

**QLDC Council
30 October 2014**

Report for Agenda Item: 6

Department:

Planning and Infrastructure

District Plan Review: Town Centres Chapter and Business Mixed Use Zones

Purpose

- 1** To present the following proposed District Plan provisions for Council's acceptance:
- Town Centres (Chapter 10);
 - Business Mixed Use Zones (part of Chapter 11); and
 - The accompanying Section 32 Evaluation reports.

Recommendation

- 2** *That Council:*
- a. **Note** the contents of this report and in particular:
 - i. The Resource Management issues associated with the current provisions.
 - ii. The RMA Section 32 Evaluations.
 - b. **Agree** to accept the revised Town Centre Chapter and the Business Mixed Use Zone provisions.
 - c. **Note** that these provisions will be brought back for Council's final approval along with others forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015.
 - d. **Authorise** officers to make further minor changes to the Section 32 Evaluation reports and provisions without further recourse to the Council, where this is necessary to:
 - i. Ensure consistent numbering and formatting of the proposed District Plan text; and
 - ii. To fix identified minor errors and / or omissions.
 - iii. Ensure continuity with other proposed provisions.

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14/10/2014

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Background

- 3 The provisions within the operative District Plan that address the Queenstown, Wanaka and Arrowtown town centres, the Local Shopping Centre Zone and the Business Zone have been the subject of environmental monitoring which addressed the effectiveness of the Plan.
 - 4 The District Plan Review was formally (and legally) commenced by a resolution of Council in April 2014. The Review adopts a changed approach to the structure and philosophy of the District Plan and is led by the Strategic Directions chapter.
 - 5 In undertaking this review, each component of the Town Centres Chapter (Chapter 10) has been reviewed individually (but with linkages acknowledged and within an overall strategic approach), and as a result the analysis of that chapter is presented in 4 discrete parts, namely:
 - Queenstown Town Centre
 - Wanaka Town Centre
 - Arrowtown Town Centre
 - Corner Shopping Centres
- The above are hereafter referred to as the “centres”.
- 6 The Business Mixed Use Zone provisions would replace the operative Business Zone, which is detailed in Chapter 11 of the Operative Plan. Chapter 11 also contains the provisions for the Industrial Zone, which will be reviewed in Stage 2 of the District Plan Review.
 - 7 The amended provisions seek to address the specific issues identified for each component of the Plan, whilst also giving effect to the wider objective to simplify and streamline the Plan. An overarching change proposed is to amend the manner in which the provisions are structured. In the case of the Town Centres Chapter, the proposed provisions address each centre separately, rather than the status quo which includes overarching objectives and policies that fail to target the specific issues adequately for each centre.

- 8 The changes to the way the provisions are structured broadly seek to make the Plan more legible, targeted and concise. A more enabling approach is also sought, however subject to strong design and environmental standards.
- 9 This approach was presented to Council workshops on 14 July and 19 August 2014, and Councillors had the opportunity to discuss pre-circulated draft provisions at a drop-in session with the Planning Policy team on 7 October 2014.
- 10 The resource management issues that are relevant to the various provisions stem from:
- Monitoring and review of the Operative District Plan
 - Community consultation
 - Town Centre Strategies
 - Joint Flood Mitigation Strategy (2006)
 - The Business Zones Capacity Report (2013) prepared by McDermott Miller Strategies Limited
 - The peer review of the Business Zones Capacity Report, undertaken by Dr Phil McDermott
 - Inner Links Queenstown (2014)
 - Legislative changes
- 11 A full list of the relevant documents that inform the analysis of issues and options considered is contained within the individual appended section 32 reports.
- 12 Guidance for the approach to these evaluations has come from the proposed Strategic Directions Chapter, with the following goals and objectives having relevance to the chapters reviewed:

Goal 1:	<i>To develop a prosperous, resilient and equitable economy</i>
Obj. 1:	<i>To recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy</i>
Obj. 2:	<i>To recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas</i>
Goal 2:	<i>Strategic and integrated management of urban growth</i>
Obj. 1:	<i>To ensure urban development occurs in a logical manner:</i> <ul style="list-style-type: none"> • <i>to promote a compact, well designed and integrated urban form;</i> <i>[...]</i>
Goal 3:	<i>A quality built environment taking into account the character of individual</i>

	communities
Obj. 1:	<i>To achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play</i>
Obj. 2:	<i>To protect the District's cultural heritage values and ensure development is sympathetic to them</i>
Goal 4:	<i>The protection of our natural environment and ecosystems</i>
Obj. 8:	<i>To respond positively to climate change</i>
Goal 6:	<i>To enable a safe and healthy community that is strong, diverse and inclusive for all people</i>
Obj. 2:	<i>To ensure a mix of housing opportunities.</i>
Obj. 4:	<i>To ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design</i>

Issues and options considered

- 13** The issues which were identified and proposed measures to address the issues vary for each of the Plan components reviewed. These are addressed in turn below.

Queenstown and Wanaka Town Centres:

- 14** The issues for Queenstown which were identified and which are addressed through the proposed amendments are:

- Capacity for further development
- The form and location of any expansions to the existing zone
- The appropriate bulk and location of buildings
- Quality urban design and built form
- Flood risk
- Management of the interface between the Town Centre and lakefront
- Noise issues and the need to achieve vibrancy and a mix of activities within and around the Town Centre, while providing reasonable protection of residential amenity
- Land use and transportation planning

- 15** The issues for Wanaka which were identified and addressed through the proposed amendments are:

- Development capacity and opportunities for expansion
- Height, bulk and location of buildings, quality urban design and built form
- Managing adverse environmental effects from town centre activities (noise issues, in particular)
- Flood risk

- 16 Three broad options were identified with regard to the approach to addressing these issues, as detailed below.
- 17 **Option 1** is to retain the current operative provisions as they stand. This would allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring. It would also not address the structural issues with the existing policy, and its lack of clarity.
- 18 **Option 2** is to undertake a critical analysis of the current provisions, but largely continue with the status quo with minor amendments and adjustments made. This would promote increased ease of use, but would not provide the simplicity sought by the RMA amendments. Although some of the provisions are shown to be effective, there are alternatives which should be considered.
- 19 **Option 3** is to critically examine provisions in light of the needs of the District, current legislation, a desire to simplify the District Plan, and to better provide for the future needs of the District based on Queenstown and Wanaka's preeminent roles and functions. Readability and relevancy would be greatly improved. This option allows clearer links between objectives, policies and rules, and alignment with the Strategic Directions chapter. **Option 3 is the preferred option.**
- 20 The table below outlines the broad costs and benefits of the three options:

	Option 1: Status quo/ No change	Option 2: Comprehensive review – largely retain existing provisions	Option 3: (Recommended) Comprehensive Review – only retain existing provisions that appropriately address issues
Costs	<p>Would fail to fulfil statutory requirement to review the Plan every ten years.</p> <p>Would not provide a thorough assessment of the operative provisions.</p> <p>Would not address all the identified issues.</p> <p>Would not provide the opportunity to simplify and streamline provisions.</p>	<p>Has financial costs associated with going through the District Plan Review process (but this is required by legislation).</p> <p>Would not provide the opportunity to simplify and streamline provisions.</p>	<p>Has financial costs associated with going through the District Plan Review process (but this is required by legislation).</p> <p>Plan users would need to become familiar with new provisions.</p>
Benefits	<p>Retains the established approach which parties are familiar with.</p> <p>Low cost for Council.</p>	<p>Retains established approach but would improve where necessary, to improve clarity and assist implementation.</p>	<p>Allows a comprehensive 'fit for purpose' review, and provides opportunity to address all identified issues.</p> <p>Enables the operative policy framework to be</p>

			<p>critically assessed and strengthened where necessary.</p> <p>Enables provisions to be articulated in a format that is more legible than the status quo.</p> <p>Adopts a far more streamlined structure that is easier to interpret.</p> <p>Level of analysis acknowledges the significant role of the town centres for the wider District.</p> <p>Better enables the town centres' growth and managed development.</p>
Ranking	3	2	1

Arrowtown Town Centre:

- 21** The issues which were identified and which are addressed through the proposed amendments are:
- Appropriate development controls
 - Provision for new development that is sympathetic to Arrowtown's historic fabric, but does not necessarily replicate it
 - Maintaining Arrowtown's compact form
 - Facilitating the appropriate flow of pedestrians and vehicles through and around the town centre
- 22** Three broad options were identified with regard to the approach to addressing these issues, as detailed below.
- 23** **Option 1** is to retain the current provisions (objectives, policies and rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring.
- 24** **Option 2** provisions to be examined in light of the issues highlighted through monitoring. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo. **Option 2 is the preferred option.**
- 25** **Option 3** would require the provisions to be completely overhauled. Given that the operative provisions are largely achieving appropriate outcomes, this option is not considered necessary.

26 The table below outlines the broad costs and benefits of the three options:

	Option 1: Status quo/ No change	Option 2: (Recommended) Comprehensive review – largely retain existing provisions	Option 3: Comprehensive Review – overhaul existing provisions
Costs	<p>Would fail to fulfil statutory requirement to review the Plan every ten years.</p> <p>Would not provide a thorough assessment of the operative provisions.</p> <p>Would not address all the identified issues.</p>	<p>Has financial costs associated with going through the District Plan Review process (but this is required by legislation).</p>	<p>Has costs associated with going through the District Plan Review process (but this is required by legislation).</p> <p>Monitoring reports suggest that the operative provisions are generally creating appropriate outcomes.</p> <p>The time and financial cost associated with drafting completely new provisions would be significant and is considered unnecessary.</p>
Benefits	<p>Retains the established approach which parties are familiar with.</p> <p>Low cost for Council.</p>	<p>Monitoring reports suggest that the operative provisions are generally achieving appropriate environmental outcomes.</p> <p>This approach aligns with the findings of the reports as it enables operative provisions to be retained, as appropriate.</p> <p>Enables the Arrowtown Design Guidelines 2006 to be specifically referenced in the Plan to give them statutory weight.</p> <p>Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo.</p> <p>Enables the operative policy framework to be critically assessed and strengthened.</p>	<p>Would fulfil Council's statutory obligation to review the Plan every ten years.</p>
Ranking	3	1	2

Local Shopping Centres (known as 'Corner Shopping Centres' in Operative District Plan):

- 27 The operative Corner Shopping Centre Zone applies in Frankton, Fernhill, and Sunshine Bay.
- 28 The issues which were identified and which are intended to be addressed through the proposed amendments are:
- Efficient use of land, buildings and infrastructure
 - Amenity
 - The dispersal of commercial activity (particularly retailing) away from town centres
 - The opportunity to provide for neighbourhood retail zones, and to support areas that may intensify and experience population growth
 - The opportunity to apply the zone in small local shopping areas (ie. Adamson Drive, Arrowtown and Terrace Junction, Frankton) that have a residential (or other) zoning, to legitimise existing commercial activities and to allow for scope for future alternative commercial uses and local employment growth.
 - The opportunity to apply the zone in Townships (to be addressed later in the District Plan Review).
- 29 Three broad options were identified with regard to the approach to addressing these issues, as detailed below.
- 30 **Option 1** is to retain the current provisions (objectives, policies and rules) as they stand. This would allow for the familiarity of users to remain but would not address the resource management issues and would not enable the Council to meet the RMA requirement to review the Plan every ten years.
- 31 **Option 2** provisions to be examined in light of the issues highlighted. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo. **Option 2 is the preferred option.**
- 32 **Option 3** requires the provisions to be completely overhauled. Given the limited range of issues highlighted, this option is not considered necessary.
- 33 The table below outlines the broad costs and benefits of the three options:

	Option 1: Status quo/ No change	Option 2: (Recommended) Comprehensive review – largely retain existing provisions	Option 3: Comprehensive Review – overhaul existing provisions
Costs	Would fail to fulfil statutory requirement to review the Plan every ten years. Would not provide a	Has financial costs associated with going through the District Plan Review process (but this is required by legislation).	Has costs associated with going through the District Plan Review process (but this is required by legislation).

	thorough assessment of the operative provisions.		The operative provisions are generally creating appropriate outcomes. The time and financial cost associated with drafting completely new provisions would be significant and is considered unnecessary.
Benefits	Retains the established approach which parties are familiar with. Low cost for Council.	The operative provisions are generally creating appropriate environmental outcomes. This approach enables operative provisions to be retained, as appropriate. Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo. Enables the operative policy framework to be critically assessed and strengthened where necessary. Enables existing developments that have established in inappropriate zones (such as Residential) to be included in the Corner Shopping Centre Zone.	Would fulfil Council's statutory obligation to review the Plan every ten years.
Ranking	3	1	2

Business Mixed Use Zones

- 34** The issues which were identified and which are addressed through the proposed amendments are:
- Appropriate height, bulk, location & density of buildings and urban design
 - Current development controls are very restrictive, unduly limiting potential uses of land within the Business Zone
 - Providing for a diverse range of new development that expands on the established uses within the zone
 - Maintaining and encouraging business activities within the Wanaka Business Zone
 - Facilitating the growth of a Business Mixed Use Zone where higher intensity and compatible land uses can evolve, which contributes to

more diverse and well located housing options and helps to support the viability and function of the town centres. This Business Mixed Use Zone is proposed to apply to most of the existing Business Zone in Queenstown (with the exception of Industrial Place), and all of the existing Business Zone in Wanaka. It also incorporates the current Wakatipu High School site (currently zoned High Density Residential) on Gorge Road.

