

Appendix A: Suggested Options to Give Effect to the Relief Sought by Carter Group Limited

12.5.4	<p>Verandas</p> <p>Every new, reconstructed or altered <a href="#">building</a> (excluding repainting) with <a href="#">frontage</a> to the <a href="#">roads</a> listed below shall include a veranda or other means of weather protection.</p> <ol style="list-style-type: none"> <li>a. Shotover Street (Stanley Street to Hay Street);</li> <li>b. Beach Street (Camp Street to Shotover Street);</li> <li>c. Rees Street;</li> <li>d. Camp Street (Church Street to Man Street);</li> <li>e. Brecon Street (Man Street to Shotover Street);</li> <li>f. Church Street (north west side);</li> <li>g. Queenstown Mall (Ballarat Street);</li> <li>h. Athol Street;</li> <li>i. Stanley Street (Coronation Drive to Memorial Street).</li> </ol>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. effects on pedestrian <a href="#">amenity</a>, the human scale of the built form, and on <a href="#">historic heritage</a> values, and the existing character of the Special Character Area.</li> </ol>
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	<p>12.5.4.2 <a href="#">Verandas</a> shall be no higher than 3m above pavement level and no <a href="#">verandas</a> on the north side of a <a href="#">public place</a> or <a href="#">road</a> shall extend over that space by more than 2m and those <a href="#">verandas</a> on the south side of <a href="#">roads</a> shall not extend over the space by more than 3m.</p>	
12.5.8	<p><a href="#">Building</a> facade <a href="#">height</a> and <a href="#">setback</a> of upper floors</p> <p>For the purpose of this rule, refer to the <a href="#">Height</a> Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.8.1 Within Precinct 2, a 4m minimum <a href="#">building setback</a> from all <a href="#">road boundaries</a> shall apply to the area of any <a href="#">building</a> that exceeds a <a href="#">height</a> of 8m from the <a href="#">ground level</a>.</p> <p>12.5.8.2 Within Precincts 3, 4 and 7:</p> <ol style="list-style-type: none"> <li>a. A 3m minimum <a href="#">building setback</a> from all <a href="#">road boundaries</a> shall apply to the area of any <a href="#">building</a> that exceeds a <a href="#">height</a> of 12m from the <a href="#">ground level</a>, providing that the maximum <a href="#">height</a> of the <a href="#">building</a> is no greater than 16m.</li> <li>b. For <a href="#">buildings</a> greater than 16m in height, a 6m minimum <a href="#">building setback</a> from all <a href="#">road boundaries</a> shall apply to the area of any <a href="#">building</a> that exceeds a <a href="#">height</a> of 12m from the <a href="#">ground level</a>.</li> <li>c. <del>When applying Rule 12.5.8.2 to <a href="#">Height</a> Precinct 3 (Man Street), Area A and Area B, the <a href="#">building</a> facade <a href="#">height</a> and <a href="#">setback</a> at upper floors shall be, for both Man and Brecon Streets, measured from the level of the adjoining Man Street <a href="#">road boundary</a></del></li> </ol>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. <a href="#">external appearance</a> and visual dominance of the <a href="#">building(s)</a> as viewed from the street(s) and adjacent properties;</li> <li>b. streetscape character and <a href="#">amenity</a>;</li> <li>c. views along the street and viewshafts;</li> <li>d. adequate daylight <a href="#">access</a> to streets;</li> <li>e. wind tunnel effects.</li> </ol>

