or public spaces; - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 <u>2016</u>.
8.5.98	Minimum Boundary Setback a. road boundary setback: 3m minimum, except for: - State Highway boundaries, where the setback shall be 4.5m minimum; - garages, where the setback shall be 4.5m minimum; <u>Building setbacks (excluding garages) on sites that adjoin two road frontages, where each frontage is more than 10m in length, shall include one road boundary setback of 3m, and one road boundary setback of 1.5m. The 3m road boundary setback shall be applied to any road boundary frontage that adjoins an Arterial or Collector Road.</u>	RD Discretion is restricted to: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - streetscape character and amenity; - any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; - effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);

Commented [AB19]: s42A Amy Bowbyes - Arrowtown

Commented [AB21]: S42A Amy Bowbyes - Strategic

Commented [CF22]: S42A Corinne Frischknecht - Chapters 8 & 9

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	b. all other boundaries: 1.5m. Exceptions to setback requirements other than any road boundary setback. Accessory buildings for residential activities may be located within the setback distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane.	e. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; f. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2023 2016. g. 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.
8.5.109	Building Length The length of any building facade above the ground floor level shall not exceed 24m.	RD Discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. in Arrowtown, consistency with Arrowtown's character, as described <u>within the Arrowtown Design Guidelines 2016.</u>
8.5.110	Waste and Recycling Storage Space 8.5.110.1 Residential activities <u>of three units or less</u> shall provide, a minimum of 2m² space for waste and recycling storage per residential unit or flat. 8.5.110.2 Waste and recycling bins shall be: a. Located where it is easy to manoeuvre for kerbside collections and avoiding impeding vehicle movements within and through the site; and b. Not directly visible from adjacent sites, roads and public spaces; or c. Screened with materials that are in keeping with the design of the building	RD Discretion is restricted to: a. Effects on amenity values; b. Size, location and access of waste and recycling storage space; and c. Consistency with the Residential Zone Design Guide 2023 2021.

Commented [AB23]: S42A Amy Bowbyes - Strategic

Commented [CF24]: S42A Corinne Frischknecht - Chapters 8 & 9. Clause 16(2) of the First Schedule of the RMA

Commented [AB25]: S42A Amy Bowbyes - Strategic

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1241	Lighting and Glare 8.5.1241.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads. 8.5.1241.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; c. the night sky; and d. the navigational safety of passenger carrying vessels operating at night.
8.5.1312	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 7m.	RD Discretion is restricted to: a. indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
8.5.1413	Garages Garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street.	D
8.5.1514	Home Occupation 8.5.135.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity. 8.5.135.2 The maximum number of two-way vehicle trips shall be: a. heavy vehicles: none permitted;	D

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	b. other vehicles: 10 per day. 8.5.135.3 Maximum net floor area of 60m². 8.5.135.4 Activities and storage of materials shall be indoors.	
8.5.1615	Building Restriction Area No building shall be located within a building restriction area as identified on the District Plan web mapping application.	NC
8.5.17	<u>A building or structure located within the Wānaka Substation Building Restriction Area as shown on the District Plan web mapping application and Three Parks Structure Plan (27.13.12).</u> <u>The Building Restriction Area and this standard do not apply if Designation 337 is removed from the District Plan.</u>	NC
8.5.1816	Residential Visitor Accommodation where: 8.5.1816.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration. 8.5.186.2 A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time. 8.5.186.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed: • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit.	RD Discretion is restricted to: - The location, nature and scale of activities; - Vehicle access and parking; - The management of noise, rubbish, recycling and outdoor activities; - Privacy and overlooking; - Outdoor lighting; - Guest management and complaints procedures; - The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and - Monitoring requirements, including imposition of an annual monitoring charge.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	8.5.186.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 8.5.186.5 Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use. 8.5.186.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection. 8.5.186.7 The activity is registered with Council prior to commencement. 8.5.186.8 Council is provided with the following information at the time of registration: a. The contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. Confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided with written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints. 8.5.186.9 The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of	

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	written notice to neighbours required by Standard 8.b. 8.5.186.10 Up to date records of the activity are kept including: a. A record of the date and duration of guest stays and the number of guests staying per night; and b. A detailed record of any complaints received and remediation actions taken. 8.5.186.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.1718.1 to 8.5.1817.11.	
8.5.1917	Homestay 8.5.197.1 The total number of paying guests on a site does not exceed five per night. 8.5.197.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 8.5.197.3 Council is notified in writing prior to the commencement of a Homestay activity. 8.5.197.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.	RD Discretion is restricted to a. The location, nature and scale of the activities; b. Privacy and overlooking; c. The management of noise, rubbish, recycling and outdoor activities; d. The keeping of records of Homestay use, and availability of records for Council inspection; e. Monitoring requirements, including imposition of an annual monitoring charge; and f. Vehicle access and parking.

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
	Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.198.1 to 8.5.198.4.	
8.5.2018	No fencing shall be constructed in a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape at Bridesdale.	RD Discretion is restricted to: a. Visual amenity values; b. Landscape character.

8.6 Rules - Non-Notification of Applications

- 8.6.1** The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought.
- 8.6.1.1 Residential units which comply with Rule 8.4.10 and all of the standards in Rule 8.5.
- 8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wānaka Town Centre Transition Overlay.

9 High Density Residential

9.1 Zone Purpose

The High Density Residential Zone provides for efficient use of land within close proximity to town centres and Arthurs Point that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone plays a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, the High Density Residential zone enables taller buildings than in the other residential zones, subject to high design quality. In Wānaka, lower building heights are anticipated, accounting for its distinctive urban character, however relatively high densities are still achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport. Over time, ~~low-rise~~ apartments and terraced housing are envisaged to become commonplace within the zone.

The High Density Residential Zone at Three Parks Wānaka provides for a distinctive urban character at the entranceway to Wānaka through taller buildings and landscaped areas adjacent to State Highway 84.

Development in the zone will facilitate effective non-vehicular connections and access to high quality public open space.

Development controls provide minimum protections for existing amenity values, and are otherwise prioritised towards enabling the community's wellbeing by promoting growth and development. Given the focus on intensification, moderate to substantial change is anticipated including to both public and private views as the character of land within the zone develops into one that is characteristically urban.

Small scale commercial activities are enabled, either to support larger residential developments, or to provide low impact local services.

Small scale community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities are not anticipated as this will reduce the effectiveness of the zone at its primary purpose of accommodating housing.

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

9.2 Objectives and Policies

9.2.1 Objective – High density ~~housing~~ development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.

Commented [CF1]: S42A Corinne Frischknecht - Chapters 8 & 9

Policies

9.2.1.1 Provide sufficient high density zoned land that enables diverse housing supply and visitor accommodation close to town centres.

PART 3

HIGH DENSITY RESIDENTIAL 9

9.2.1.2 Promote high density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.

9.2.2 **Objective -** ~~High density residential development~~ provides a positive contribution to the environment through quality urban design.

Commented [CF2]: S42A Corinne Frischknecht - Chapters 8 & 9

Policies

9.2.2.1 Require that development within the zone responds to its context, site topography and orientation, with a particular emphasis on the following essential built form outcomes:

Commented [CF3]: Reply Corinne Frischknecht

- a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass, including roof forms;
- d. use landscaped areas to provide permeable surface areas for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public; and
- e. providing a high level of amenity that meets the day-to-day needs of occupants on the development site.

Commented [CF4]: Reply Corinne Frischknecht

9.2.2.2 Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.

9.2.2.3 Promote a distinct streetscape for the Arthurs Point High Density Residential neighbourhood that is based upon a shared and integrated public realm.

9.2.2.4 Require consideration of the relevant design elements identified in the Residential Zone Design Guide ~~2021~~ 2021.

Commented [AB5]: S42A Amy Bowbyes - Strategic

9.2.2.5 Apply lower permitted building heights in Arthurs Point to achieve visual integration with the adjoining Medium Density Residential Zone building heights.

Commented [CF6]: S42A Corinne Frischknecht - Chapters 8 & 9

9.2.3 **Objective -** ~~High density residential development~~ maintains an appropriate minimum level of ~~existing~~ amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.

Commented [CF7]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF8]: S42A Corinne Frischknecht - Chapters 8 & 9 and Rebuttal evidence

Policies

9.2.3.1 Apply recession plane, building height, height setback at upper floors, yard setback and site coverage controls as the primary means of ensuring an appropriate minimum level of neighbours' outlook space, sunshine and light access, and privacy is provided for ~~will be maintained~~, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.