- Providing services within the Business Mixed Use Zones that complement, enable and support the Town Centre.

- 35** Three broad options were identified with regard to the approach to addressing these issues, as detailed below.
- 36** **Option 1** is to retain the current provisions (objectives, policies and rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring.
- 37** **Option 2** provisions to be examined in light of the issues highlighted through monitoring. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo.
- 38** **Option 3** requires the provisions to be completely overhauled. Given the range of issues highlighted above, this option is considered necessary. Additionally, the introduction of a “mixed use zone” within some areas of previously business zoned land would provide for denser residential development and encourage a mix of compatible uses. **Option 3 is the preferred option.**
- 39** The table below outlines the broad costs and benefits of the three options:

	Option 1: Status quo/ No change	Option 2: Comprehensive review – largely retain existing provisions	Option 3: (Recommended) Comprehensive Review – overhaul existing provisions
Costs	<p>Would fail to fulfil statutory requirement to review the Plan every ten years.</p> <p>Would not provide a thorough assessment of the operative provisions.</p>	<p>Has financial costs associated with going through the District Plan Review process (but this is required by legislation).</p>	<p>Has costs associated with going through the District Plan Review process (but this is required by legislation).</p>
Benefits	<p>Retains the established approach which parties are familiar with.</p> <p>Low cost for Council.</p>	<p>Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo.</p>	<p>Would fulfil Council's statutory obligation to review the Plan every ten years.</p>

		<p>Enables the operative policy framework to be critically assessed and strengthened.</p> <p>Would fulfil Council's statutory obligation to review the Plan every ten years.</p>	<p>Rewriting the chapter, and adding an additional zone provides for a greater diversity in uses of the land, and should enable economic development and urban vitality.</p> <p>Enables provisions to be better articulated in a format that is more legible and provides greater clarity than the status quo.</p> <p>Enables the operative policy framework to be critically assessed and strengthened.</p>
Ranking	3	2	1

Financial Implications

- 40** There are no budget or cost implications resulting from the decision. The work is accounted for in already approved budgets.

Local Government Act 2002 Purpose Provisions

- 41** The proposed provisions are considered to be consistent with the LGA purpose provisions (ss10, 11, 11A) summarised as:
- Activity (local democracy, infrastructure, local public services or performance of regulatory functions);
 - Quality (efficient, effective and appropriate to present and future circumstances); and, or
 - Economic (most cost-effective for households and businesses).
- 42** The process that has been followed in developing the proposed policy is consistent with democratic local decision making. The policy will help the District meet the current and future needs of communities by providing for the sustainable management of the Queenstown, Wanaka and Arrowtown town centres, the various corner shopping centres and the Business Zone.

Council Policies

- 43** The following Council Policies were considered:
- Town Centre Strategies
 - Annual Plan
 - Long Term Plan
 - Urban Design and Character Guidelines

Consultation

- 44** Public consultation on town centres and business zones took place in late 2012. Brochures identifying issues and potential policy approaches were circulated to land owners within or adjacent to the zones, and feedback was obtained and considered.
- 45** As the issues raised in this consultation are still valid, no further public consultation has taken place.
- 46** Furthermore, as part of the District Plan Review a Resource Management Focus Group has been established, comprising a number of experienced resource management professionals, business and community leaders from across the district. Issues and potential policy responses in terms of town centres and business zones have been discussed at this forum.
- 47** The proposed provisions will be publicly notified together with all of Stage 1 of the District Plan review in May 2015.

Publicity

- 48** No media statement or public communication is required.

Attachments

- A Chapter 10 – Town Centres Draft Provisions
- B Chapter 11– Business Mixed Use Zone Draft Provisions
- C Section 32 Evaluation Report – Queenstown Town Centre
- D Section 32 Evaluation Report – Wanaka Town Centre
- E Section 32 Evaluation Report – Arrowtown Town Centre
- F Section 32 Evaluation Report – Local Shopping Centres
- G Section 32 Evaluation Report –Business Mixed Use Zone

Attachment A – Chapter 10 Town Centres Draft Provisions

10 TOWN CENTRES

Queenstown, Arrowtown and Wanaka

Local Shopping Centres: Frankton, Fernhill, Sunshine Bay and Arrowtown

10.1 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 visitor activity that provides essential visitor-related employment. It serves as the principal administrative centre for the District and offers the greatest 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.

Arrowtown's special heritage character attracts those visiting the District, and the town centre provides business and retailing for local residents on a boutique scale.

Wanaka's town centre is located in a prime lakeside setting, with spectacular views of the mountains and easy access to lakeside, walkways and public parks. The centre will serve a growing resident population and visitor numbers, for which it plays a vital role as the focal point for community activities and amenities. It will be large enough to provide a range of retailing, business and entertainment options, but remains compact so as to be accessible on foot.. Intensifying residential properties and visitor accommodation adjoin the fringes of the centre, adding to its vibrancy.

The **Local Shopping Centres** at Frankton, Fernhill, Sunshine Bay and Adamson Drive in Arrowtown predominantly provide convenience retailing, supplementing that provided by the town centres. They are located in discrete areas, primarily serving residents and visitors in transit. The District Plan enables a range of activities to occur, including providing scope for visitor accommodation and residential activities. Appropriate limits are placed on activities, acknowledging that local shopping centres are typically located within residential neighbourhoods.

10.2 Other Relevant Provisions

10.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules that may apply in addition to the Town Centres section. If District Wide Rules are not met then resource consent will be required in respect of that matter.

10.2.1.1	Heritage Protection	Refer Section 13
10.2.1.2	Transport	Refer Section 14
10.2.1.3	Subdivision, Development and Financial Contributions	Refer Section 15
10.2.1.4	Hazardous substances	Refer Section 16
10.2.1.5	Utilities	Refer Section 17
10.2.1.6	Signs	Refer Section 18
10.2.1.7	Relocated Buildings and Temporary Activities	Refer Section 19
10.2.1.8	Earthworks	Refer Section 22

10.3 Queenstown Town Centre

Objectives and Policies

- 10.3.1 Objective 1 - 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

- 10.3.1.1 Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are avoided or satisfactorily mitigated.
- 10.3.1.2 Provide for new commercial development opportunities within the Town Centre Transition subzone that are affordable relative to those in the core of the Town Centre in order to retain and enhance the diversity of commercial activities within the Town Centre.
- 10.3.1.3 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 without unduly restrictive noise controls.
- 10.3.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.

- 10.3.2 Objective 2 - Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.**

Policies

- 10.3.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Character Guidelines 2014.
- 10.3.2.2 Require development to:
- (a) Maintain the existing 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'
- 10.3.2.3 Control the height and mass of buildings in order to:
- (a) Retain and provide opportunities to frame important view shafts to the surrounding landscape; and

- (b) Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Map X).

10.3.2.4 Allow buildings to exceed the discretionary height standards in situations where:

- (a) The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height; 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;
- (c) The increase in height will facilitate the provision of residential activity.

10.3.2.5 Allow buildings to exceed the non-complying height standards only in situations where the proposed design is an example of design excellence and building height and bulk have been reduced elsewhere on the site in order to:

- (a) Reduce the impact of the proposed building on a listed heritage item; or
- (b) Provide an urban design outcome that is beneficial to the public environment. For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:
 - (i) Provision of sunlight to any public space of prominence or space where people regularly congregate
 - (ii) Provision of a pedestrian link
 - (iii) Provision of high quality, public open space
 - (iv) Retention of a view shaft to an identified landscape feature

10.3.2.6 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.

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

10.3.2.8 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;
- (b) Encouraging higher floor levels (of at least 312.8 masl) where amenity, mobility, and streetscape 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.

10.3.2.9 Require high quality comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre.

10.3.3 Objective 3 – 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

- 10.3.3.1 Require activities within the Town Centre Zone to comply with noise limits and sensitive uses within the Town Centre to insulate for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone.
- 10.3.3.2 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.
- 10.3.3.3 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;
 - (b) Providing for noisier night time activity within the entertainment precinct in order to minimise effects on adjacent residential zones; and
 - (c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone is compatible with adjoining residential zones.
- 10.3.3.4 Enable residential and visitor accommodation activities within the Town Centre while:
- (a) Acknowledging that the level of amenity will be lower 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) Discouraging residential uses at ground level where active frontages are particularly important to the vibrancy of the Town Centre and mitigate or avoid adverse traffic effects from visitor accommodation through careful location and design.
 - (c) Discouraging new residential and visitor accommodation uses within the Entertainment Precinct.
- 10.3.3.5 Avoid the establishment of activities that cause noxious effects that are not appropriate for the town centre.
- 10.3.3.6 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 the night sky.

10.3.4 Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents.

Policies

- 10.3.4.1 Encourage a reduction in the dominance of vehicles within the Queenstown Town Centre and a shift in priority toward providing for public transport and providing safe and pleasant pedestrian and cycle access to and through the Town Centre.

- 10.3.4.2 Ensure that the town centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone or commercial activities beyond the Transitional Town Centre Zones.
- 10.3.4.3 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; and
 - (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.
- 10.3.4.4 Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.
- 10.3.4.5 Provide on-street parking throughout the town centre, while 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.
- 10.3.4.6 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.
- 10.3.4.7 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety and amenity of pedestrians and cyclists, particularly in peak periods.

10.3.5 Objective 5 - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors.

Policies:

- 10.3.5.1 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.
- 10.3.5.2 Promote a comprehensive approach to the provision of facilities for water-based activities.
- 10.3.5.3 Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.
- 10.3.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
- 10.3.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- 10.3.5.6 Provide for structures within Queenstown Bay waterfront area subject to compliance with strict location and appearance criteria

10.3.6 Non-Notification of Applications

10.3.6.1 Except as provided for by the Act, all applications for controlled activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

10.3.6.2 Except as provided for by the Act, the following restricted discretionary activities (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons;

- (a) Buildings
- (b) Building Coverage
- (c) Waste and recycling storage space

10.3.6.3 Other than provided for by the Act, the following restricted discretionary activities will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

- (a) Restricted discretionary building height

10.3.7 Activity Table

Clarification

- (a) Refer to the definitions in part X for the clarification of terms.
- (b) In the case a site or a development proposal is subject to controls by an applicable resource consent or consent notice registered on the computer freehold register (including but not limited; servicing, design controls and landscaping requirements), these conditions shall also apply. For the avoidance of doubt the more restrictive conditions/controls shall apply.
- (c) The Council reserves the discretion to ensure permitted building and development activities are undertaken in accordance with conditions of applicable resource and subdivision consents and to undertake monitoring of these conditions.
- (d) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (e) For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion or the matters over which it reserves its control to the matters listed in part X.
- (f) The following abbreviations are used in the tables. Any activity that is not permitted (P) requires resource consent. Any activity listed in table 1 (activities table) must also comply with the performance standards/rules listed in part X.