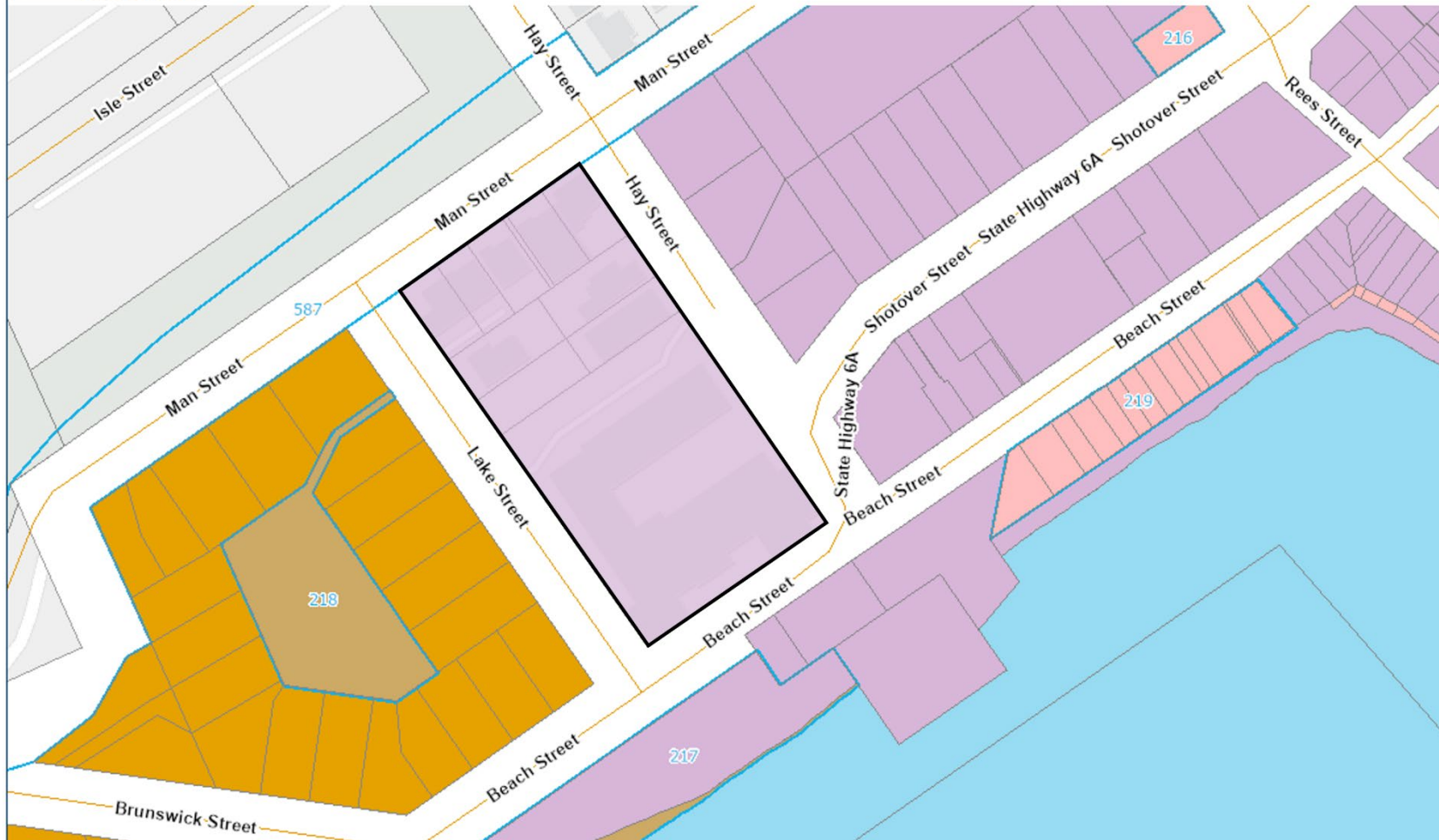
	<p>Note: Rule 12.5.8 does not apply in Precincts 1 and 5, or to <a href="#">boundaries</a> adjoining Cow Lane, Searle Lane, or the pedestrian links identified in Figure 1 of this chapter.</p>	
12.5.9	<p>Maximum <a href="#">building height</a></p> <p>For the purpose of this rule, refer to the <a href="#">Height Precinct Map (Figure 2)</a> at the end of this Chapter).</p> <p>12.5.9.1</p> <p>Maximum <a href="#">height</a> limit of:</p> <ul style="list-style-type: none"> <li>i. 8m in Height Precinct 1.</li> <li>ii. 12m in Height Precinct 2.</li> <li>iii. 20m in Height Precinct 3.</li> <li>iv. 24m in Height Precinct 4.</li> <li>v. 16m in Height Precinct 5.</li> <li>vi. 4m in Height Precinct 6.</li> <li>vii. 15m in Height Precinct 7.</li> <li>viii. <del>In Height Precinct 3 (Man Street), in Area A shown on the <a href="#">Height Precinct Map</a>, the maximum <a href="#">height</a> shall be 20m, above RL 327.1 <a href="#">mast</a></del></li> </ul>	<p>∅ RD</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li><u>a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u></li> <li><u>b. streetscape character and amenity;</u></li> <li><u>c. views along the street and viewshafts;</u></li> <li><u>d. adequate daylight access to streets;</u></li> <li><u>and</u></li> <li><u>e. wind tunnel effects.</u></li> </ul>