Commented [CF9]: S42A Corinne Frischknecht - Chapters 8 & 9

9.2.3.2 ~~Ensure the amenity values of neighbours are adequately maintained.~~

PART 3

HIGH DENSITY RESIDENTIAL 9

9.2.3.23— Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting habitable windows from one another, screening, or other means.

9.2.4 Objective – Small-scale community activities are provided for where they are best located in a residential environment close to residents.

Policies

9.2.4.1 Enable the establishment of small-scale community activities where adverse effects on residential amenity values such as noise, traffic and visual impact can be avoided or mitigated.

9.2.5 Objective – Commercial development is small-scale and generates minimal amenity value impacts.

Policies

9.2.5.1 Ensure that any commercial development is of low scale and intensity, and does not undermine the local transport network or availability of on-street vehicle parking for non-commercial use.

9.2.5.2 Ensure that any commercial development is of a design, scale and appearance compatible with its surrounding context.

9.2.6 Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.

Policies

9.2.6.1 Require development to provide or enhance connections to public places, public transport and active transport networks (walkways, trails and cycleways) where appropriate.

9.2.6.2 Require development to provide facilities to encourage walking and cycling where appropriate.

9.2.6.3 Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including encouraging the consideration of a reduction in required car parking provision to where it can help be facilitate modal shift. ~~demonstrated that this is appropriate.~~

9.2.6.4 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.

9.2.6.5 A reduction in parking provision requirements may be is encouraged ~~considered in Queenstown and Wanaka~~ where a site is located within 800m of a bus stop or the edge of a Town Centre Zone including to help facilitate modal shift.

9.2.6.6 Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks or upgrades for potable water, stormwater and wastewater services, and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

Commented [CF10]: Reply Corinne Frischknecht

Commented [CF11]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF12]: Reply Corinne Frischknecht

PART 3

HIGH DENSITY RESIDENTIAL 9

9.2.7 Objective – Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

9.2.7.1 Require as necessary all new and altered buildings for Activities Sensitive to Road Noise located close to any State Highway to be designed to provide protection from sleep disturbance and to otherwise maintain reasonable amenity values for occupants.

9.2.8 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity values and traffic safety are avoided, remedied or mitigated.

9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.

9.2.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

9.2.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.

9.2.8.4 Ensure that the design of buildings for visitor accommodation contributes 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.

9.2.9 Objective – High quality residential development of the land on the northern side of State Highway 6 at Frankton, that is integrated with a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.

9.2.9.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.

9.2.9.2 Ensure safe transport connections by:

- a. avoiding any new access to State Highway 6;
- b. limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout, Hansen Road and Ferry Hill Drive;
- c. providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;
- d. providing access to the primary road connection from all sites within Frankton North; and
- e. providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.
- f. ensuring that road frontages are not dominated by vehicular access and parking; and

PART 3 HIGH DENSITY RESIDENTIAL 9

- g. integrating with the pedestrian and cycle path and the road network and public transport routes on the southern side of State Highway 6, including pedestrian and cycle access across State Highway 6.

9.2.9.3 Encourage low impact stormwater design that utilises on-site treatment and storage or dispersal approaches.

9.2.9.4 Avoid the impacts of stormwater discharges on the State Highway network.

Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) prior to determining an internal and external road network design under these policies.

Note: Attention is drawn to the need to obtain a Section 93 notice from the NZ Transport Agency for all subdivisions on adjoining State Highways which are declared Limited Access Roads. The NZ Transport Agency should be consulted and a request made for a notice under Section 93 of the Government Rounding Powers Act 1989.

9.2.10 Objective – The High Density Residential Zone at Three Parks Wānaka contributes to a quality environment at the entranceway to Wānaka.

9.2.10.1 Avoid buildings within the Building Restriction Area so as to:

- a. minimise adverse effects of road noise on residential amenity; and
- b. ensure the land adjacent to State Highway 84 be landscaped so as to provide a high amenity sense of arrival into Wānaka.

9.2.10.2 Enable buildings up to 20m heights in the Three Parks Wānaka in situations when:

- a. the outcome is of high quality design; and
- b. the additional height would not result in shading that would adversely impact on adjoining Residential zone and/or public space or does not dominate the streetscape.

Commented [CF13]: S42A Corinne Frischknecht - Chapters 8 & 9

9.3 Other Provisions and Rules

9.3.1 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
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise

37 Designations	District Plan web mapping application	
-----------------	---------------------------------------	--

9.3.2 Interpreting and Applying the Rules

- 9.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 9.3.2.2 Where an activity does not comply with a Standard listed in the Standards tables, the activity status identified by the 'Non- Compliance Status' column shall apply.
- 9.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 9.3.2.4 Each residential unit may include a single residential flat and any other accessory buildings.
- 9.3.2.5 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 9.3.2.6 The following abbreviations are used within this Chapter.

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

- 9.3.2.6A 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 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

PART 3

HIGH DENSITY RESIDENTIAL 9

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.1	Commercial activities comprising no more than 100m² of gross floor area At 158, 164, 170 and 172 Arthurs Point Road, Commercial Activities comprising between 101m² and 200m² gross floor area. Discretion is restricted to: - Economic impact on the Queenstown town centre; - Effects on residential amenity; - Hours of operation; - Traffic generation and access; - Location, design, scale and appearance.	P RD
9.4.2	Home Occupation	P
9.4.3	Residential Unit comprising three (3) or less per site	P
9.4.4	Residential Visitor Accommodation and Homestays	P
9.4.5	Residential Unit comprising four (4) or more per site Discretion is restricted to: <u>whether the built form provides a high level of residential amenity for occupants of the subject site and neighbouring properties, through consideration of:</u> <u>provision for outlook, sunlight and privacy through the site layout, orientation and internal layout of residential units;</u> <u>directly connects any private outdoor spaces to the living spaces within the residential units;</u> <u>ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units;</u> <u>ensures a balance between privacy and passive surveillance of public spaces, and communal spaces within the site, including surveillance from ground floor level, is achieved;</u> <u>includes tree and garden planting particularly relating to the street frontage, outlook areas, boundaries, access ways, common spaces, and parking areas.</u> - location, external appearance, site layout and design of buildings and fences and how the development addresses its context, <u>including site</u>	RD

	Activities located in the High Density Residential Zone	Activity status
	<u>topography and orientation and to contribute positively to the planned urban form and</u> character of the area; c. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; d. how the design advances housing diversity, <u>including through providing a range of unit sizes and typologies;</u> e. and how the design promotes sustainability either through construction methods, design or function; privacy for occupants of the subject site and neighbouring sites; <u>street activation;</u> f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; g. design and integration of landscaping; h. <u>capacity of existing or planned infrastructure/servicing for potable water, stormwater and wastewater services;</u> i. <u>low impact stormwater design;</u> j. <u>waste and recycling storage space and collection;</u> k. <u>providing visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping;</u> l. <u>the location and visibility of garages and parking from public spaces including roads;</u> m. <u>providing a clearly visible pedestrian entrance from the road frontage;</u> n. <u>orientation of indoor and outdoor living spaces to maximise access to sunlight and / or vistas throughout the year and minimising direct line of sight between living areas of different units on the same site;</u> o. <u>Private or shared storage space;</u> p. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: - the nature and degree of risk the hazard(s) pose to people and property; - whether the proposal will alter the risk to any site; and - the extent to which such risk can be avoided or sufficiently mitigated.	