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

Table 1

	Activities located in the Queenstown Town Centre Zone	Activity status
10.3.7.1	Any Activity that complies with all the relevant Site and Zone Standards and is not listed as a Controlled, Discretionary, Non-Complying or Prohibited Activity shall be a Permitted Activity.	P
10.3.7.2	Visitor Accommodation , in respect of: <ul style="list-style-type: none"> (a) The location, provision, and screening of access and parking, traffic generation, and travel demand management (b) Landscaping (c) The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses (d) The location and screening of bus and car parking from public places (e) Where the site adjoins a residential zone: <ul style="list-style-type: none"> (i) Noise generation and methods of mitigation (i) Hours of operation, in respect of ancillary activities 	C
10.3.7.3	Commercial Activities within the Queenstown Town Centre 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 10.3.7.6 in respect of: <ul style="list-style-type: none"> (a) Any adverse effects of additional traffic generation from the activity (b) The location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles. (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 subzone. 	C

TOWN CENTRES 10

	Activities located in the Queenstown Town Centre Zone	Activity status
10.3.7.4	<p>Licensed Premises</p> <p>a) Other than in the Town Centre Transition subzone, premises licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am, provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> To any person who is residing (permanently or temporarily) on the premises; To any person who is present on the premises for the purpose of dining up until 12.00 am. <p>(b) Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the hours of 6 pm and 11 pm with respect to the scale of this activity, car parking, retention of amenity, noise and hours of operation, provided that this rule shall not apply to the sale of liquor.</p> <ul style="list-style-type: none"> To any person who is residing (permanently or temporarily) on the premises; To any person who is present on the premises for the purpose of dining up until 12.00 am. <p>In relation to both a) and b) above, Council's discretion is restricted to:</p> <p>(a) The scale of the activity</p> <p>(b) Car parking and traffic generation</p> <p>(c) Effects on the amenity (including that of adjoining residential zones and public reserves)</p> <p>(d) The provision of screening and/ or buffer areas between the site and adjoining residential zones,</p> <p>(e) The configuration of activities within the building and site (e.g. outdoor seating, entrances)</p> <p>(f) Noise issues, and hours of operation.</p> <p>(g) Consideration of any alcohol policy or bylaw.</p>	RD

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	Activities located in the Queenstown Town Centre Zone	Activity status
10.3.7.5	<p>Buildings</p> <p>(a) Buildings, including verandas, and any pedestrian link provided as part of the building/ development, with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> (i) Consistency with the Queenstown Town Centre Character guidelines (2014), where applicable (ii) External appearance, including materials and colours (iii) Signage platforms (iv) Lighting (v) The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas (vi) The contribution the building(s) makes to the safety of the Town Centre through adherence to CPTED principles, and (vii) The contribution the building(s) makes to pedestrian flows and linkages. (viii) The provision of active street frontages and, where relevant, outdoor dining opportunities <p>And, in addition;</p> <p>(b) In the Town Centre Transition subzone and on sites larger than 1800m², an application for consent under this rule shall include application for approval of a structure plan in respect of the entire site and adherence with that approved plan in consequent applications under this rule. In addition to those matters listed in a) above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan, including the location of buildings, services, loading, and storage areas, the provision of open and/or public spaces, and pedestrian, cycle, and vehicle linkages.</p>	RD

TOWN CENTRES 10

	Activities located in the Queenstown Town Centre Zone	Activity status
10.3.7.6	<p>Surface of Water and Interface Activities</p> <p>(a) Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park.</p> <p>(b) Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone.</p> <p>In respect of the above activities, the Council's discretion is unlimited but it shall consider:</p> <p>(a) The extent to which the proposal:</p> <ul style="list-style-type: none"> (i) Creates an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore. (ii) Provision of a continuous waterfront walkway from Horne Creek right through to St Omer Park. (iii) Maximises 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. (iv) Provides for or supports the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping. <p>(b) The extent to which any proposed structures or buildings will:</p> <ul style="list-style-type: none"> (i) Enclose views across Queenstown Bay. (ii) Result in a loss of the generally open character of the Queenstown Bay and its interface with the land. 	D
10.3.7.7	<p>Licensed Premises within the Town Centre Transition subzone</p> <p>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:</p> <ul style="list-style-type: none"> • To any person who is residing (permanently or temporarily) on the premises; • To any person who is present on the premises for the purpose of dining up until 12.00 am. 	D
10.3.7.8	<p>Industrial Activities at ground floor level.</p> <p>NB: Specific industrial activities are listed separately below as prohibited activities.</p>	NC

TOWN CENTRES 10

	Activities located in the Queenstown Town Centre Zone	Activity status
10.3.7.9	Surface of Water and Interface Activities: (a) Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier (as shown on the planning maps) and Queenstown Gardens. (b) Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone (c) Buildings or boating craft within the Queenstown Town Centre Waterfront Zone if used for visitor, residential or overnight accommodation.	NC
10.3.7.10	Factory Farming	PR
10.3.7.11	Forestry Activities	PR
10.3.7.12	Mining Activities	PR
10.3.7.13	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
10.3.7.14	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
10.3.7.15	Fish or meat processing	PR
10.3.7.16	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

10.3.8 Rules

10.3.8.1 Rules for Permitted Activities

- (a) The following rules will also apply to activities that require Resource Consent.
- (b) For Permitted activities, not achieving the rules listed in the table below result in the following status categories as shown:

RD = Restricted Discretionary

NC = Non Complying

Table 2 - Rules

	Rules	Non-compliance status
10.3.8.2	Building Coverage and comprehensive development a) In the Town Centre Transition subzone or for any comprehensive development of sites greater than 1800m ² , the maximum building coverage shall be 75%, primarily for the purpose of providing pedestrian links, open spaces, outdoor dining, and well planned storage and loading/	RD

TOWN CENTRES 10

	Rules	Non-compliance status
	<p>servicing areas within the development.</p> <p>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 setbacks, outdoor storage areas, and pedestrian linkages might be required.</p> <p>b) Any application for development within the Town Centre Transition Subzone or on a site 1800m² or greater shall be accompanied by a comprehensive Structure Plan for an area of at least 1800m².</p>	
10.3.8.3	<p>Street Scene - building setbacks</p> <p>(a) Buildings on the north side of Beach Street shall be set back a minimum of 0.8m; and</p> <p>(b) Buildings on the south side of Beach Street shall be set back a minimum of 1m.</p> <p>*Discretion is limited to the effects on the overall streetscape as a result of a building not being set back the stipulated distance. Such effects might include sunlight access, the creation of a consistent building setback and widening of the street over time.</p>	RD*
10.3.8.4	<p>Waste and Recycling Storage Space</p> <p>(a) Offices shall provide a minimum of 2.6 m³ of waste and recycling storage (bin capacity) and minimum 8 m² floor area for every 1,000 m² gross floor space, or part thereof.</p> <p>(b) Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15 m² floor area for every 1,000 m² gross floor space, or part thereof.</p> <p>(c) Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5 m² floor area of waste and recycling storage per 20 dining spaces, or part thereof.</p> <p>(d) Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</p> <p>*Discretion is limited to consideration of 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 needn't 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 fowl floor gully trap for wash down and spills of waste.</p>	RD*
10.3.8.5	<p>Screening of Storage Space</p> <p>(a) Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be situated within the building:</p> <ul style="list-style-type: none"> • Shotover Street (Stanley to Hay) • Camp Street • Earl Street • Marine Parade 	RD*

TOWN CENTRES 10

	Rules	Non-compliance status
	<ul style="list-style-type: none"> Stanley Street (Beetham Street to, and including, Memorial Street) Beach Street Rees Street (beyond the special character area) <p>(b) In all other parts of this zone storage areas shall be situated within the building or screened from view from all public places, adjoining sites and adjoining zones.</p> <p>*Discretion is limited to consideration of the effects on visual amenity, consistency with the character of the locality, and whether pedestrian and vehicle access is compromised.</p>	
10.3.8.6	<p>Verandas</p> <p>(a) 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.</p> <ul style="list-style-type: none"> Shotover Street (Stanley Street to Hay Street) Hay Street Beach Street Rees Street Camp Street (Church Street to Man Street) Brecon Street (Man Street to Shotover Street) Church Street (north west side) Queenstown Mall (Ballarat Street) Athol Street Stanley Street (Coronation Drive to Memorial Street) <p>(b) 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 2 m and those verandas on the south side of roads shall not extend over the space by more than 3 m.</p> <p>*Discretion is limited to consideration of the consistency of the proposal and the Queenstown Town Centre Character Guidelines (2014) where applicable and effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.</p>	RD*
10.3.8.7	<p>Residential Activities</p> <p>(a) Residential activities shall not be situated at ground level in any building with frontage to the following roads:</p> <ul style="list-style-type: none"> Stanley Street (Coronation Drive to Memorial Street) Camp Street (Man street to Earl Street) Queenstown Mall (Ballarat Street) Church Street Marine Parade (north of Church Street) Beach Street Rees Street Shotover Street Brecon Street Athol Street Duke Street 	RD*

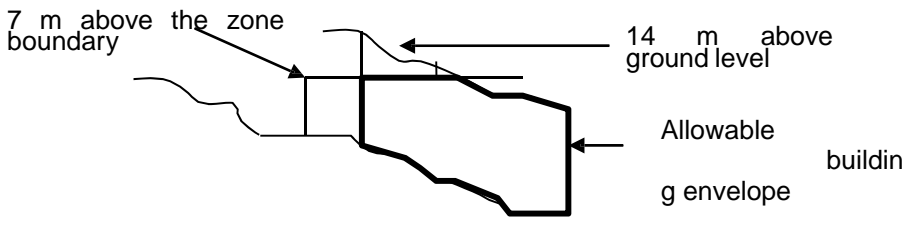
TOWN CENTRES 10

	Rules	Non-compliance status
	<p>*Discretion is limited to consideration of the effects on the ability to achieve active frontages along these streets, effects on surrounding buildings and activities, and the quality of the living environment within the building.</p>	
10.3.8.8	<p>Flood Risk</p> <p>No building greater than 20m² shall be constructed or relocated with a ground floor level less than RL 312.0m above sea level (412.0m Otago Datum) at Queenstown.</p> <p>*Discretion is limited to consideration of the level of risk from flooding and whether the risk can be appropriately avoided or mitigated, and the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.</p>	RD*
10.3.8.9	<p>Provision of Pedestrian Links</p> <p>All new buildings and building redevelopments located on sites which are identified for pedestrian links in Figure 1 to this Rule shall provide a ground level pedestrian link in the general location shown. Any such link must be at least 1 metre wide and have an average minimum width of 2.5 m and be open to the public during all retailing hours.</p> <p>Where a pedestrian link is required to be provided and is open to the public during retailing hours the Council will consider off-setting any such area against development levies and car parking requirements.</p> <p>Nothing in this rule shall prevent a building or part of a building being constructed at first floor level over a pedestrian link.</p> <p>Location of Pedestrian Links within the Queenstown Town Centre.</p> <ol style="list-style-type: none"> 1. Shotover St / Beach St, Lot 2 DP 16293, 2910645200. Lot 2 DP 11098 (2910648800), Lot 3 DP 1098 (2910648800), Sec 27 Blk VI Town of Queenstown (2910648800). 2. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP 11098 (2910648700), Part Section 24 Block VI Queenstown (2910648700), Part Section 23 Block VI Town of Queenstown, (2910648700) 3. Plaza Arcade, Shotover St/Beach St, Section 27 BLK VI, Queenstown (2910648800.) Lot 1 DP 17661 (2910645900). 4. Cow Lane/Beach Street, Sec 30 Blk I Town of Queenstown. 5. Ballarat St/Searle Lane, Sections 1, 2, 3, 27, Pt 26b BLK II Queenstown, (2910504300). 6. Eureka Arcade, Ballarat Street/Searle Lane, Section 22 (2910503800) and part Sections 23 (2910503800) and 24 (2910504000) Block II, Queenstown. 7. Church St/Earl St, Sections 2, 3, 12, 13 BLK III, Queenstown, (2910504900) 8. Searle Lane/Church St, Sec 30 Blk II Town of Queenstown (2910503000). 	RD*