	<p>ix. — In Height Precinct 3 (Man Street), in Area B shown on the <a href="#">Height</a> Precinct Map, the maximum <a href="#">height</a> shall be 20m, above RL 326.5 <a href="#">masl</a></p> <p>12.5.9.2 For any <a href="#">buildings</a> located on a wharf or jetty, the maximum <a href="#">height</a> shall be 4m above RL 312.0 <a href="#">masl</a>.</p>	
12.5.10	<p><a href="#">Setback</a> and sunlight access - <a href="#">sites</a> adjoining a Residential zone</p> <p>12.5.10.1 <a href="#">Buildings</a> shall not project beyond a <a href="#">recession line</a> constructed at an angle of 60° inclined towards the <a href="#">site</a> from points 8m above any Residential Zone <a href="#">boundary</a>. <u>This rule does not apply where a road is located between Residential and Town Centre zoned sites.</u></p> <p>12.5.10.2 Where a <a href="#">site</a> adjoins a Residential Zone all <a href="#">buildings</a> shall be <a href="#">setback</a> not less than 3m from the Residential Zone <a href="#">boundary</a>.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the visual effects of the <a href="#">height</a>, scale, location and appearance of the <a href="#">building</a>, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.</p>

Option A:

Zoning Map – Inclusion of Carter Group land in Queenstown Town Centre Zone

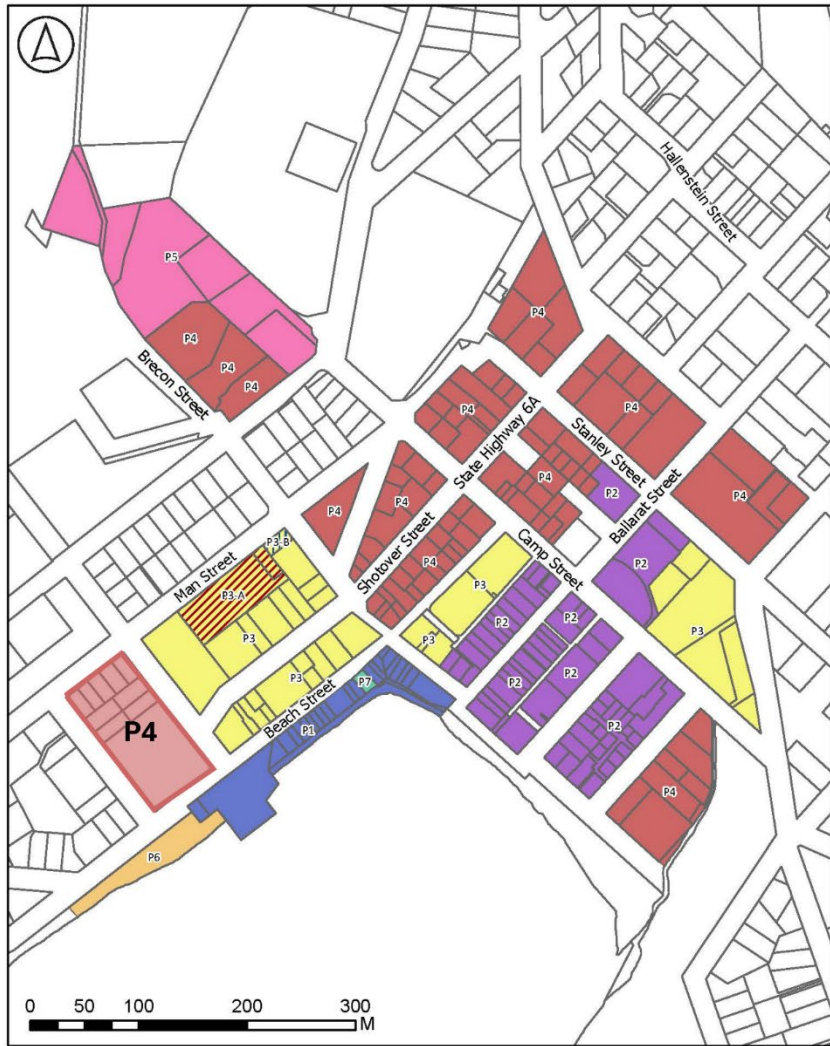
Figure 2: Queenstown Town Centre Height Precinct Map (Height Precinct 4)