Commented [CF14]: Reply Corinne Frischknecht

Commented [CF15]: Reply Corinne Frischknecht

Commented [CF16]: Reply Corinne Frischknecht

PART 3

HIGH DENSITY RESIDENTIAL 9

	Activities located in the High Density Residential Zone	Activity status
	q. The location, size, access, design and screening of waste and recycling storage space; and r. Consistency with the Residential Zone Design Guide 2023 2021. s. 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 and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.	
9.4.6	Visitor Accommodation including licensed premises within a visitor accommodation development Discretion is restricted to: 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.	RD
9.4.7	Commercial recreation	D
9.4.8	Community activities	D
9.4.9	Retirement village	D
9.4.10	Activities which are not listed in this table	NC
9.4.11	Commercial activities not otherwise identified	NC
9.4.12	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
9.4.13	Manufacturing and/or product assembling activities	PR
9.4.14	Mining	PR
9.4.15	Factory Farming	PR
9.4.16	Fish or meat processing	PR

Commented [AB17]: S42A Amy Bowbyes - Strategic

PART 3

HIGH DENSITY RESIDENTIAL 9

	Activities located in the High Density Residential Zone	Activity status
9.4.17	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
9.4.18	Any activity requiring an Offensive Trade License under the Health Act 1956	PR
9.4.19	Airports other than the use of land and water for emergency landings, rescues and fire fighting	PR
9.4.20	Bulk material storage	PR

9.5A Rules – Standards for Restricted Discretionary and Discretionary Activities under Rules 9.4 and 9.5

	Standards for activities in the High Density Residential Zone	Non-compliance status
9.5A.1	For all restricted discretionary and discretionary activities under Rules 9.4 and 9.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2023 <u>2021</u> have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	NC

Commented [AB18]: S42A Amy Bowbyes - Strategic

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.1	Building Height – Flat Sites in Queenstown 9.5.1.1 A height of 16.52 metres, including at Frankton North and Wānaka (Three Parks), except where specified in Rules 9.5.1.2, 9.5.1.3 or 9.5.1.4 <u>or 9.5.1.6</u>.	RD Discretion is restricted to: - building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; - building dominance and sunlight access relative to neighbouring properties and public spaces including roads;

Commented [CF19]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF20]: Reply Corinne Frischknecht

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
		c. how the design advances housing diversity, <u>including size and typology</u>; and d. promotion of es sustainability either through construction methods, design or function; e. <u>privacy and outlook</u> for occupants of the subject site and neighbouring sites; f. effects on significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); g. the positive effects of enabling additional development intensity within close proximity to town centres.
	9.5.1.2 In the High Density Residential Zone immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary.	D
	9.5.1.3 Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline.	D
	9.5.1.4 Maximum building height of 15m. In Wānaka (excluding Three Parks) and Arthurs Point the maximum building height shall be 12m.	<u>D</u>
	9.5.1.5 Rules 9.5.1.1 to 9.5.1.4 do not apply to the land at Frankton	<u>NC</u>

Commented [CF21]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF22]: Reply Corinne Frischknecht

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	North-the maximum building height shall be 20m. 9.5.1.6 <u>In Arthurs Point the maximum building height shall be 12m.</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms;</u> <u>b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;</u> <u>c. how the design advances housing diversity, including size and typology;</u> <u>d. promotion of sustainability either through construction methods, design or function;</u> <u>e. privacy and outlook for occupants of the subject site and neighbouring sites;</u> <u>f. effects on significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</u> <u>g. effects of greater height on directly adjoining Medium Density Residential Zone;</u>
9.5.2	Building Height – Flat Sites in Wānaka 9.5.1.7 A height of 8m except where specified in Rule 9.5.2.2 and 9.5.2.3.	RD Discretion is restricted to: a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy for occupants of the subject site and neighbouring sites;

Commented [CF23]: Reply Corinne Frischknecht

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	9.5.1.8 Maximum building height of 10m. In Three Parks Wānaka the maximum building height shall be 12m	e. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); f. the positive effects of enabling additional development intensity within close proximity to town centres. Ⓟ
9.5.3	Building Height—Sloping Sites in Queenstown and Wānaka 9.5.1.9 A height of 7m, except as specified in Rules 9.5.3.2, 9.5.3.3 and 9.5.3.4 9.5.1.10 Immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in	RD Discretion is restricted to: a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. how the design responds to the sloping landform so as to integrate with it; e. privacy for occupants of the subject site and neighbouring sites; f. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); g. the positive effects of enabling additional development intensity within close proximity to town centres. Ⓟ

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary. 9.5.1.11 Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline 9.5.1.12 Maximum building height of 10m. 9.5.1.13 Rules 9.5.3.1 to 9.5.3.4 do not apply to the land at Frankton North.	Ø Ø
9.4.4	Building Height – Frankton North 9.5.1.14 Building height of 12m.	RD Discretion is restricted to: a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy and outlook for occupants of the subject site and neighbouring sites; e. Crime Prevention Through Environmental Design considerations;

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	9.5.1.15 Maximum building height of 20m.	f. the positive effects of enabling additional development intensity within close proximity to town centres; NC
9.5.25	Building Coverage 9.5.52.1 A maximum of 70% site coverage 9.5.52.2 Within Frankton North a maximum of 75% building coverage. Exclusions: g. building coverage does not include any veranda over public space and does not apply to underground structures, which are not visible from ground level and which are landscaped to appear as recreational or planted (including grassed) areas.	NC
9.5.36	Recession plane (applicable to all buildings, including accessory buildings) 9.5.36.1 For Flat Sites from 82.5 metres above ground level a 60 45 degree recession plane applies to all boundaries, other than the northern southern boundary of the site where a 45 55 degree recession plane applies. Exclusions: a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height; b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, <u>Business Mixed Use Zone</u>, fronting a road, or adjoining a park or reserve. No recession plane for sloping sites	RD – for boundaries where the High Density Residential zone applies on each side of the boundary. Discretion is restricted to: a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties. d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	9.5.36.2 Rules 9.5.6.1 and 9.5.6.2.3.1 does not apply at Frankton North. 9.5.36.3 At Frankton North all buildings, including accessory buildings, along the northern boundary of the zone where it adjoins the Rural Zone, Open Space Zone and Quail Rise Special Zone: For flat and sloping sites from 3 metres above ground a 45 degree recession plane applies.	adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure. NC – for boundaries where there is a change of zone other than as specified in the exclusions.
9.5.47	Landscaped permeable surface coverage At least 20% of site area shall comprise landscaped (permeable) surface.	NC
9.5.58	Building Length The length of any building facade above the ground floor level shall not exceed 30m. Rule 9.5.8 does not apply at Frankton North.	RD Discretion is restricted to the following: external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.
9.5.69	Minimum Boundary Setbacks 9.5.96.1 All boundaries 1.52 metres except for State Highway road boundaries where the minimum setback shall be 4.5m. 9.5.96.2 Garages shall be at least 4.5m back from a road boundary. 9.5.96.3 Rules 9.5.69.1 and 9.5.69.2 do not apply at Frankton North. Exceptions to setback requirements other than any road boundary setbacks:	RD Discretion is restricted to: - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - streetscape character and amenity; - any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; - effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan). - Where Electricity Sub-transmission Infrastructure or

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	Accessory buildings for residential activities may be located within the setback distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane.	Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.
9.5.7	Building height setback at upper floors 9.5.7.1 An additional 2 metre setback from all boundaries, in addition to the required minimum boundary setbacks in 9.5.6, shall apply to the area of buildings that exceed a height of 10m from the ground level. 9.5.7.2 Rule 9.5.7.1 does not apply at Frankton North or along State Highway Road boundaries, only when the 4.5m setback in Rule 9.5.6.1 is complied with.	RD Discretion is restricted to: - external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; - streetscape character and amenity; - any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.
9.5.8	Outlook Space (per unit) The principal main dimensions for the required outlook space for each residential or visitor accommodation unit are as follow: - A principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and - All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width and; - If there is more than one window or glass door in a room, the outlook space is measured from the largest one.	RD Discretion is restricted to: - Effects on amenity values for future occupants of buildings on the site; - The extent to which the breach is necessarily to enable the provision of housing diversity and options for smaller units on the site.
9.5.9	Waste and Recycling Storage Space	RD

Commented [CF24]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF25]: S42A Corinne Frischknecht - Chapters 8 & 9

Commented [CF26]: Reply Corinne Frischknecht

Commented [CF27]: S42A Corinne Frischknecht - Chapters 8 & 9

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	9.5.910.1 Residential activities of three units or less shall provide, a minimum of 2m² waste and recycling storage per residential unit or flat. 9.5.910.2 Waste and recycling bins shall be: - Located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and - Not directly visible from adjacent sites, roads and public spaces; or - Screened with materials that are in keeping with the design of the building.	Discretion is restricted to: - Effects on amenity values; - Size, location and access of waste and recycling storage space; and - Consistency with the Residential Zone Design Guide 2023 2021.
9.5.101	Lighting and Glare 9.5.101.1 All exterior lighting shall be directed downward and away from adjacent sites and roads. 9.5.101.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	RD Discretion is restricted to the effects of lighting and glare on: - amenity values of adjoining sites; - the safety of the Transport Network; - the night sky; and - the navigational safety of passenger carrying vessels operating at night.
9.5.112	Sound Insulation and Mechanical Ventilation For buildings located within 80m of a State Highway. Any residential buildings, or buildings containing an Activity Sensitive to Road Noise, and located within 80m of a State Highway shall be designed to achieve an Indoor Design Sound Level of 40dB LAeq24h. Compliance with this rule can be demonstrated by submitting a certificate to Council from a person suitably qualified in	NC

Commented [AB28]: S42A Amy Bowbyes - Strategic

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	acoustics stating that the proposed construction will achieve the internal design sound level.	
9.5.123	Building Restriction Area No building shall be located within a building restriction area as identified on the District Plan web mapping application.	NC
9.5.134	Flood Risk The construction or relocation of buildings with a gross floor area greater than 20m² and having a ground floor level less than: 9.5.134.1 RL 312.0 masl at Queenstown and Frankton. 9.5.134.2 RL 281.9 masl at Wānaka.	PR
9.5.145	Residential Visitor Accommodation where: 9.5.145.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration. 9.5.145.2 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed: • 3 in a one-bedroom residential unit; • 6 in a two-bedroom residential unit; and • 9 in a three-bedroom or more residential unit. 9.5.145.3 No vehicle movements by a passenger service vehicle capable of	RD Discretion is restricted to: - The location, nature and scale of activities; - Vehicle access and parking; - Privacy and overlooking; - Outdoor lighting; - The management of noise, rubbish, recycling and outdoor activities; - Guest management and complaints procedures; - The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and - Monitoring requirements, including imposition of an annual monitoring charge.