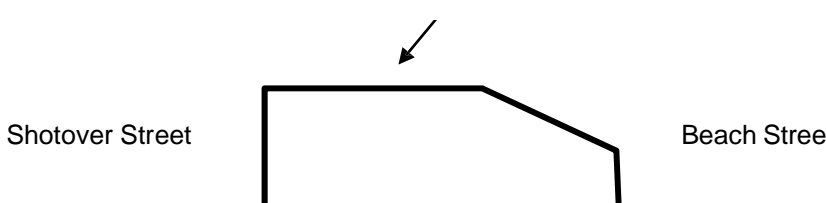
TOWN CENTRES 10

	Rules	Non-compliance status
	<p>Note: Where a pedestrian link is provided in accordance with this rule, additional building height may be appropriate pursuant to Policy 10.3.4.3.</p> <p>*: Where the required link is not proposed as part of development, discretion is limited to the adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link. It is noted that 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.</p>	
10.3.8.10	<p>Acoustic insulation of visitor accommodation and residential buildings, other than in the entertainment precinct</p> <p>(a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.</p> <p>(b) 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.</p> <p>* Discretion is limited to the effects of 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; the extent of insulation proposed; and whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.</p>	RD*
10.3.8.11	<p>Discretionary Building Height in Precinct 1 (refer height precinct map)</p> <p>The maximum height shall be 12 m and the building shall contain no more than 4 storeys (excluding basements).</p> <p>*Where a proposal fails to meet this standard, discretion is limited to the effects of any additional building height on:</p> <p>(a) The urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider:</p> <ul style="list-style-type: none"> (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, facade articulation and roof forms; (ii) The effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape. (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. <p>(b) The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks:</p> <ul style="list-style-type: none"> (i) Bowen Peak 	RD*

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	Rules	Non-compliance status
	<ul style="list-style-type: none"> (ii) Walter Peak (iii) Cecil Peak (iv) Bobs Peak (v) Queenstown Hill (vi) The Remarkables range (limited to views of single and double cone) (vii) Lake Wakatipu (c) Effects on any adjacent Residential Zone (d) 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. 	
10.3.8.12	<p>Maximum building and façade height</p> <p>(For the purpose of this rule, refer to the height precinct map, which takes precedence of the general descriptions below)</p> <p>(a) In Height Precinct 1 (Stanley, Shotover, and the north side of Camp Street west of Ballarat), the maximum absolute height shall be 15 m on Secs 4-5 Blk Xv Queenstown Tn and 14 m elsewhere; and,</p> <ul style="list-style-type: none"> (i) Throughout the precinct, the building shall contain no more than 4 storeys (excluding basements); (ii) In addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets (as shown on the height overlay) shall not protrude through a horizontal plane drawn at 7 m above any point along the north-eastern zone boundary of this block, as illustrated in the below diagram:  <ul style="list-style-type: none"> (iii) In addition, on Secs 4-5 Blk Xv Queenstown Tn, 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 12m above any boundary. (iv) In addition, in Height Precinct 2 (central Shotover/ upper Beach Street block) the street front parapet of buildings on the north side of Beach Street shall be between 6.5m and 7.0m in height and no part of any building, except a street front parapet, shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.5 m above any street boundary. 	NC

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	Rules	Non-compliance status
	<p style="text-align: center;">Allowable building envelope</p>  <p>Shotover Street</p> <p>Beach Street</p> <p>(b) In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/ Church street block) the maximum height shall be 8m.</p> <p>(c) For any buildings located on a wharf or jetty where the maximum height shall be 4 m above RL 312.0 masl (412.0m Otago Datum).</p> <p>(d) In Height Precinct 7 (Man Street), the maximum height shall be 10 m above 327.1 masl, except that within the viewshafts identified on the Height Precinct map, the maximum height shall be 4 m above 321.7 masl.</p> <p>(e) For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in addition, the following shall apply:</p> <p>(i) In Height Precinct 4 (lower camp/ Stanley/ Coronation Dr block, Earl/ Gardens block, and lower Beach/ lower Shotover block, south side of Beach St and the north side of Church Street) 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.</p> <p>(ii) In Height Precinct 5 (The Mall heritage precinct and those sites facing Rees Street) the street front parapet shall be between 7.5 and 8.5m in height and 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 7.5 m above any street boundary.</p> <p>(iii) In Height Precinct 6 (land bound by Man, Duke and Brecon streets):</p> <p>a. No building shall protrude through a horizontal plane drawn at RL 332.20 masl (being 432.20 Otago datum), 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 1 metre or less; and</p> <p>b. No part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10 metres above the street boundary.</p> <p>Refer to the interpretive diagrams contained on Appendix 4.</p>	
10.3.8.13	<p>Noise</p> <p>(a) Subject to rule (d) below, sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</p>	NC

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	Rules	Non-compliance status
	<p>(i) daytime (0800 to 2200 hrs) 60 dB $L_{Aeq(15 \text{ min})}$</p> <p>(ii) night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15 \text{ min})}$</p> <p>(iii) night-time (2200 to 0800 hrs) 75 dB L_{AFmax}</p> <p>(b) Subject to rule (d) below, sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</p> <p>(c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</p> <p>(d) The noise limits in (a) and (b) shall not apply to sound from music and voices in the Town Centre Zone, other than in the Town Centre Transition sub-zone. In the Transition Subzone the limits specified in a) and b) shall apply to all noise sources.</p> <p>(e) Sound from music measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments, shall not exceed 60 dB $L_{Aeq(5 \text{ min})}$ at any point within any other site in the Entertainment Precinct, and shall not exceed 55 dB $L_{Aeq(5 \text{ min})}$ at any point within any other site outside the Entertainment Precinct.</p> <p>(f) Sound from any loudspeaker outside a building measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments, shall not exceed 75 dB $L_{Aeq(5 \text{ min})}$ measured at 0.6 metres from the loudspeaker.</p> <p>(g) Sound from voices outside the Town Centre Transition sub-zone, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed 65 dB $L_{Aeq(15 \text{ min})}$ at any point within any other site in the Entertainment Precinct, and shall not exceed 60 dB $L_{Aeq(15 \text{ min})}$ at any point within any other site outside the Entertainment Precinct.</p> <p>(h) The noise limits in (a) to (g) shall not apply to outdoor public events pursuant to Part 19 of the District Plan.</p>	
10.3.8.14	<p>Acoustic insulation of visitor accommodation and residential buildings within the Entertainment Precinct</p> <p>(a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 2 in Appendix 13.</p> <p>(b) 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.</p>	NC
10.3.8.15	<p>Glare</p> <p>(a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.</p> <p>(b) No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any</p>	NC

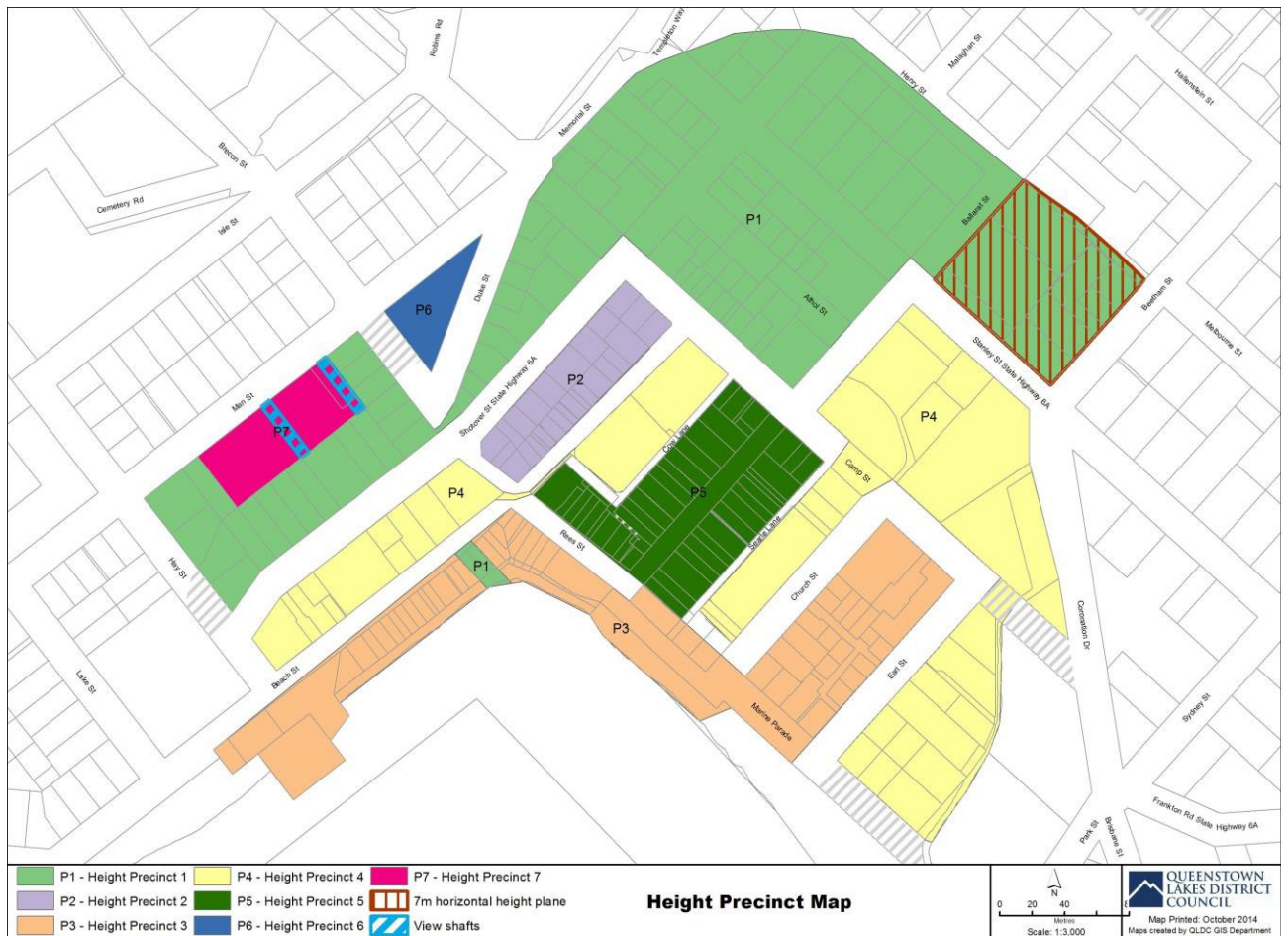
TOWN CENTRES 10

	Rules	Non-compliance status
	<p>point inside the boundary of any adjoining property.</p> <p>(c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>(d) External building materials shall either:</p> <ul style="list-style-type: none"> (i) Be coated in colours which have a reflectance value of between 0 and 36%; or (ii) Consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper; <p>Except that:</p> <ul style="list-style-type: none"> (i) Architectural features, including doors and window frames, may be any colour; and roof colours shall have a reflectance value of between 0 and 20%. 	

Figure 1 - Queenstown Town Centre Pedestrian Link Map



Figure 2 - Queenstown Town Centre Height precinct map



10.4 Wanaka Town Centre

Objectives and Policies

- 10.4.1 Objective 1 – Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area.**

Policies

- 10.4.1.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enables the town centre to have a broad economic base that maintains its status as the principal centre for the Upper Clutha area.
- 10.4.1.2 Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.
- 10.4.1.3 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 without unduly restrictive noise controls.

- 10.4.2 Objective 2 – Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification.**

Policies

- 10.4.2.1 Provide for future controlled growth opportunities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the town centre.
- 10.4.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.
- 10.4.2.3 Enable opportunities for further intensification of development in the town centre by providing more generous building heights in the Wanaka Height Precinct.
- 10.4.2.4 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.

- 10.4.3 Objective 3 – Wanaka town centre retains a low scale built form that maintains a human scale.**

Policies

- 10.4.3.1 Ensure that development generally comprises a scale of two to three storeys, with potential to develop a recessed fourth storey in the Wanaka Height Precinct.
- 10.4.3.2 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.

10.4.4 Objective 4 – New development achieves high quality urban design outcomes that responds to the town’s built character and sense of place.

Policies

- 10.4.4.1 Encourage new developments to be consistent with the design outcomes sought by the Wanaka Town Centre Character Guideline 2011.
- 10.4.4.2 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre by providing guidance through the Wanaka Town Centre Character Guideline 2011.
- 10.4.4.3 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with the amenity values of the town centre.
- 10.4.4.4 Encourage building appearance that is responsive to and reflects the essential character of the town centre and its unique environmental setting.
- 10.4.4.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, whilst providing appropriate cover for pedestrians.
- 10.4.4.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the amenity values of the town centre.