Scale: 1:2,175



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- P1- Height Precinct 1
- P2 - Height Precinct 2
- P3- Height Precinct 3
- P4- Height Precinct 4
- P5- Height Precinct 5
- P6- Height Precinct 6
- P7- Height Precinct 7
- P3-A Height Precinct 3A
- P3-B Height Precinct 3B

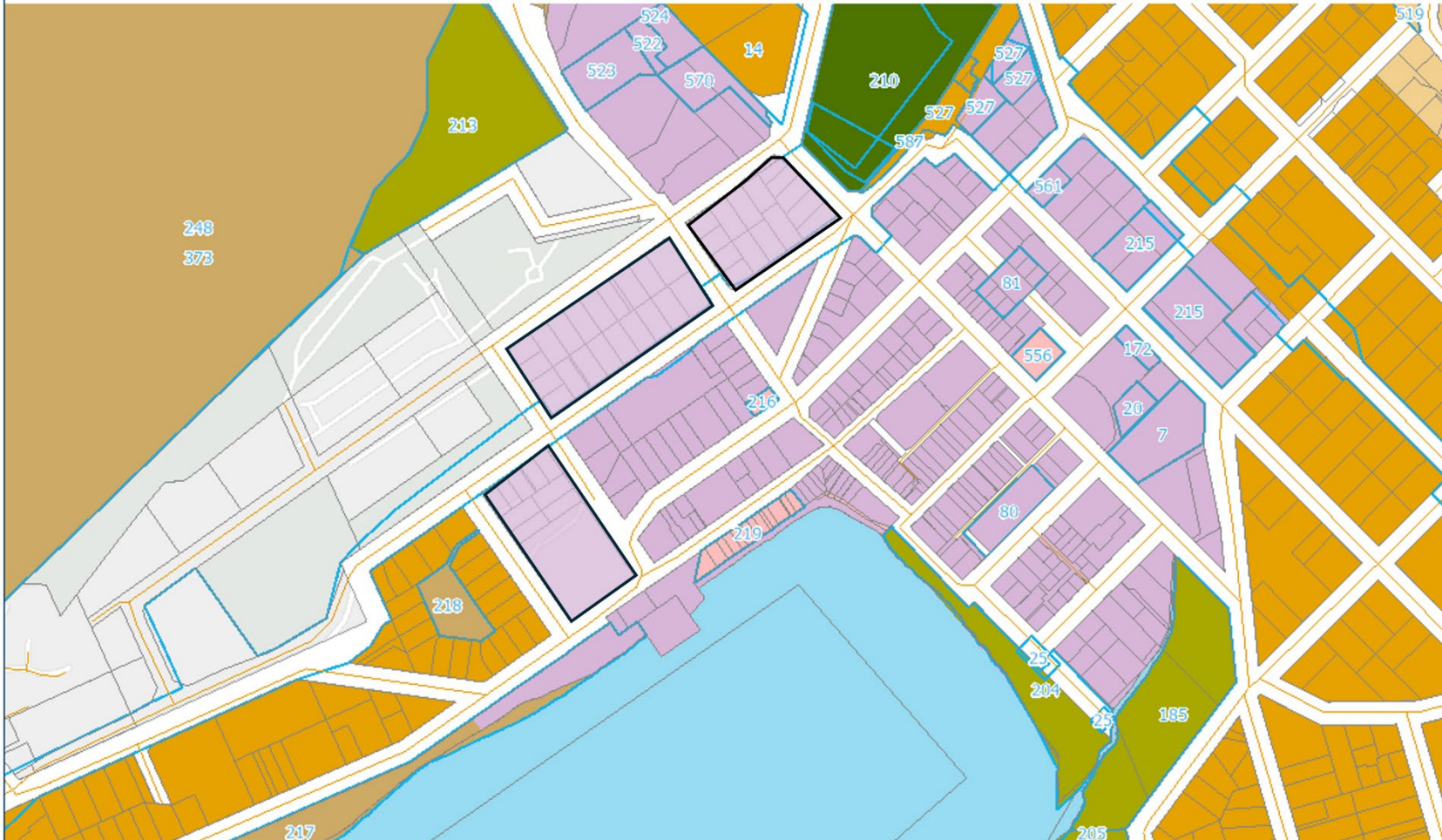
**Queenstown Town Centre  
Height Precinct Map**