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	carrying more than 12 people are generated. 9.5.145.4 The activity is registered with Council prior to commencement. 9.5.145.5 Up to date records of the Residential Visitor Accommodation activity must be kept including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by Council with 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.145.1 to 9.5.145.5.	
9.5.156	Homestay 9.5.156.1 The total number of paying guests on a site does not exceed five per night. 9.5.156.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated. 9.5.156.3 Council is notified in writing prior to the commencement of a Homestay activity. 9.5.156.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for	RD Discretion is restricted to: - The location, nature and scale of activities; - Privacy and overlooking; - The management of noise, rubbish, recycling and outdoor activities; - The keeping of records of Homestay use, and availability of records for Council inspection; and - Monitoring requirements, including imposition of an annual monitoring charge; and - Vehicle access and parking.

PART 3

HIGH DENSITY RESIDENTIAL 9

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	inspection by the Council at 24 hours' notice. Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.156.1 to 9.5.156.4.	
9.5.167	Development on land at Frankton North shall be undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9), including: a. Providing for a primary road that links State Highway 6 to Quail Rise; b. Providing for internal connections from the primary road that ensure vehicle access to all sites; c. Precluding any new vehicular access to the State Highway network; and d. Providing for a pedestrian and cycle path along the boundary with State Highway 6. This is intended to provide a minimum path width of 2.5 metres, within the existing State Highway corridor, or where there is insufficient land within the State Highway corridor, within adjacent private land.	NC

9.6 Rules - Non-Notification of Applications

9.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought:

9.6.1.1 Residential development involving the development of 4 or more residential units where the standards in Rule 9.5 are complied with.

9.6.1.2 Building Heights between 16.52m and 20m at Frankton North as identified in Rule 9.5.41.1.1

9.6.2 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

PART 3

HIGH DENSITY RESIDENTIAL 9

- 9.6.2.1 Restricted Discretionary building height setback at upper floors, building height (except at Frankton North as identified in Rule 9.6.1.2) and recession plane contraventions.
- 9.6.2.2 Boundary setback contraventions of up to 0.6m into the required setback depth of the yard (for unlimited length of the boundary).
- 9.6.2.3 Visitor accommodation and residential visitor accommodation.
- 9.6.2.4 Where the matters of discretion include effects on the Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure, Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

12 Queenstown Town Centre

P Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.

12.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Queenstown will increasingly become a dynamic and vibrant centre with high levels of tourism activity that provides essential visitor-related employment. It serves as the principal administrative centre for the District and offers a wide variety of activities for residents and visitors. It has a range of entertainment options and serves as a base for commercial outdoor recreation activities occurring throughout the Wakatipu Basin. Visitor accommodation is provided within and near to the town centre. Over time, Queenstown town centre will evolve into a higher intensity and high quality urban centre.

Development within the Special Character Area of the Town Centre Zone (shown on the District Plan web mapping application) is required to be consistent with the Queenstown Town Centre Design Guidelines ~~2023~~²⁰¹⁵ 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precinct (also shown on the District Plan web mapping application) has permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.

The Queenstown Waterfront Sub-Zone makes an important contribution to the amenity, vibrancy, and sense of place of the Queenstown Town Centre as a whole.

Commented [AB1]: S42A Amy Bowbyes - Strategic

12.2 Objectives and Policies

12.2.1 Objective - A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.

Policies

- 12.2.1.1** Enable intensification within the Town Centre through:
- a. enabling sites to be entirely covered with built form other than in the Town Centre Transition Sub-Zone and in relation to comprehensive developments provided identified pedestrian links are retained; and
 - b. enabling additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.
- 12.2.1.2** Provide for new commercial development opportunities within the Town Centre Transition Sub-Zone that are affordable relative to those in the core of the Town

PART 3

QUEENSTOWN TOWN CENTRE 12

Centre in order to retain and enhance the diversity of commercial activities within the Town Centre.

12.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur subject to appropriate noise controls.

12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to increased noise and activity resulting from the mix of activities and late night nature of the town centre.

12.2.2 Objective - Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.

Policies

12.2.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines ~~2023~~ 2015.

Commented [AB2]: S42A Amy Bowbyes - Strategic

12.2.2.2 Require development to:

- a. maintain the human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer; and
- b. contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
- c. positively respond to the Town Centre's character and contribute to the town's 'sense of place'.

12.2.2.3 Control the height and mass of buildings in order to:

- a. provide a reasonable degree of certainty in terms of the potential building height and mass; ~~and~~ or
- b. retain and provide opportunities to frame important view shafts from public places to the surrounding landscape; ~~and~~ or
- c. maintain sunlight access to land zoned within the Open Space and Recreation Zone ~~public places and to footpaths,~~ and with a particular emphasis on retaining solar access into the Special Character Area (as shown on the District Plan web mapping application); ~~and~~ or
- d. minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.

Commented [CF3]: Reply Corinne Frischknecht

Commented [CF4]: S42A Corinne Frischknecht - Chapters 12, 13, 15, 16 & Business Rezoning

12.2.2.4 ~~Allow buildings to exceed the discretionary height standards where:~~

- a. ~~the outcome is of a high quality design; and~~
- b. ~~the cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of~~

PART 3

QUEENSTOWN TOWN CENTRE 12

~~public pedestrian space to a minor extent provided this is offset or compensated for by the provision of additional or enhanced public space or a pedestrian link within the development site; and~~

- ~~c. the increase in height will facilitate the provision of new residential or visitor accommodation activity.~~

12.2.2.4 In respect of buildings that exceed the non-complying height standards:

- i. Allow buildings other than those on jetties and wharves to exceed the maximum height standards in the following instances:
 - a. where the proposed design is an example of design excellence; and
 - b. where there is an adverse effect on the public environment from the increase in height, the proposed development provides an urban design outcome that has a net benefit to the public environment; and
 - c. where relevant, where building height and bulk have been reduced elsewhere on the site in order to reduce the impact of the proposed building on a listed heritage item.

For the purpose of this policy, urban design outcomes that are beneficial to the public environment include, as appropriate:

- d. provision of sunlight to any public space of prominence or space where people regularly congregate;
- e. provision of a new or retention of an existing uncovered pedestrian link or lane;
- f. where applicable, the restoration and opening up of Horne Creek as part of the public open space network;
- g. provision of high quality, safe public open space;
- h. retention of a view shaft from a public place to an identified landscape feature;
- i. minimising wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.
- j. the creation of landmark buildings on key block corners and key view terminations.
- ii. Recognise that the efficient utilisation of land that would otherwise be underdeveloped or developed to a lesser design quality may enable excellent design outcomes.

12.2.2.5 Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.

12.2.2.6 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

12.2.2.7 Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:

- a. requiring minimum floor heights to be met; and

PART 3 QUEENSTOWN TOWN CENTRE 12

- b. encouraging higher floor levels (of at least RL 312.8 masl) where amenity, mobility, streetscape, and character values are not adversely affected; and
- c. encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

12.2.2.8 Require high quality comprehensive developments within the Town Centre Transition Sub-Zone and on large sites elsewhere in the Town Centre, which provides primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.