10.4.5 Objective 5 – Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre.

Policies

- 10.4.5.1 Provide appropriate noise limits for town centre activities to minimise adverse noise effects received within the town centre and by nearby properties.
- 10.4.5.2 Acknowledge that some activities occurring in vibrant town centres can generate higher noise emissions by providing a higher noise limit in the Lower Ardmore Entertainment Precinct.
- 10.4.5.3 Locate the Lower Ardmore Entertainment Precinct so as to minimise the impacts of the higher noise limit on properties in the Residential Zones near the town centre.
- 10.4.5.4 Control the impact of noise emissions from town centre activities in the Town Centre Transition Overlay by providing lower noise limits and by discouraging the establishment of noisy activities in the overlay area.
- 10.4.5.5 Require acoustic insulation for critical listening environments (including residential activities and visitor accommodation) to limit the impact of town centre noise on occupants.
- 10.4.5.6 Ensure that the location and direction of lights in the town centre does not cause significant glare to other properties, roads and public places.
- 10.4.5.7 Acknowledge that parts of the Wanaka town centre are susceptible to flood risk and require appropriate measures to limit the impact of flooding or ponding in areas of known risk.

- 10.4.5.8 Avoid the establishment of activities that are not consistent with the amenity values of the town centre, cause inappropriate environmental effects, and are more appropriately located in other zones.

10.4.6 Objective 6 – Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre.

Policies

- 10.4.6.1 Implement programmes of street and other public open space improvements to enhance pedestrian amenity and improve the flow of pedestrians, cyclists and vehicles through the town centre.
- 10.4.6.2 Provide pedestrian linkages that promote coherence of the built form of the town centre and are designed so as to receive levels of sunlight and weather protection as appropriate to the overall character of the particular locality.
- 10.4.6.3 To minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, linkages and landscaping.
- 10.4.6.4 Provide an adequate range of parking options so residents and visitors can access the town centre with off-street parking predominantly located at the periphery in order to limit the impact of vehicles.

10.4.7 Non-Notification of Applications

- 10.4.7.1 Except as provided for by the Act, **all applications for controlled activities** will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.
- 10.4.7.2 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:
- Setbacks and sunlight access – sites adjoining a Residential zone.
- 10.4.7.3 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons:

- Buildings

10.4.8 Activity Table - Clarification

- (a) Refer to the definitions in part X for the clarification of terms.
- (b) In the case a site or a development proposal is subject to controls by an applicable resource consent or consent notice registered on the computer freehold register (including but not limited; servicing, design controls and landscaping requirements), these conditions shall also apply. For the avoidance of doubt the more restrictive conditions/controls shall apply.

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- (c) The Council reserves the discretion to ensure permitted building and development activities are undertaken in accordance with conditions of applicable resource and subdivision consents and to undertake monitoring of these conditions.
- (d) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (e) For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion or the matters over which it reserves its control to the matters listed.
- (f) The following abbreviations are used in the tables. Any activity that is not permitted (P) requires resource consent. Any activity listed in Table 1 (Activities Table) must also comply with the performance rules listed in Table 2.

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

Table 1 – Activity Table

	Activities	Activity status
10.4.8.1	Any activity which complies with the standards for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity	P
10.4.8.2	Verandas , in respect of: design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Wanaka Town Centre Character Guideline 2011) to avoid, remedy or mitigate adverse effects on: <ul style="list-style-type: none"> (a) Neighbouring buildings and verandas (b) The extent to which the veranda affects the use and enjoyment of the streetscape (c) The appearance of the building 	C

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	Activities	Activity status
10.4.8.3	<p>Visitor Accommodation, in respect of:</p> <ul style="list-style-type: none"> (a) The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management (b) Landscaping (c) The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses (d) The location and screening of bus and car parking from public places to ensure visual amenity is adequately protected (e) Where the site adjoins a residential zone: <ul style="list-style-type: none"> (i) Noise generation and methods of mitigation (ii) Hours of operation, in respect of ancillary activities 	C
10.4.8.4	<p>Buildings</p> <p>*Discretion is limited to consideration of external appearance, materials, signage platform, lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011) to ensure:</p> <ul style="list-style-type: none"> (a) The design of the building blends well with and contributes to an integrated built form. (b) The external appearance of the building is sympathetic to the surrounding natural and built environment. The use of stone, schist, plaster or natural timber is encouraged. (c) The views along a street or of significant view-shafts have been considered and responded to. (d) The building facade provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to: <ul style="list-style-type: none"> • Building materials • Glazing treatment • Symmetry • External appearance • Human scale • Vertical and horizontal emphasis (e) Storage 	RD*

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	Activities	Activity status
10.4.8.5	<p>Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> to any person who is residing (permanently or temporarily) on the premises; to any person who is present on the premises for the purpose of dining up until 12am. <p>*Discretion is limited to consideration of the scale of the activity, car parking and traffic generation, effects on amenity, noise, hours of operation and any relevant Council alcohol policy or bylaw.</p>	RD*
10.4.8.6	Factory Farming	PR
10.4.8.7	Forestry Activities	PR
10.4.8.8	Mining Activities	PR
10.4.8.9	Airport	PR
10.4.8.10	Industrial Activities	PR
10.4.8.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

10.4.9 Rules - Clarification

- The standards detailed in Table 2 apply to all sites within the Town Centre Zone and the Town Centre Transition Overlay, unless expressly stated otherwise.
- The standards detailed in Table 2 apply to Permitted activities and activities that require Resource Consent.
- Permitted activities that do not achieve the standards listed in Table 2 result in the status categories as shown in column 3 of the table.

Table 2 –Rules

	Rules	Non-compliance status
10.4.9.1	<p>Setbacks and sunlight access – sites adjoining a Residential zone</p> <p>(a) Buildings shall not project beyond a recession line constructed at an angle of 34° inclined towards the site from points 3m above any Residential Zone boundary.</p> <p>(b) Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m.</p> <p>Exemption: Rules (a) and (b) above shall not apply to the boundaries of Residential-zoned sites within the Town Centre Transition Overlay, except where a site within the Town Centre Transition Overlay adjoins a Residential-zoned site outside the overlay area.</p> <p>*Discretion is limited to consideration of 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.</p>	RD*
10.4.9.2	<p>Storage</p> <p>For all buildings with frontage to Helwick Street, Dunmore Street and Ardmore Street (west of Bullock Creek) storage areas shall be situated within the building or accessed from a service lane at the rear of the property.</p> <p>In all other parts of the Town Centre Zone and Town Centre Transition Overlay storage areas shall be screened from view from all public places and adjoining zones.</p> <p>*Discretion is limited to consideration of the effects on visual amenity, consistency with the character of the locality, and whether pedestrian and vehicle access is compromised.</p>	RD*
10.4.9.3	<p>Residential Activities – Town Centre Zone only</p> <p>All residential activities shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p> <p>Note: Residential activities in the Town Centre Transition Overlay are addressed by the provisions for the underlying Residential Zone.</p> <p>*Discretion is limited to consideration of the effects on surrounding buildings and activities, and the maintenance of an active street frontage.</p>	RD*

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	Rules	Non-compliance status
10.4.9.4	<p>Flood Risk</p> <p>No building greater than 20m² shall be constructed or relocated with a ground floor level less than RL 281.9masl (381.9m Otago Datum) at Wanaka.</p> <ul style="list-style-type: none"> Note: This ground floor minimum includes 1.3 metres to allow for wave action where necessary <p>*Discretion is limited to consideration of the level of risk from flooding and whether the risk can be appropriately avoided or mitigated, and the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.</p>	RD*
10.4.9.5	<p>Verandas</p> <p>Every building with road frontage to Helwick Street, Dunmore Street and Ardmore Street shall, on its erection or on being reconstructed or altered in a way that substantially changes its external appearance, be provided with a veranda which shall be situated no higher than 3m above pavement level and shall provide continuous cover for pedestrians.</p> <p>*Discretion is limited to consideration of the consistency of the proposal with the Wanaka Town Centre Character Guideline (2011), effects on pedestrian amenity, the human scale of the built form and (where relevant) on historic heritage values.</p>	RD
10.4.9.6	<p>Setbacks from front boundaries</p> <p>All buildings shall be built up to the street boundary along the full street frontage of the site except where a pedestrian link is provided. Nothing in this rule shall preclude the inclusion of recessed entrances within any facade up to a depth of 1.5m and a width of 2m.</p> <p>*Discretion is limited to the effects on the quality of the overall streetscape (including sunlight access, the creation of a consistent building setback and widening of the street over time.)</p>	RD
10.4.9.7	<p>Acoustic insulation</p> <p>(a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 2 in Appendix 13.</p> <p>(b) 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.</p> <p>Exemption: The above requirement shall not apply to sites within the Town Centre Transition Overlay.</p> <p>*Discretion is limited to the effects of 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, the extent of insulation proposed, whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.</p>	RD*

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	Rules	Non-compliance status
10.4.9.8	<p>Maximum building height for all buildings other than those in the Wanaka Height Precinct</p> <p>The maximum building height shall be:</p> <ul style="list-style-type: none"> • 8m to the eave line • 10m to the ridge line 	NC
10.4.9.9	<p>Maximum building height for buildings in the Wanaka Height Precinct</p> <p>The maximum building height shall be:</p> <ul style="list-style-type: none"> • 12m to the eave line • 14m to the ridge line <p>Any fourth level and above shall be set back a minimum of 3m from the building frontage.</p>	NC
10.4.9.10	Noise	NC

	Rules	Non-compliance status
	<p>Town Centre Transition Overlay only:</p> <p>(a) Sound from activities in the Town Centre Transition Overlay shall comply with the standards for the relevant underlying Residential Zone.</p> <p>Town Centre Zone (including the Lower Ardmore Entertainment Precinct), excluding the Town Centre Transition Overlay area:</p> <p>(b) Sound from activities, other than music and voices, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone (excluding the Town Centre Transition Overlay):</p> <p style="margin-left: 40px;">(iv) daytime (0800 to 2200 hrs) 60 dB $L_{Aeq(15\text{ min})}$</p> <p style="margin-left: 40px;">(v) night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15\text{ min})}$</p> <p style="margin-left: 40px;">(vi) night-time (2200 to 0800 hrs) 75 dB L_{AFmax}</p> <p>(c) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</p> <p>(d) The noise limits in (b) and (c) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</p> <p>(e) The noise limits in (b) and (c) shall not apply to music and voices from activity in the Town Centre Zone.</p> <p>(f) Sound from music measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments, shall not exceed 60 dB $L_{Aeq(5\text{ min})}$ at any point within any other site in the Lower Ardmore Entertainment Precinct, and shall not exceed 55 dB $L_{Aeq(5\text{ min})}$ at any point within any other site outside the Lower Ardmore Entertainment Precinct.</p> <p>(g) Sound from any loudspeaker outside a building measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments, shall not exceed 75 dB $L_{Aeq(5\text{ min})}$ measured at 0.6 metres from the loudspeaker.</p> <p>(h) Sound from voices, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, shall not exceed 65 dB $L_{Aeq(15\text{ min})}$ at any point within any other site in the Lower Ardmore Entertainment Precinct, and shall not exceed 60 dB $L_{Aeq(15\text{ min})}$ at any point within any other site outside the Lower Ardmore Entertainment Precinct.</p> <p>(i) The noise limits in (b) to (h) shall not apply to outdoor public events pursuant to Part 19 of the District Plan.</p>	<p>NC</p>

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	Rules	Non-compliance status
10.4.9.11	<p>Glare</p> <p>(a) All exterior lighting installed on sites or buildings within the town centre shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.</p> <p>(b) 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.</p> <p>(c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>(d) External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper.</p> <p>Except that:</p> <p>(i) architectural features, including doors and window frames ,may be any colour: and</p> <p>(ii) Roof colours shall have a reflectance value of between 0 and 20%</p>	NC
10.4.9.12	<p>Service Lanes</p> <p>Any development, redevelopment or substantial alteration of any site or property within this zone shall make provision for such service lane or through-site pedestrian access as indicated on Planning Map No. 21. Such provision shall be taken into account in the assessment of development levies applicable to the development, redevelopment or alteration. Service lanes shall be subdivided and vested in the Council.</p>	NC

10.5 Arrowtown Town Centre

Objectives and Policies

10.5.1 **Objective 1 – New development celebrates the town’s historic character and is sympathetic to its environmental setting.**

Policies

- 10.5.1.1 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and reflects the essential historic character of the town centre and its unique environmental setting.
- 10.5.1.2 Ensure that any additions or alterations to buildings are undertaken in a manner that complements and respects the historic character and is consistent with the outcomes sought by the Arrowtown Design Guidelines 2006.
- 10.5.1.3 Acknowledge that new buildings do not necessarily need to replicate historic building styles, but must blend in with and contribute to the established character of the town centre.
- 10.5.1.4 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the town centre.
- 10.5.1.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.