25/09/2025

Option B:

Zoning Map – Inclusion of PC50 land in Queenstown Town Centre Zone (Height Precinct 4)

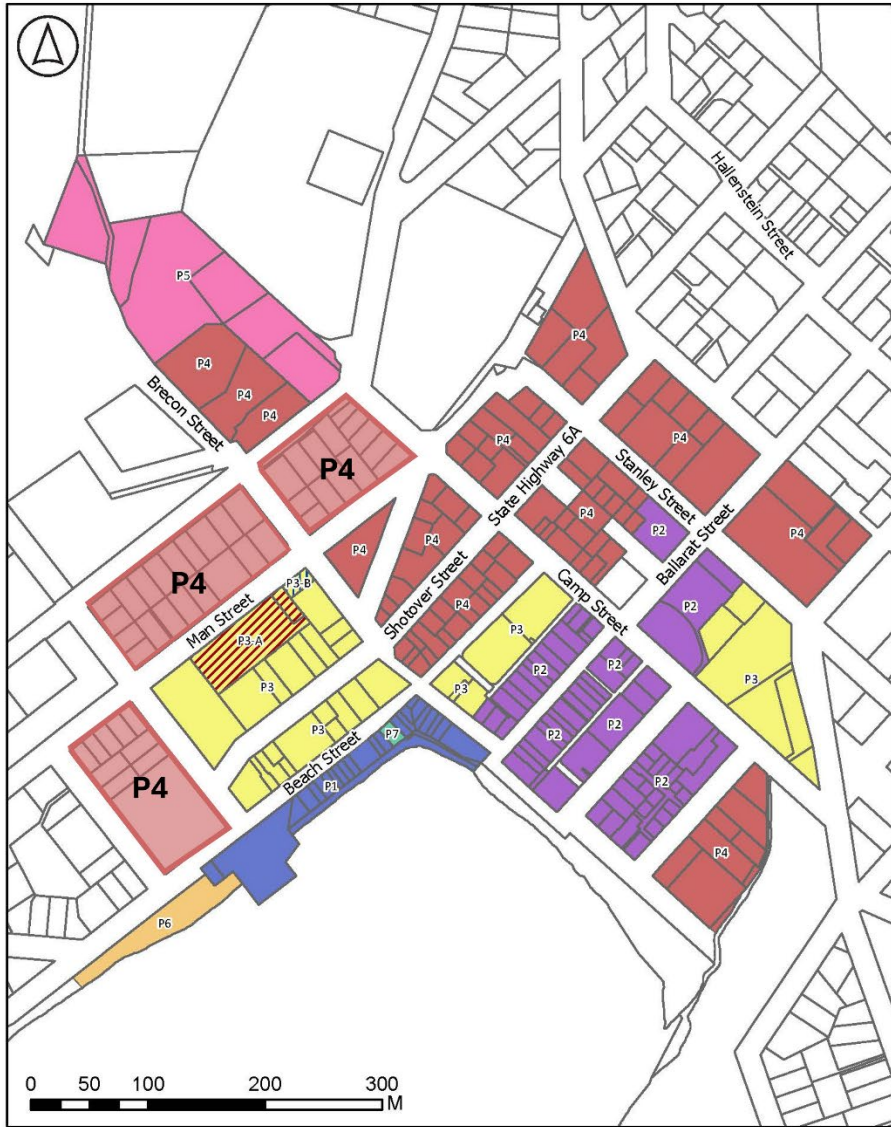
Figure 2: Queenstown Town Centre Height Precinct Map (Height Precinct 4)