12.2.3 Objective – An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.

Policies

- 12.2.3.1 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre and controlling the height and design of buildings at the zone boundary.
- 12.2.3.2 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:
 - a. enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; and
 - b. providing for noisier night time activity within the entertainment precinct in order to minimise effects on residential zones adjacent to the Town Centre; and
 - c. ensuring that the nature and scale of licensed premises located in the Town Centre Transition Sub-Zone result in effects that are compatible with adjoining residential zones.; and
 - d. enabling activities within the Town Centre Zone that comply with the noise limits; and
 - e. requiring sensitive uses within the Town Centre to mitigate the adverse effects of noise through insulation.
- 12.2.3.3 Enable residential and visitor accommodation activities within the Town Centre while:
 - a. acknowledging that it will be noisier and more active than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise; and
 - b. ensuring appropriate level of amenity for occupants through building layout and design that provides for privacy, outlook space and access to sunlight; and
 - c. discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre; and
 - d. avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives

PART 3

QUEENSTOWN TOWN CENTRE 12

to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and

- e. only enabling new residential and visitor accommodation uses within the Town Centre Entertainment Precinct where adequate insulation and mechanical ventilation is installed.

12.2.3.4 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre.

12.2.3.5 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.

12.2.3.6 Recognise the important contribution that sunny open spaces, footpaths, and pedestrian spaces makes to the vibrancy and economic prosperity of the Town Centre.

12.2.3.7 Recognise the importance of enabling and maintaining flexibility for a range of retail and commercial activities to establish, specifically at ground level, in order to maintain and contribute to the vibrancy and economic prosperity of the Town Centre.

12.2.4 Objective - A compact Town Centre that is safe and easily accessible for both visitors and residents.

Policies

12.2.4.1 Encourage a reduction in the dominance of vehicles within the Town Centre and a shift in priority toward providing for public transport, facilitating shared transport, and providing safe and pleasant pedestrian and cycle access to and through the Town Centre.

12.2.4.2 Ensure that the Town Centre remains compact, accessible and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:

- a. maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
- b. requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
- c. strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it;
- d. encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings, and may need to be specifically designed so as to not interfere with kerbside movements of high-sided vehicles;
- e. promoting and encouraging the maintenance and creation of uncovered pedestrian links and lanes wherever possible, in recognition that these are a key feature of Queenstown character;

PART 3

QUEENSTOWN TOWN CENTRE 12

- f. promoting the opening up of Horne Creek wherever possible, in recognition that it is a key visual and pedestrian feature of Queenstown, which contributes significantly to its character; ~~and~~
- g. ensuring the cumulative effect of buildings does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site; and
- h. ensure adequate provision of loading and servicing areas, including waste and recycling storage and collection space, in order to not compromise the pedestrian experience.

12.2.4.3 Minimise opportunities for anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of streetscapes, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.

12.2.4.4 Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers.

12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering applications for wharves, jetties, moorings, and water based transport.

12.2.4.6 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety efficiency, and functionality of the roading network, and the safety and amenity of pedestrians and cyclists, particularly in peak periods.

12.2.5 **Objective - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment that benefits both residents and visitors.**

Policies

12.2.5.1 Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.

12.2.5.2 Recognise the benefits of an integrated approach to the provision of facilities for water-based activities, including avoiding the adverse congestion effects on the surface of water and the adjoining waterfront of more than one petrol and diesel refuelling facility establishing within the Queenstown Bay Waterfront Subzone.

12.2.5.3 Maintain or enhance, where appropriate, the natural qualities of the 'Queenstown beach and gardens foreshore area' and adjoining waters, and amenity values of the foreshore and adjoining waters, recognising in particular, the predominantly unbuilt character of the 'Queenstown beach and gardens foreshore area' (as identified on the District Plan web mapping application) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.

PART 3 QUEENSTOWN TOWN CENTRE 12

- 12.2.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
- 12.2.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- 12.2.5.6 Provide for structures (including moorings, jetties and wharves) within the Queenstown Bay waterfront area subject to complying with bulk, location and appearance controls (if specified) and maintaining or enhancing the existing predominantly open character, a continuous pedestrian waterfront connection, and navigational safety.
- 12.2.5.7 Recognise the contribution that wharves and jetties within the 'active frontage area' make to supporting recreation, tourism, transport, and general public uses of the surface of the lake activities.
- 12.2.5.8 Require that buildings on wharves and jetties be located and designed in a manner that minimises impacts on views from waterfront public spaces to the lake, gardens and mountains beyond, and maintains and encourages public access onto the wharves.
- 12.2.5.9 Provide for public water ferry services within the Queenstown Town Centre waterfront Subzone.
- 12.2.5.10 Manage commercial surface of water activities within the Queenstown Bay Waterfront Subzone in a manner that ensures navigational safety, having particular regard to compatibility with existing activities.
- 12.2.5.11 Enable the use of wharves and jetties within the 'active frontage area' to support commercial activities and public transport and recognise that the active frontage area is expected to continue to provide for this function.

12.3 Other Provisions and Rules

12.3.1 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
28 Natural Hazards	29 Transport	30 Energy and utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	District Plan web mapping application	

PART 3 QUEENSTOWN TOWN CENTRE 12

12.3.2 Interpreting and Applying the Rule

- 12.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables.
- 12.3.2.2 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.
- 12.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 12.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 12.3.2.5 The following abbreviations are used within this Chapter.

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

- 12.3.2.5A 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 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

12.4 Rules - Activities

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.1	Activities which are not listed in this table and comply with all standards	P
12.4.2	Minor repairs and maintenance of existing wharves and jetties and minor alterations to existing wharves and jetties that are required for operational reasons and do not restrict public access to the wharf or jetty.	P
12.4.3	Visitor Accommodation Control is reserved to: - the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses; - landscaping;	C

	Activities located in the Queenstown Town Centre Zone	Activity status
	c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and d. where the site adjoins a residential zone: i. noise generation and methods of mitigation; ii. hours of operation, in respect of ancillary activities.	
12.4.4	Commercial Activities within the Queenstown Bay Waterfront Subzone (including those that are carried out on a wharf or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant to Rule 12.4.11. Control is reserved to: a. the management of the volume, timing and safety of additional traffic generation from the activity within or adjacent to the Queenstown Bay Waterfront Subzone; b. the location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles; and c. the erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of: i. any adverse effect on visual amenity and on pedestrian or vehicle movement; and ii. the extent to which a comprehensive approach has been taken to providing for such areas within the Sub-Zone.	C
12.4.5	Licensed Premises 12.4.5.1 Other than in the Town Centre Transition Sub-Zone premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. 12.4.5.2 Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 6pm and 11pm provided that this rule shall not apply to the sale of liquor:	C

	Activities located in the Queenstown Town Centre Zone	Activity status
	a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. In relation to both 12.4.5.1 and 12.4.5.2 above, control is reserved to: c. the scale of the activity; d. effects on amenity (including that of adjoining residential zones and public reserves); e. the provision of screening and/ or buffer areas between the site and adjoining residential zones; f. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and g. noise issues, and hours of operation.	
12.4.6	Licensed Premises within the Town Centre Transition Sub-Zone Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am. This rule shall not apply to the sale of liquor: a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12 am. Discretion is restricted to: a. the scale of the activity; b. effects on amenity (including that of adjoining residential zones and public reserves); c. the provision of screening and/ or buffer areas between the site and adjoining residential zones; d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and e. noise issues, and hours of operation.	RD
12.4.7	Buildings except wharves and jetties, buildings on wharves and jetties, temporary 'pop up' buildings that are in place for no longer than 6 months, and permanent and temporary outdoor art installations	RD

	Activities located in the Queenstown Town Centre Zone	Activity status
	Buildings, including verandas, and any pedestrian link provided as part of the building/ development. Discretion is restricted to: - consistency with the Queenstown Town Centre Special Character Area Design Guidelines (2023¹⁵ 2015), (noting that the guidelines apply only to the Special Character Area); - external appearance, including materials and colours; - signage platforms; - lighting; - the impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas; - the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; - the contribution the building makes to pedestrian flows and linkages and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable; - the provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and <u>the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space; and</u> - where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: - the nature and degree of risk the hazard(s) pose to people and property; - whether the proposal will alter the risk to any site; and - the extent to which such risk can be avoided or sufficiently mitigated. - 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.	
12.4.8	Wharves and jetties within the 'Active Frontage Area' of the Queenstown Bay Waterfront Subzone 12.4.8.1 Wharves and Jetties within the 'active frontage area' of the Queenstown Bay Waterfront Subzone as shown on the the District Plan web mapping application.	RD