10.5.2 **Objective 2 – Arrowtown is a compact, convenient and attractive town centre that has a low scale built form, with limited opportunities for expansion.**

Policies

- 10.5.2.1 Provide for the controlled expansion of town centre activities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential-zoned land adjoining the town centre.
- 10.5.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the town centre maintains a compact form.
- 10.5.2.3 Ensure that development generally comprises a low scale to maintain consistency with the scale and character of existing town centre buildings.
- 10.5.2.4 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.
- 10.5.2.5 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.
- 10.5.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit adverse visual effects and to be consistent with the amenity values of the town centre.

10.6

10.6.1 **Objective 3 – Arrowtown town centre is a focus for commercial, cultural, entertainment and visitor activities.**

Policies

- 10.6.1.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enables the town centre to have a broad economic base.
- 10.6.1.2 Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities of the town centre.
- 10.6.1.3 Limit retailing in the Town Centre Transition Overlay to ensure that the Town Centre Zone remains the principal focus for Arrowtown's retail activities.

10.6.2 **Objective 4 – Appropriate limits are placed on town centre activities to minimise adverse environmental effects within and beyond the town centre.**

Policies

- 10.6.2.1 Provide appropriate noise limits for town centre activities to minimise adverse noise effects received within the town centre and by nearby properties.
- 10.6.2.2 Avoid the establishment of activities that cause noxious effects that are not appropriate for the town centre.
- 10.6.2.3 Ensure that the location and direction of lights in the town centre does not cause significant glare to other properties, roads and public places.
- 10.6.2.4 Avoid the establishment of activities that are not consistent with the amenity values of the town centre, cause inappropriate environmental effects, and are more appropriately located in other zones.

10.6.3 **Objective 5 – The town centre's transport network and pedestrian linkages recognise Arrowtown's heritage values, enabling the safe and convenient movement of people and goods.**

Policies

- 10.6.3.1 Implement programmes of street and other public open space improvements in a manner that is consistent with the town's heritage values, to enhance pedestrian amenity and improve the flow of pedestrians through the town centre.
- 10.6.3.2 Pedestrian linkages enable people to easily negotiate their way through and around the town centre, including linkages with the Arrow River recreation area.
- 10.6.3.3 Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, and landscaping.
- 10.6.3.4 Encourage vehicle loading areas to be located in streets other than Buckingham Street to avoid impacting on pedestrian and vehicle movements, and to limit any adverse effects on amenity.

10.6.3.5 Encourage the location of off-street parking at appropriate locations on the periphery of the town centre so as to limit the impact of vehicles on town centre amenity, particularly during peak visitor periods.

10.6.3.6 Manage the transport network and traffic so as to reduce its negative impacts on the town centre and to increase safety and amenity for pedestrians.

10.6.4 Non-Notification of Applications

10.6.4.1 Except as provided for by the Act, **all applications for controlled activities** will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

10.6.4.2 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

- Sunlight access – sites adjoining the Residential Arrowtown Historic Management Zone
- Setbacks from internal boundaries

10.6.4.3 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons:

- Buildings

10.6.5 Activity Table - Clarification

- (a) Refer to the definitions in part X for the clarification of terms.
- (b) In the case a site or a development proposal is subject to controls by an applicable resource consent or consent notice registered on the computer freehold register (including but not limited; servicing, design controls and landscaping requirements), these conditions shall also apply. For the avoidance of doubt the more restrictive conditions/controls shall apply.
- (c) The Council reserves the discretion to ensure permitted building and development activities are undertaken in accordance with conditions of applicable resource and subdivision consents and to undertake monitoring of these conditions.
- (d) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (e) For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion or the matters over which it reserves its control to the matters listed.
- (f) The following abbreviations are used in the tables. Any activity that is not permitted (P) requires resource consent. Any activity listed in Table 1 (Activities Table) must also comply with the performance rules listed in Table 2.

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

Table 1 – Activity Table

	Activities	Activity status
10.6.5.1	Any activity which complies with the standards for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity	P
10.6.5.2	<p>Verandas, in respect of: design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Arrowtown Design Guidelines 2006) to avoid, remedy or mitigate adverse effects on:</p> <ul style="list-style-type: none"> (a) Neighbouring buildings and verandas (b) The extent to which the veranda affects the use and enjoyment of the streetscape (c) The appearance of the building 	C
10.6.5.3	<p>Visitor Accommodation, in respect of:</p> <ul style="list-style-type: none"> (a) The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management (b) Landscaping (c) The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses (d) The location and screening of bus and car parking from public places (e) Where the site adjoins a residential zone: <ul style="list-style-type: none"> (i) Noise generation and methods of mitigation (ii) Hours of operation, in respect of ancillary activities 	C
10.6.5.4	<p>Buildings (including external alterations to existing buildings)</p> <p>*Discretion is limited to consideration of external appearance, materials, signage platform, lighting, impact on the street, relationship to heritage values(to be guided by the Arrowtown Design Guidelines 2006), compatibility with adjoining buildings and the retention of pedestrian linkages between Arrow Lane, Buckingham Street and Ramshaw Lane, having regard to the National Guidelines for Crime Prevention Through Environmental Design (CPTED).</p>	RD*

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	Activities	Activity status
10.6.5.5	<p>Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> to any person who is residing (permanently or temporarily) on the premises; to any person who is present on the premises for the purpose of dining up until 12am. <p>*Discretion is limited to consideration of the scale of the activity, car parking and traffic generation, effects on amenity, noise, hours of operation and any relevant Council alcohol policy or bylaw.</p>	RD*
10.6.5.6	Factory Farming	PR
10.6.5.7	Forestry Activities	PR
10.6.5.8	Mining Activities	PR
10.6.5.9	Airport	PR
10.6.5.10	Industrial Activities	PR
10.6.5.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

10.6.6 Rules – Clarification

- The rules detailed in Table 2 apply to all sites within the Town Centre Zone and the Town Centre Transition Overlay, unless expressly stated otherwise.
- The rules detailed in Table 2 apply to Permitted activities and activities that require Resource Consent.
- Permitted activities that do not achieve the rules listed in Table 2 result in the status categories as shown in column 3 of the table.

Table 2 –Rules

	Rules	Non-compliance status
10.6.6.1	<p>Building Coverage: Maximum building coverage 90%</p> <p>*Discretion is limited to consideration of consistency with the Arrowtown Design Guidelines 2006, effects on the streetscape, ability to meet storage and loading requirements.</p>	RD*

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	Rules	Non-compliance status
10.6.6.2	<p>Setback from internal boundaries:</p> <p>There shall be a minimum setback of 3m from any rear boundary</p> <p>*Discretion is limited to consideration of consistency with the Arrowtown Design Guidelines 2006, sunlight access to and outlook of neighbouring properties, and ability to meet storage and loading requirements.</p>	RD*
10.6.6.3	<p>Storage</p> <p>For all buildings with frontage to Buckingham Street storage areas shall be situated within the building or accessed from a service lane at the rear of the property.</p> <p>Where a storage area does not form part of a building the storage area shall be screened from view from all public places and adjoining zones.</p> <p>*Discretion is limited to consideration of the effects on visual amenity, consistency with the character of the locality, and whether pedestrian and vehicle access is compromised.</p>	RD*
10.6.6.4	<p>Sunlight access and amenity – boundaries adjoining the Residential Arrowtown Historic Management Zone</p> <p>Buildings shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 5m above the site boundary. Except that gable ends may project beyond the recession line where the maximum height of the gable end is no greater than 2m above the recession line.</p> <p>*Discretion is limited to consideration of 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</p>	RD*
10.6.6.5	<p>Residential Activities – Town Centre Zone only</p> <p>All residential activities shall be restricted to first floor level, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p> <p>Note: Residential activities in the Town Centre Transition Overlay are addressed by the provisions for the underlying Residential Arrowtown Historic Management Zone.</p> <p>*Discretion is limited to consideration of the effects on surrounding buildings and activities, and the maintenance of an active street frontage.</p>	RD*
10.6.6.6	<p>Retailing – Town Centre Transition Overlay only</p> <p>Any retailing in the Town Centre Transition Overlay shall be restricted to only that which is ancillary to the main use of the site.</p>	D
10.6.6.7	<p>Loading</p> <p>Notwithstanding the requirements in Chapter 14 (Transport) concerning the provision of loading spaces, there shall be no vehicle access to any loading or storage space from Buckingham Street, except where there is no practical alternative access available from Ramshaw Lane or Arrow Lane.</p>	D

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	Rules	Non-compliance status
10.6.6.8	Building Height The maximum building height shall be 7m.	NC
10.6.6.9	Noise (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: (vii) daytime (0800 to 2200 hrs) 60 dB $L_{Aeq(15\text{ min})}$ (viii) night-time (2200 to 0800 hrs) 50 dB $L_{Aeq(15\text{ min})}$ (ix) night-time (2200 to 0800 hrs) 70 dB L_{AFmax} (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. (d) The noise limits in (a) shall not apply to outdoor public events pursuant to Part 19 of the District Plan Town Centre Transition Overlay only: (e) Sound from activities in the Town Centre Transition Overlay shall comply with the standards for the relevant underlying Residential Arrows town Historic Management Zone.	NC
10.6.6.10	Glare (a) All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting. (b) No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property. (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Residential Arrows town Historic Management or Low Density Residential measured at any point more than 2m inside the boundary of the adjoining property. (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.	NC

10.7 Local Shopping Centre

Objectives and Policies

- 10.7.1 Objective 1 – Enable a range of activities to occur in the Local Shopping Centre Zone to meet the day to day needs of the community and ensure that they are of a limited scale that supplements the function of town centres.**

Policies

- 10.7.1.1 Provide for a diverse range of activities that meet the needs of the local community, enables local employment opportunities and assists with enabling the economic viability of local shopping centres.
- 10.7.1.2 Ensure that local shopping centres remain at a small scale that does not undermine the role and function of town centres.
- 10.7.1.3 Enable residential and visitor accommodation activities, but limit their establishment to above ground floor level to ensure that the integrity of activities occurring at street level is maintained, and that the core commercial function of the centres is not eroded.

- 10.7.2 Objective 2 – Buildings respond to the existing character, quality and amenity values of their neighbourhood setting.**

Policies

- 10.7.2.1 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with established amenity values.
- 10.7.2.2 Ensure that development generally comprises a scale that is commensurate with the receiving built environment.
- 10.7.2.3 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.
- 10.7.2.4 Place specific controls on the bulk and location of buildings on sites adjoining Residential-zoned properties to ensure that an appropriate standard of residential amenity is maintained.
- 10.7.2.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.
- 10.7.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with established amenity values.

10.7.3 Objective 3 – Appropriate limits are placed on activities to minimise adverse environmental effects received both within and beyond the zone.

Policies

- 10.7.3.1 Provide appropriate noise limits to control adverse noise effects generated by activities occurring within the Local Shopping Centre Zone and received by nearby properties.
- 10.7.3.2 Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places.
- 10.7.3.3 Avoid the establishment of activities that are not consistent with established amenity values, cause inappropriate environmental effects, or are more appropriately located in other zones.

10.7.4 Non-Notification of Applications

- 10.7.4.1 Except as provided for by the Act, **all applications for controlled activities** will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.
- 10.7.4.2 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:
 - Setbacks and sunlight access – sites adjoining a Residential zone or public open space.
 - Residential activities
- 10.7.4.3 Except as provided for by the Act, **the following restricted discretionary activities** (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons:
 - Building coverage

10.7.5 Activity Table - Clarification

- (a) Refer to the definitions in part X for the clarification of terms.
- (b) In the case a site or a development proposal is subject to controls by an applicable resource consent or consent notice registered on the computer freehold register (including but not limited; servicing, design controls and landscaping requirements), these conditions shall also apply. For the avoidance of doubt the more restrictive conditions/controls shall apply.
- (c) The Council reserves the discretion to ensure permitted building and development activities are undertaken in accordance with conditions of applicable resource and subdivision consents and to undertake monitoring of these conditions.
- (d) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (e) For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion or the matters over which it reserves its control to the matters listed.

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- (f) The following abbreviations are used in the tables. Any activity that is not permitted (P) requires resource consent. Any activity listed in Table 1 (Activities Table) must also comply with the performance rules listed in Table 2.