Scale: 1:6,042

0 125 250 500 m

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- P1 - Height Precinct 1
- P2 - Height Precinct 2
- P3 - Height Precinct 3
- P4 - Height Precinct 4
- P5 - Height Precinct 5
- P6 - Height Precinct 6
- P7 - Height Precinct 7
- P3 - Height Precinct 3A
- P3 - Height Precinct 3B
- P3 - Height Precinct 3C
- P3 - Height Precinct 3D

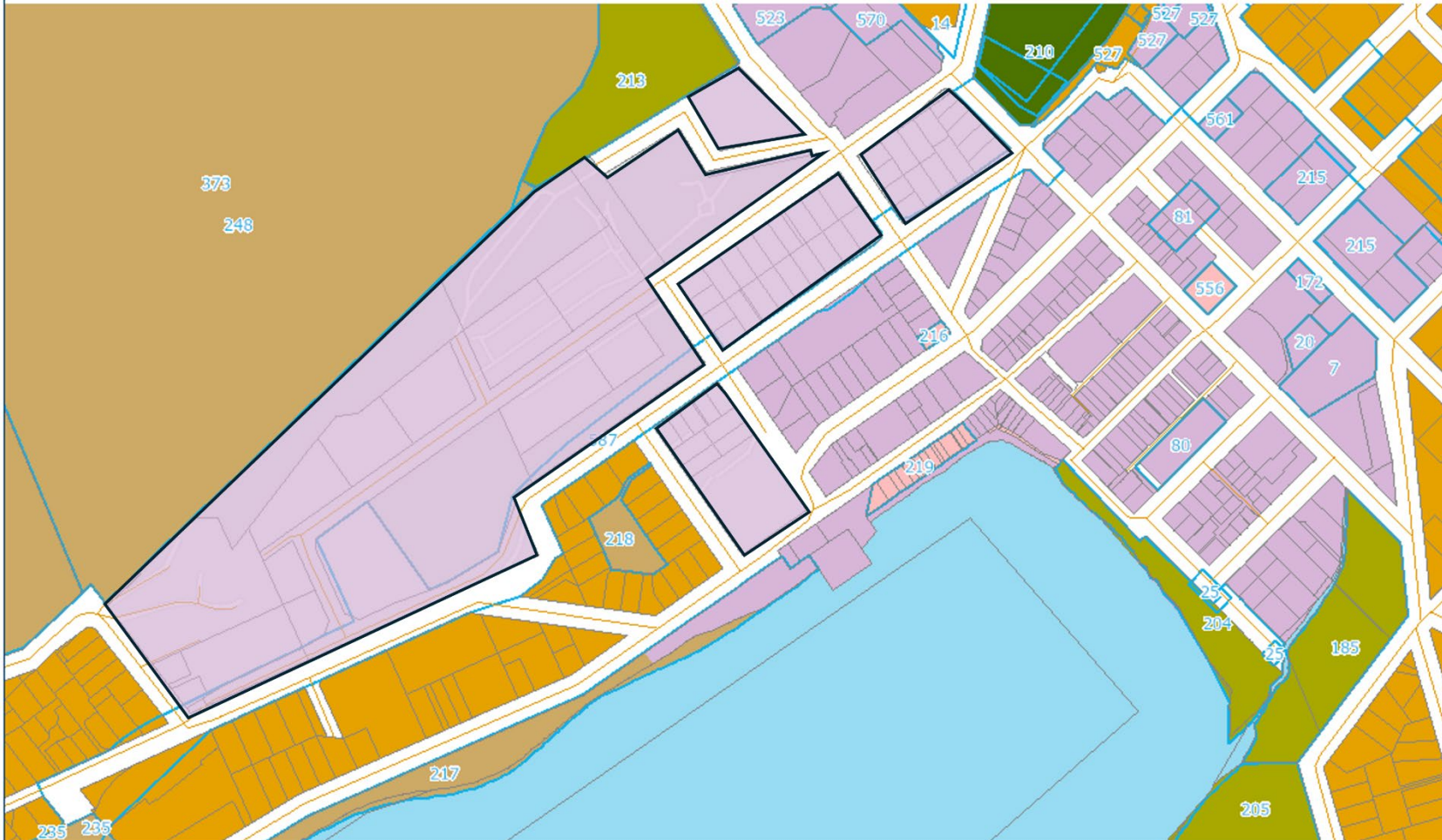
### Queenstown Town Centre Height Precinct Map