Commented [AB5]: S42A Amy Bowbyes - Strategic

	Activities located in the Queenstown Town Centre Zone	Activity status
	Discretion is restricted to the effects (including cumulative effects) relating to the following: a. external appearance, including materials and colours and any effects on the character and amenity of the Queenstown Bay Waterfront Subzone; b. the scale, location, and orientation of wharves and jetties in relation to the shoreline and existing jetties and the extent to which it affects views from the waterfront public spaces to the lake, gardens, and the mountains beyond; the character and amenity of the Queenstown Bay Waterfront Subzone; and navigational safety; c. lighting; d. people's safety and adherence to CPTED principles; e. navigational safety; f. any proposed outdoor storage or street furniture located on the structure and the extent to which it is integrated into the design; g. the use of public areas around the shoreline, including maintaining or enhancing the provision of a continuous public waterfront walkway from Horne Creek to St Omer Park and public access to the lake; h. any proposed boat refuelling, bilge pumping, and sewage pumping facilities as part of the proposed jetty or wharf; i. the values of wāhi tūpuna. 12.4.8.2 Public water ferry services (surface of water activity only) within the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application. Discretion is restricted to: a. Effects on the transport network. b. Effects on navigational safety. c. Location, scale and, intensity of the activity. d. Effects on landscape and amenity values. e. Congestion and safety, including effects on other commercial operators and recreational users. f. Waste disposal. g. Cumulative effects.	RD

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.9	Buildings that meet specified criteria on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone Buildings on jetties and wharves within the 'active frontage area' of the Queenstown Bay Waterfront Subzone for the purpose of carrying out activities with a functional need associated with surface of water activities less than 15m² in area and no more than 3m in height above the floor level of the jetty or wharf and limited to one building per jetty or wharf. Discretion is restricted to: - the extent to which design, location, scale, height and external appearance integrates with the use, enjoyment, and character of waterfront environment; - the impact on pedestrian flows; - lighting; - signage platforms; - the cumulative effects of multiple buildings on jetties and wharves; - views from the waterfront public spaces to the lake, gardens, and the mountains beyond; - outdoor storage; - the contribution that the building makes to the safety of the town centre through adherence to the CPTED principles; and - the contribution that the building makes to the vibrancy of the waterfront and to facilitating public access to the water.	RD
12.4.10	Wharves and jetties, and buildings on wharves and jetties within the Queenstown Bay Waterfront Subzone Wharves and Jetties within the 'Queenstown beach and gardens foreshore area' of the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application. Any buildings located on Wharves and Jetties within the Queenstown Bay Waterfront Subzone, except buildings provided for under rule 12.4.9 (restricted discretionary buildings on wharves).	NC
12.4.11	Commercial surface of water activities within the Queenstown Bay Waterfront Subzone Commercial Surface of Water Activities within the Queenstown Bay Waterfront Subzone as shown on the District Plan web mapping application. The Council's discretion is unlimited but it shall consider the extent to which the proposal will:	D

	Activities located in the Queenstown Town Centre Zone	Activity status
	a. create an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore; b. maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities; c. maintain or enhance public access to the lake and amenity values including character; d. affect navigation and people's safety, having particular regard to compatibility with existing activities; and e. affect the values of wāhi tūpuna.	
12.4.12	Moorings within the Queenstown Bay Waterfront Subzone Moorings within the 'Queenstown beach and gardens foreshore area' of the Queenstown Bay Waterfront Subzone (as shown on the District Plan web mapping application). Discretion is restricted to: a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands; b. whether the structure causes an impediment to craft manoeuvring and using shore waters; c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline; d. the effects associated with congestion and clutter around the shoreline, including whether the structure contributes to an adverse cumulative effect; e. whether the structure will be used by a number and range of people and craft, including the general public; and f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.	RD
12.4.13	The use of buildings or boating craft for accommodation within the Queenstown Bay Waterfront Sub-zone Buildings or boating craft within the Queenstown Bay Waterfront Subzone if used for visitor, residential or overnight accommodation.	NC
12.4.14	Industrial Activities at ground floor level	NC

PART 3

QUEENSTOWN TOWN CENTRE 12

	Activities located in the Queenstown Town Centre Zone	Activity status
	Note: Specific industrial activities are listed separately below as prohibited activities.	
12.4.15	Factory Farming	PR
12.4.16	Forestry activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	PR
12.4.17	Mining Activities	PR
12.4.18	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
12.4.19	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
12.4.20	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
12.4.21	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
12.4.22	Cemeteries and Crematoria	PR

12.5 Rules - Standards

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.1	Maximum building coverage in the Town Centre Transition Sub-Zone and in relation to comprehensive developments 12.5.1.1 In the Town Centre Transition Sub-Zone or when undertaking a comprehensive development (as defined), the maximum building coverage shall be 75%.	RD Discretion is restricted to: a. the adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities; b. the adequate provision of storage and loading/ servicing areas;

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	Advice Note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as outdoor storage areas, and pedestrian linkages might be required. 12.5.1.2 Any application for building within the Town Centre Transition Sub-Zone or for a comprehensive development (as defined) shall include a Comprehensive Development Plan that covers the entire development area.	c. the provision of open space within the site, for outdoor dining or other purposes; d. the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects.
12.5.2	Waste and Recycling Storage Space 12.5.2.1 Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof. 12.5.2.2 Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof. 12.5.2.3 Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof. 12.5.2.4 Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.	RD Discretion is restricted to: a. the adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste.
12.5.3	Screening of Storage Areas	RD Discretion is restricted to:

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	Storage areas shall be situated within a building or screened from view from all public places, adjoining sites and adjoining zones, except this standard does not apply to the storage of goods on a wharf for up to three (3) hours prior to or following being transported by boating craft.	a. effects on visual amenity; b. consistency with the character of the locality; c. effects on human safety in terms of CPTED principles; and d. whether pedestrian and vehicle access is compromised.
12.5.4	Verandas 12.5.4.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection. a. Shotover Street (Stanley Street to Hay Street); b. Beach Street; c. Rees Street; d. Camp Street (Church Street to Man Street); e. Brecon Street (Man Street to Shotover Street); f. Church Street (north west side); g. Queenstown Mall (Ballarat Street); h. Athol Street; i. Stanley Street (Coronation Drive to Memorial Street). 12.5.4.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.	RD Discretion is restricted to: a. consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable; and b. effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.
12.5.5	Residential Activities 12.5.5.1 Residential activities shall not be situated at ground level in any	RD Discretion is restricted to:

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	building with frontage to the following roads: a. Stanley Street (Coronation Drive to Memorial Street); b. Camp Street (Man Street to Earl Street); c. Queenstown Mall (Ballarat Street) ; d. Church Street; e. Marine Parade (north of Church Street); f. Beach Street; g. Rees Street; h. Shotover Street; i. Brecon Street; j. Athol Street; k. Duke Street.	a. effects on the ability to achieve active frontages along these streets; b. effects on surrounding buildings and activities; and c. the quality of the living environment within the building.
12.5.6	Flood Risk No building greater than 20m² with a ground floor level less than RL 312.0 masl shall be relocated to a site, or constructed on a site, within this zone.	RD Discretion is restricted to: a. the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and b. the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.
12.5.7	Provision of Pedestrian Links and Lanes 12.5.7.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 (at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown. 12.5.7.2 Where a pedestrian link or lane required by Rule 12.5.7.1 is open to the public during retailing	RD Where the required link is not proposed as part of development, discretion is restricted to: a. the adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link.

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	hours the Council will consider off-setting any such area against development levies and car parking requirements. 12.5.7.3 Where an existing lane or link identified in Figure 1 is: a. uncovered then, as part of any new building or redevelopment of the site, it shall: i. remain uncovered; and ii. be a minimum of 4.0m wide; and iii. include an unobstructed accessible route at least 2.0m wide, with the remainder incorporating open space, outdoor dining or the display of goods; and b. covered then it may remain covered and shall be at least 1.8 m wide, with an average minimum width of 2.5m. 12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours. Location of Pedestrian Links within the Queenstown Town Centre 1. Shotover St / Beach St, Lot 2 DP 11098, Lot 3 DP11098; 2. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP Tn of Queenstown, Pt Sec 23 Bk VI Tn of Queenstown; 3. Plaza Arcade, Shotover St/Beach Lot 1 DP 17661; 4. Cow Lane/Beach Street, Sec 30 Blk I Tn of Queenstown; 5. Ballarat St/Searle Lane, Sec 22 & Pt Sec 23 BLK II Tn Queenstown, 6. Ballarat Street/Searle Lane and part of Searle Lane land parcel;	

PART 3

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	7. Searle Lane/Church St, Lot 1 DP 27486; 8. Church St/Earl St, Lot 100 DP 303504 9. Camp/ Stanley St, post office precinct, Lot 1 DP 416867 and Lot 2 DP 416867; 10. Camp/ Athol St, Lot 1 DP 20875. 11. Camp/Athol St, Section 18 Block V Tn of Queenstown. Advice Notes: a. where an uncovered pedestrian link or lane (i.e. open to the sky) is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5; b. where an alternative link is proposed as part of the application which is not on the development site but achieves the same or a better outcome then this is likely to be considered appropriate.	
12.5.8	Building façade height and setback at of upper floors <u>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</u> 12.5.8.1 <u>Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level.</u> 12.5.8.2 <u>Within Precincts 3 and 4 and 7:</u> <u>a) A 3m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level, providing that the maximum height of the building is no greater than 16m.</u> <u>b) For buildings greater than 16m in height, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.</u> <u>c) When applying Rule 12.5.8.2 to Height Precinct 3 (Man Street), Area A and Area B, the building façade height and setback</u>	RD Discretion is restricted to: a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. streetscape character and amenity; c. views along the street and viewshafts; d. any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants; e. adequate daylight access to streets; f. wind tunnel effects.