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

Table 1 – Activity Table

	Activities	Activity status
10.7.5.1	Any activity which complies with the standards for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity	P
10.7.5.2	Verandas , in respect of design, materials, external appearance and impact on and relationship to adjoining verandas.	C
10.7.5.3	Buildings , in respect of external appearance, sign platform, lighting, materials and impact on the streetscape.	C
10.7.5.4	<p>Visitor Accommodation</p> <p>*Discretion is limited to consideration of the following:</p> <ul style="list-style-type: none"> (a) The location, provision, and screening of access and parking, traffic generation, and Travel Demand Management (b) Landscaping (c) The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses (d) The location and screening of bus and car parking from public places (e) Where the site adjoins a residential zone: <ul style="list-style-type: none"> (i) Noise generation and methods of mitigation (ii) Hours of operation, in respect of ancillary activities 	RD*
10.7.5.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> • to any person who is residing (permanently or temporarily) on the premises; • to any person who is present on the premises for the purpose of dining up until 12am. <p>*Discretion is limited to consideration of the scale of the activity, car parking and traffic generation, effects on amenity, noise, hours of operation and any relevant Council alcohol policy or bylaw.</p>	RD*

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	Activities	Activity status
10.7.5.6	Factory Farming	PR
10.7.5.7	Forestry Activities	PR
10.7.5.8	Mining Activities	PR
10.7.5.9	Airport	PR
10.7.5.10	Industrial Activities	PR
10.7.5.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

10.7.6 Rules

- (a) The rules detailed in Table 2 apply to Permitted activities and activities that require Resource Consent.
- (b) Permitted activities that do not achieve the rules listed in Table 2 result in the status categories as shown in column 3 of the table.

Table 2 –Rules

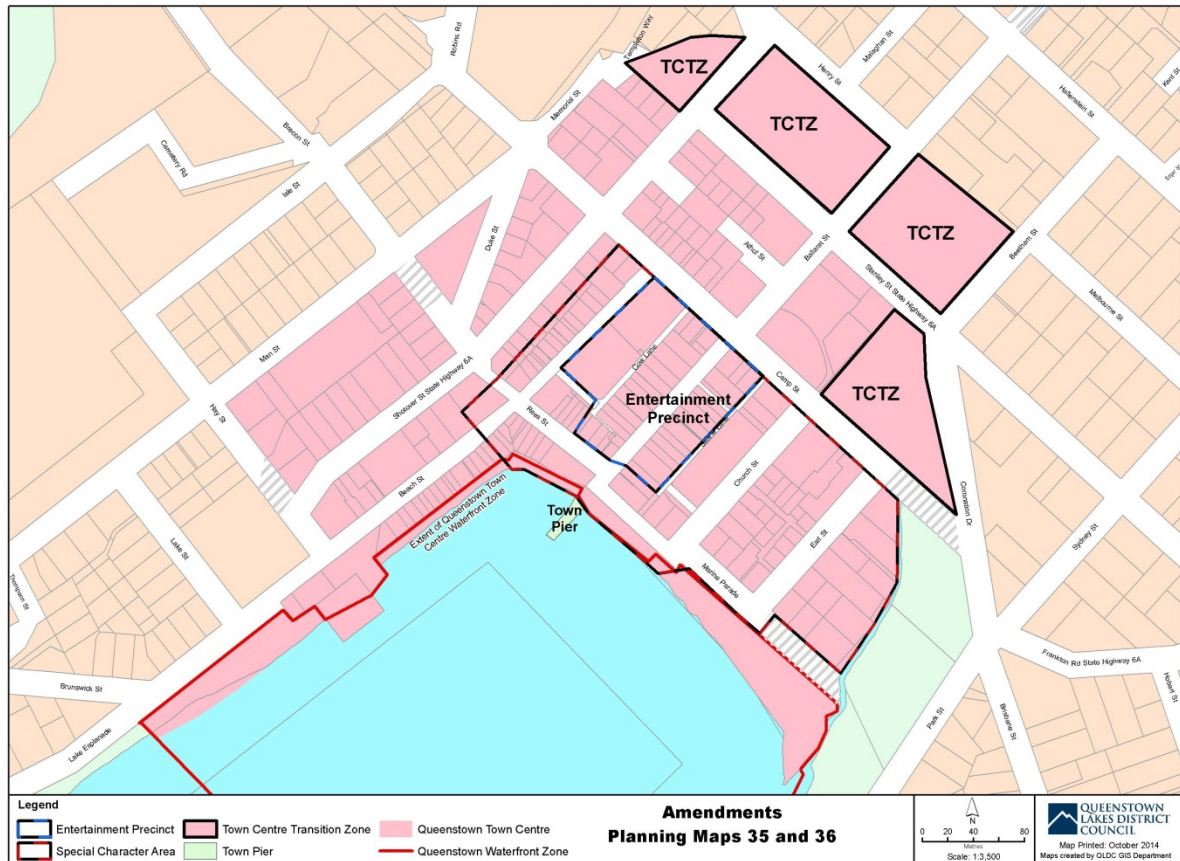
	Rules	Non-compliance status
10.7.6.1	<p>Building Coverage</p> <p>Maximum building coverage - 75%.</p> <p>*Discretion is limited to consideration of the effects on the quality of the overall streetscape and the ability to meet outdoor storage requirements.</p>	RD*
10.7.6.2	<p>Setbacks and Sunlight Access – sites adjoining a Residential zone or public open space</p> <p>(a) Buildings shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 3m above any Residential Zone boundary.</p> <p>(b) Where the site adjoins a Low Density Residential or High Density Residential Zone or public open space the setback shall be not less than 3m.</p> <p>*Discretion is limited to consideration of 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.</p>	RD*

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	Rules	Non-compliance status									
10.7.6.3	Residential and Visitor Accommodation Activities All residential and visitor accommodation activities shall be restricted to first floor level or above.	NC									
10.7.6.4	Building Height For the Local Shopping Centre Zone located on Adamson Drive, Arrowtown the maximum building height shall be 7m. For all other areas in Local Shopping Centre Zone the maximum building height shall be 10m.	NC									
10.7.6.5	Noise (a) Sound from activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: <table border="0"> <tr> <td>(i) Daytime</td> <td>(0800 to 2200 hrs)</td> <td>60 dB $L_{Aeq}(15 \text{ min})$</td> </tr> <tr> <td>(ii) night-time</td> <td>(2200 to 0800 hrs)</td> <td>50 dB $L_{Aeq}(15 \text{ min})$</td> </tr> <tr> <td>(iii) night-time</td> <td>(2200 to 0800 hrs)</td> <td>70 dB L_{AFmax}</td> </tr> </table> (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan. (e) The noise limits in (a) shall not apply to sound from aircraft operations at Queenstown Airport.	(i) Daytime	(0800 to 2200 hrs)	60 dB $L_{Aeq}(15 \text{ min})$	(ii) night-time	(2200 to 0800 hrs)	50 dB $L_{Aeq}(15 \text{ min})$	(iii) night-time	(2200 to 0800 hrs)	70 dB L_{AFmax}	NC
(i) Daytime	(0800 to 2200 hrs)	60 dB $L_{Aeq}(15 \text{ min})$									
(ii) night-time	(2200 to 0800 hrs)	50 dB $L_{Aeq}(15 \text{ min})$									
(iii) night-time	(2200 to 0800 hrs)	70 dB L_{AFmax}									
10.7.6.6	Glare (a) All exterior lighting installed on sites or buildings within the town centre shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting. (b) 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. (c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property. (d) All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.	NC									

Amended Planning maps

Amendments to Planning Maps 35 and 36 (Town Centre Transition Subzone, the extended Special Character Area, Entertainment Precinct Town Pier annotation)



Appendix 13

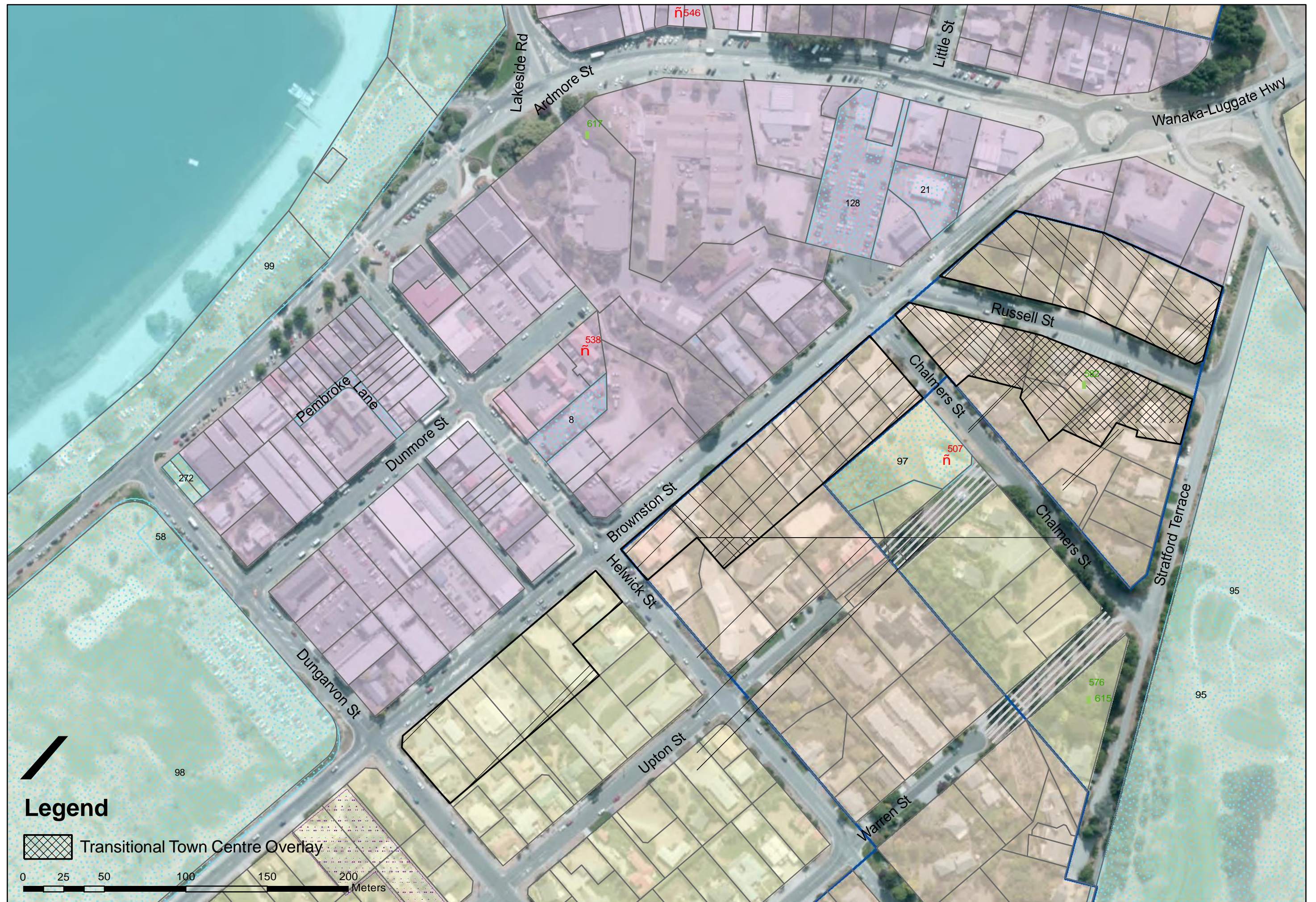
Acoustic Insulation and Ventilation Requirements

The following table sets out the ventilation requirements within the airport Outer Control Boundary (OCB) and Air Noise Boundary (ANB) and within in the Queenstown and Wanaka Town Centres

