

Open Space & Recreation Zone Variation

Key:

Underlined text for additions and strike through text for deletions

Variation to Chapter 38 - Open Space and Recreation Zones

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones

| Rule | Activities | Nature Conservation Zone | Informal Recreation Zone | Active Sports/ Recreation Zone | Civic Spaces Zone | CPZ | CPZ (Golf) | CPZ (Camping Ground) | CPZ (Cemeteries) |
|----------------|---|--------------------------|--------------------------|--------------------------------|-------------------|-----------|------------|----------------------|------------------|
| 38.9.16 | Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings. | NC | C | C | C | C | C | C | NC |
| 38.9.17 | Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings. | NC | RD | RD | RD | RD | RD | RD | NC |
| <u>38.9.20</u> | <u>Commercial outdoor dining on land that adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone and is not provided for elsewhere in this table.</u> | <u>NA</u> | <u>NA</u> | <u>NA</u> | <u>RD</u> | <u>NA</u> | <u>NA</u> | <u>NA</u> | <u>NA</u> |

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| Rule | Activities | Nature Conservation Zone | Informal Recreation Zone | Active Sports/ Recreation Zone | Civic Spaces Zone | CPZ | CPZ (Golf) | CPZ (Camping Ground) | CPZ (Cemeteries) |
|----------------|--|--------------------------|--------------------------|--------------------------------|-------------------|-----|------------|----------------------|------------------|
| 38.9.21 | Commercial Recreation Activities and buildings associated with Commercial Recreation Activities. | D | D | D | RD | RD | RD | RD | NC |
| 38.9.22 | Commercial Activities and buildings associated with, and located on the same site as, recreation activities. | D | D | D | RD | RD | RD | RD | NC |
| 38.9.37 | Boat Ramps, Jetties and Marinas. | D | D | D | D | D | D | D | NC |

And subsequent renumbering of existing rules in table 38.1 and cross referencing in other chapters.

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38.10 Rules - Standards for Open Space and Recreation Zones

| | Table 38.2: Standards for Activities in the Open Space and Recreation Zones | Non-compliance Status |
|----------|---|---|
| 38.10.13 | <p><u>Commercial outdoor dining located on the Civic Spaces Zone that adjoin Active Frontage Area of the Queenstown Bay Waterfront Subzone</u></p> <p><u>Outdoor dining shall immediately adjoin the restaurant or café that it is associated with and shall not extend into the Civic Spaces Zone by more than 5 m from the Queenstown Town Centre Zone boundary or beyond the side boundaries of the restaurant or café.</u></p> | <p>RD</p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Effects on the amenity of the reserve,</u></p> <p>b. <u>Public access to, and use of the open space; and</u></p> <p>c. <u>Cumulative effects.</u></p> |

38.13 Matters of control for Controlled Activities identified in Table 38.1

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.

| | Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones |
|---------|--|
| 38.13.1 | <p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <p>a. Scale and intensity of the activity on recreation use and amenity values;</p> <p>b. Public access to, and use of the open space;</p> <p>c. Traffic generation, access and parking;</p> <p>d. Infrastructure and servicing, including the provision of storage and loading/service areas; and</p> <p>e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in that part of the Community Purposes Zone within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u></p> <p>i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u></p> <p>ii. <u>lighting;</u></p> <p>iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u></p> <p>iv. <u>natural hazards.</u></p> |

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38.14 Matters of discretion for Restricted Discretionary Activities identified in Table 38.1

The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application.

| Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones | |
|---|--|
| 38.14.1 | <p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of, the open space; c. Location, in particular distance from adjoining properties; d. Traffic generation, access, <u>location of parking, provision for mobility parking;</u> e. Noise; f. Infrastructure and servicing, including the provision of storage and loading/service areas; <u>and</u> g. <u>In the Civic Spaces Zone that adjoins the Arrowtown Town Centre Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u> ii. <u>lighting;</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u> |

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| | Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones |
|----------------|--|
| 38.14.2 | <p>Rules 38.9.21 and 38.9.22: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of the open space; c. Other occupiers or users of the site or adjoining sites; d. Traffic generation, access, <u>location of parking</u>, <u>provision for mobility parking</u>; and e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in those parts of the Informal Recreation and Community Purposes Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u> ii. <u>lighting</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u> |
| 38.14.5 | <p><u>Rule 38.9.20: Commercial outdoor dining on the Civic Spaces Zone, where the Zone adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone:</u></p> <ul style="list-style-type: none"> a. <u>the scale of the activity;</u> b. <u>effects on the amenity of the reserve, including pedestrian access to and through it;</u> c. <u>lighting;</u> d. <u>effects on the safety of the reserve through designing the outdoor space in accordance with CPTED principles;</u> e. <u>noise issues;</u> f. <u>hours of operation; and</u> g. <u>cumulative effects.</u> |

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Variation to Chapter 36 – Noise

| | | | | | |
|--------|--|---------------------------|----------------|-------------------------------------|----|
| 36.5.2 | ... Open space and Recreation Zone, <u>except the Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u> | Any point within any site | 0800h to 2000h | 50dBAeq (15 min) | NC |
| | | | 2000h to 0800h | 40dBAeq (15 min) | NC |
| 36.5.3 | <u>Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u> | Any point within any site | 0800h to 2200h | 60 dB LAeq (15 min) | NC |
| | | | 2200h to 0800h | 50 dB LAeq (15 min) 75 dB LAFmax | NC |

And subsequent renumbering of existing rules in section 36.5 and cross referencing in other chapters.

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Variation to Chapter 29 – Transport

29.8 Minimum Parking Requirements Minimum Parking Requirements

| | Table 29.4 | Resident/ Visitor | Staff/ Guest |
|--------|--|-------------------|--------------|
| 29.8.1 | <ul style="list-style-type: none"> • All activities in the: • Queenstown Town Centre Zone; • Wanaka Town Centre Zone; • Arrowtown Town Centre Zone; • Local Shopping Centre Zone; • Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown); • <u>Civic Spaces Zone, where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u> • <u>Parts of the Community Purposes and Informal Recreation Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone.</u> | 0 | 0 |