Commented [CF6]: S42A Corinne Frischknecht - Chapters 12, 13,15, 16 & Business Rezoning

Commented [CF7]: Reply Corinne Frischknecht

Commented [CF12]: Corinne Frischknecht - Rebuttal Evidence - Planning text

Commented [CF8]: S42A Corinne Frischknecht - Chapters 12, 13,15, 16 & Business Rezoning

PART 3

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	at upper floors shall be, for both Man and Brecon Streets, measured from the level of the adjoining Man Street road boundary Note: <u>This rule Rule 12.5.8 does not apply in Precincts 1 and 5, or to boundaries adjoining Cow Lane, Searle Lane, or the pedestrian links identified in Figure 1 of this Chapter.</u>	
	Discretionary Building Height in Precinct 1, Precinct 1(A), Precinct 2, Precinct 4 and Precinct 5 For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter). 12.5.8.3 Within Precinct 1 and Precinct 1 (A) the maximum height shall be 12m; and 12.5.8.4 Within Precinct 1 (A) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. 12.5.8.5 Within Precinct 2, no part of any building shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.5m above any street boundary. 12.5.8.6 Within Precinct 4, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. This rule does not apply to the Ballarat Street and Stanley Street boundaries of Lot 1 DP 416867, Lot 2 DP 416867 or Lot 3 DP 416867 where the covered and uncovered portions of Pedestrian Link 11 identified on Figure 1 are retained in accordance with Rule 12.5.7. 12.5.8.7 Within Precinct 5, the street front parapet shall be between 7.5 and 8.5m in height and no part of any	RD Discretion is restricted to: a. the effect of any additional height on the urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider: i. the extent to which the proposed building design responds sensitively to difference in height, scale and mass between the proposal and existing buildings on adjacent sites and with buildings in the wider height precinct, in terms of use of materials, façade articulation and roof forms; and ii. the effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape; and iii. the amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access to public spaces and footpaths; the provision of public space and pedestrian links; and iv. the opportunity to establish landmark buildings on key sites, such as block corners and key view terminations; and

Commented [CF9]: Reply Corinne Frischknecht

Commented [CF10]: Corinne Frischknecht - Rebuttal Evidence - Planning text

Commented [CF11]: S42A Corinne Frischknecht - Chapters 12, 13, 15, 16 & Business Rezonings

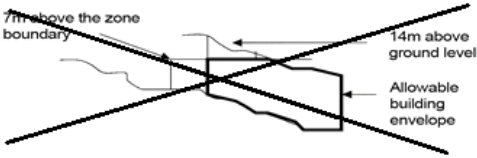
PART 3

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 7.5m above any street boundary.	b. The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks: i. Bowen Peak; ii. Walter Peak; iii. Cecil Peak; iv. Bobs Peak; v. Queenstown Hill; vi. The Remarkables Range (limited to views of Single and Double Cone); and vii. effects on any adjacent Residential Zone; and viii. the historic heritage value of any adjacent heritage item/precinct and whether it acknowledges and respects the scale and form of this heritage item/precinct.
12.5.9	Maximum building and façade height For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter). 12.5.9.1 <u>Maximum height limit of:</u> i. <u>8m in Height Precinct 1.</u> ii. <u>12m in Height Precinct 2.</u> iii. <u>20m in Height Precinct 3.</u> iv. <u>24m in Height Precinct 4.</u> v. <u>16m in Height Precinct 5.</u> vi. <u>8m in Height Precinct 6.</u> vii. <u>15m in Height Precinct 7.</u> viii. <u>In Height Precinct 3 (Man Street), in Area A shown on the Height Precinct Map, the maximum</u>	NC

Commented [CF13]: S42A Corinne Frischknecht - Chapters 12, 13, 15, 16 & Business Rezoning

Commented [CF14]: Corinne Frischknecht - Rebuttal Evidence - Planning text

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	height shall be 20m, above RL 327.1 masl ix. <u>In Height Precinct 3 (Man Street), in Area B shown on the Height Precinct Map, the maximum height shall be 20m, above RL 326.5 masl</u> In Height Precinct 1 Precinct 1 (A) and Precinct 2, subject to sub-clauses a – d below, the maximum absolute height limits shall be as follows: i. 15m on Secs 4 5 Blk Xv Queenstown Tn (48 50 Beach St); ii. 15.5m in Precinct 1(A) and in P1 (iv); iii. 14m elsewhere. and a. throughout the precinct, the building shall contain no more than 4 storeys excluding basements; b. in addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets as identified on the Height Precinct Map shall not protrude through a horizontal plane drawn at 7m above any point along the north eastern zone boundary of this block, as illustrated in the below diagram;  c. in addition, on Secs 4 5 Blk Xv Queenstown Tn, (48 50 Beach Street) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing	Commented [CF15]: S42A Corinne Frischknecht - Chapters 12, 13, 15, 16 & Business Rezonings Commented [CF16]: Corinne Frischknecht - Rebuttal Evidence - Planning text

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	from a line 12m above any boundary; d. in addition, buildings within that part of the block bound by Man, Brecon, Shotover, and Hay streets shown on the Height Precinct Map as area P1 (i) shall not protrude through a horizontal plane drawn at 330.1 masl; that part of the block shown as P1 (ii), through a horizontal plane drawn at 327.1 masl; and that part of the block shown as P1 (iii) through a horizontal plane drawn at 335.1 masl. 12.5.9.2 For any buildings located on a wharf or jetty, the maximum height shall be 4 m above RL 312.0 masl. In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/Church Street block) the maximum height shall be 8m and the street front parapet of buildings shall be between 7.5m and 8.5m and may protrude through the height plane. In Height Precinct 7 (Man Street): a. in Area A shown on the Height Precinct Map, the maximum height shall be 11m above RL 327.1 masl. b. in Area B the maximum height shall be 14m above RL 327.1 masl; c. in Viewshaft C the maximum height shall be RL 327.1 masl (i.e. no building is permitted above the existing structure); d. in Viewshaft D, the maximum height shall be 3 m above RL 327.6masl. 12.5.9.3 For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in	

PART 3

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	addition, the following shall apply: a. in Height Precinct 6 (land bound by Man, Duke and Brecon streets): i. no building shall protrude through a horizontal plane drawn at RL 332.20 masl except that decorative parapets may encroach beyond this by a maximum of up to 0.9 metre. This rule shall not apply to any lift tower within a visitor accommodation development in this area, which exceeds the maximum height permitted for buildings by 1m or less; and ii. no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10m above the street boundary.	
12.5.10	<u>Setback and sunlight access – sites adjoining a Residential zone</u> <u>12.5.10.1 Buildings shall not project beyond a recession line constructed at an angle of 60° inclined towards the site from points 8m above any Residential Zone boundary.</u> <u>12.5.10.2 Where a site adjoins a Residential Zone all buildings shall be setback not less than 3m from the Residential Zone boundary.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. the visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.
12.5.11	<u>Minimum Ground Floor Height</u> <u>A minimum floor to ceiling floor height of 4m shall apply at the ground floor level of all buildings.</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. The ability to maintain flexibility of the ground floor for a range of commercial uses.
12.5.12	<u>Outlook Space (per unit)</u> <u>The minimum dimensions for the required outlook space for each residential and visitor accommodation unit are as follow:</u>	<u>RD</u> <u>Discretion is restricted to:</u>

Commented [CF17]: S42A Corinne Frischknecht - Chapters 12, 13,15, 16 & Business Rezoning