25/09/2025

Option C:

Zoning Map – Inclusion of PC50 land in Queenstown Town Centre Zone (Height Precinct 4)

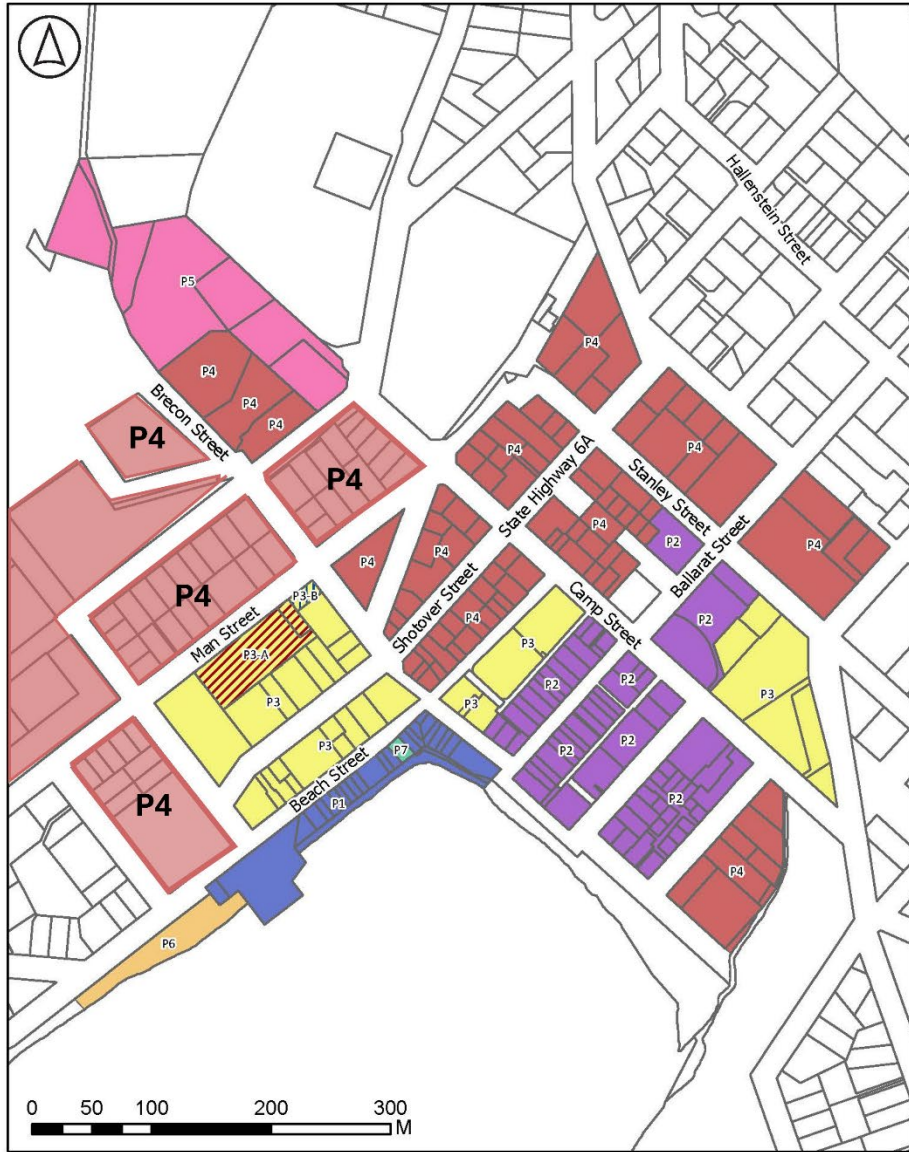
Figure 2: Queenstown Town Centre Height Precinct Map (Height Precinct 4)



Scale: 1:6,042



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- P1- Height Precinct 1
- P2- Height Precinct 2
- P3- Height Precinct 3
- P4- Height Precinct 4
- P5- Height Precinct 5
- P6- Height Precinct 6
- P7- Height Precinct 7
- P3-A- Height Precinct 3A
- P3-B- Height Precinct 3B

## Queenstown Town Centre Height Precinct Map