PART 3

QUEENSTOWN TOWN CENTRE 12

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	12.5.12.1 A principal <u>main</u> living room/space must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and 12.5.12.2 All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m width. <u>Note: If there is more than one window or glass door in a room, outlook space measured from the largest one.</u>	a. <u>Effects on amenity values</u> Commented [CF18]: Reply Corinne Frischknecht future occupants of buildings on the site; b. <u>Alternatives to achieve the same or better amenity outcomes.</u> Commented [CF19]: Reply Corinne Frischknecht
12.5.13	Noise 12.5.13.1 Sound* from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 to 12.5.10.5 below) shall not exceed the following noise limits at any point within any other site in these zones: a. Daytime (0800 to 2200hrs) 60 dB L_{Aeq}(15 min) b. Night-time (2200 to 0800hrs) 50 dB L_{Aeq}(15 min) c. Night-time (2200 to 0800hrs) 75 dB L_{AFmax} *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008. 12.5.13.2 Sound from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 and 12.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in. 12.5.13.3 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from music shall not exceed the following limits:	NC

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	a. 60 dB $L_{Aeq(5 \text{ min})}$ at any point within any other site in the Entertainment Precinct; b. at any point within any other site outside the Entertainment Precinct, other than as allowed for in c.: i. daytime (0800 to 0100 hrs) 55 dB $L_{Aeq(5 \text{ min})}$ ii. late night (0100 to 0800 hrs) 50 dB $L_{Aeq(5 \text{ min})}$; and c. 55 dB $L_{Aeq(5 \text{ min})}$ at any point along the eastern boundary of Searle Lane (excluding any frontage south of Lot 1 DP 27486) *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments. 12.5.13.4 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from voices shall not exceed the following limits: a. 65 dB $L_{Aeq(15 \text{ min})}$ at any point within any other site in the Entertainment Precinct; b. at any point within any other site outside the Entertainment Precinct, other than as allow for in c.: i. daytime (0800 to 0100 hrs) 60 dB $L_{Aeq(15 \text{ min})}$ ii. late night (0100 to 0800 hrs) 50 dB $L_{Aeq(15 \text{ min})}$; and c. 60 dB $L_{Aeq(15 \text{ min})}$ at any point along the eastern boundary of Searle Lane (excluding any frontage south of Lot 1 DP 27486) *measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.	

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	12.5.13.5 within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from any loudspeaker outside a building shall not exceed 75 dB $L_{Aeq(5 \text{ min})}$ measured at 0.6 metres from the loudspeaker. * measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments. Exemptions from Rule 12.5.13.5: a. the noise limits in 12.5.13.1 and 12.5.13.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. b. the noise limits in 12.5.10.1 to 12.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan. c. the noise limits in 12.5.13.1 and 12.5.13.2 shall not apply to motor/ water noise from commercial motorised craft within the Queenstown Town Centre waterfront Sub-Zone which is, instead, subject to Rule 36.5.14.	
12.5.14	Acoustic insulation, other than in the Entertainment Precinct where any new building is erected, or a building is modified to accommodate a recent activity: 12.5.14.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36. 12.5.14.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.	RD Discretion is restricted to: a. the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity; b. the extent of insulation proposed; and c. whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.
12.5.15	Acoustic insulation within the Entertainment Precinct	NC

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	where any new building is erected, or a building is modified to accommodate a new activity: 12.5.15.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36. 12.5.15.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.	
12.5.16	Lighting and Glare 12.5.16.1 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 amenity of adjoining sites, the safety of the transport network and the effects on the night sky. 12.5.16.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property. 12.5.16.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.	RD Discretion is restricted to the effects of lighting and glare on: a. amenity values of adjoining sites; b. the safety of the Transport Network; and c. the night sky.

12.6 Rules - Non-Notification of Applications

PART 3 QUEENSTOWN TOWN CENTRE 12

12.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified except:

- 12.6.1.1 ~~Where~~ visitor accommodation includes a proposal for vehicle access directly onto a State Highway.

12.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified:

- 12.6.2.1 Buildings, with the exception of wharves and jetties, and buildings on wharves and jetties, in the Queenstown Bay Waterfront Subzone.
- 12.6.2.2 Building coverage in the Town Centre Transition Sub-Zone and comprehensive development.
- 12.6.2.3 ~~W~~aste and recycling storage space

12.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

- 12.6.3.1 ~~Setbacks and sunlight access – sites adjoining a Residential zone. Discretionary building height in Height Precinct 1 and Height Precinct 1(A).~~
- 12.6.3.2 In relation to the electricity distribution network and where Rule 12.4.7(j) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

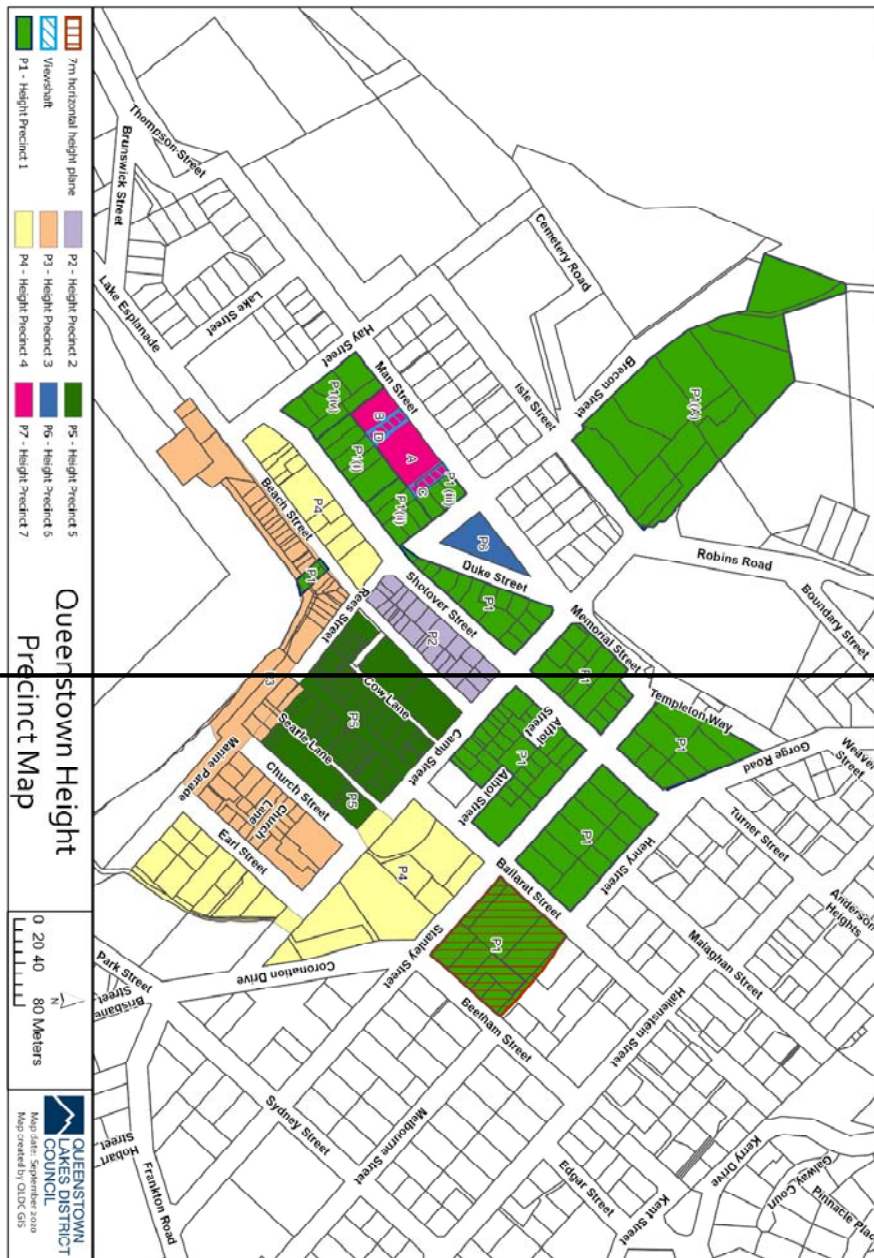
PART 3 QUEENSTOWN TOWN CENTRE 12

Figure 1: Identified Pedestrian Links



PART 3 QUEENSTOWN TOWN CENTRE 12

Figure 2: Queenstown Town Centre Height precinct map



PART 3 QUEENSTOWN TOWN CENTRE 12

Figure 3: Queenstown Town Centre Height precinct map as notified



PART 3 QUEENSTOWN TOWN CENTRE 12

Figure 4: Queenstown Town Centre Height precinct map including recommendations post notification (shown in red outlines).