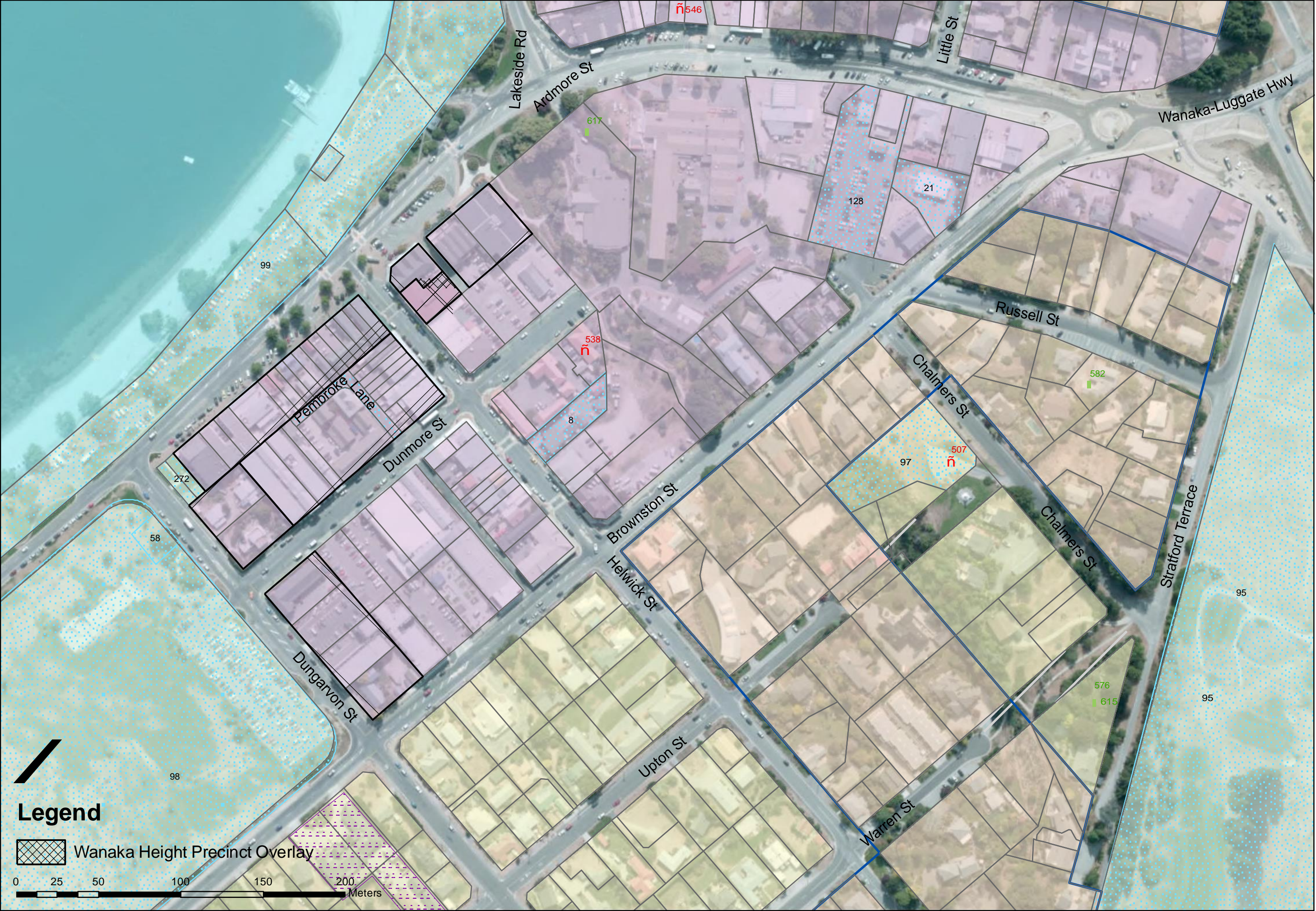
Table 1: Ventilation Requirements for Critical Listening Environments

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

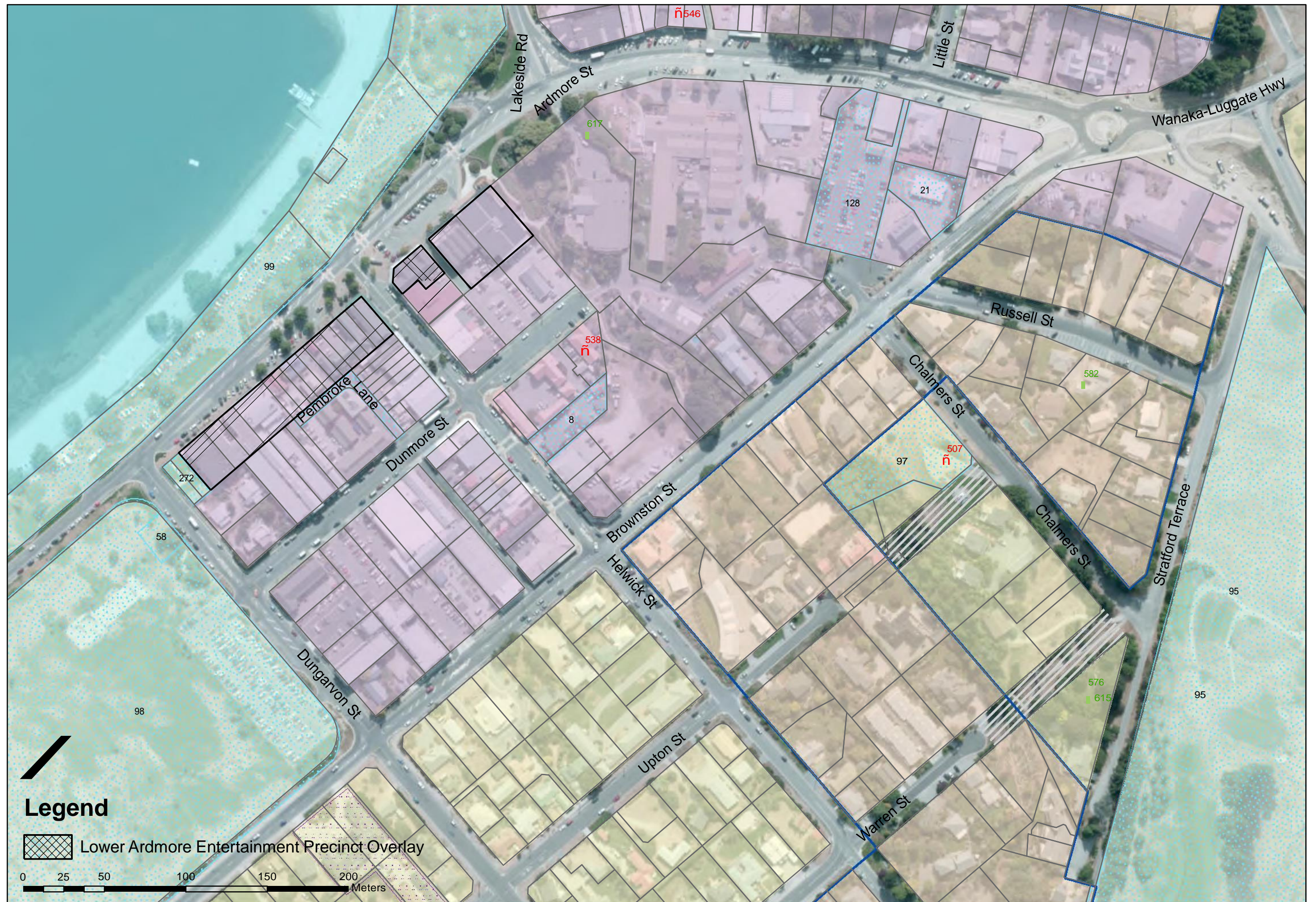
Transitional Town Centre Overlay



Wanaka Height Precinct Overlay



Lower Ardmore Entertainment Precinct Overlay



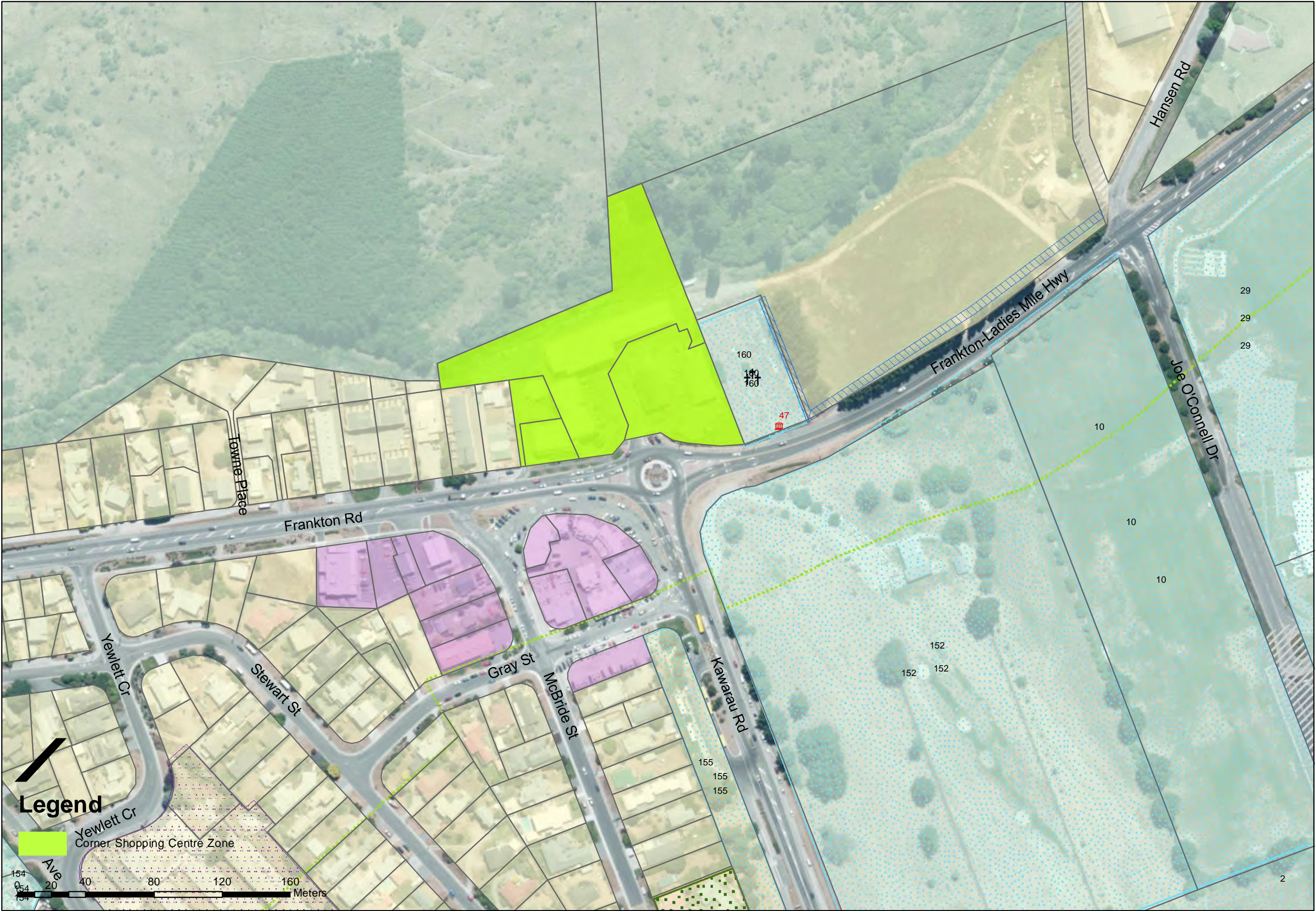
Arrowtown Town Centre Transition Overlay



32 Adamson Dr - Currently LDR - Rezone to Corner Shopping Centre Zone



1092-1094 Frankton Rd - Currently LDR & Rural General - Rezone to Corner Shopping Centre Zone



Attachment B – Chapter 11 Business Mixed Use Zone Draft Provisions

11 BUSINESS MIXED USE ZONE

11.1 Business Mixed Use Zone Purpose

The intention of this zone is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. Higher density living opportunities close to employment and recreational opportunities are also enabled. Significantly greater building heights are enabled in the Business Mixed Use Zone in Queenstown, provided that high quality urban design outcomes are achieved.

11.2 Other Relevant Provisions

11.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules that may apply in addition to the Business Zone section. If District Wide Rules are not met then resource consent will be required in respect of that matter.

11.2.1.1	Transport	Refer Section 14
11.2.1.2	Subdivision, Development and Financial Contributions	Refer Section 15
11.2.1.3	Hazardous substances	Refer Section 16
11.2.1.4	Utilities	Refer Section 17
11.2.1.5	Signs	Refer Section 18
11.2.1.6	Relocated Buildings and Temporary Activities	Refer Section 19
11.2.1.7	Earthworks	Refer Section 22

Objectives and Policies

11.3.1 Objective 1 – An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.

Policies

- 11.3.1.1 Accommodate a variety of activities while managing the adverse effects that may occur and potential reverse sensitivity.
- 11.3.1.2 Avoid activities that have noxious, offensive, or undesirable qualities from locating within the Business Mixed Use Zone to ensure that appropriate levels of amenity are maintained.
- 11.3.1.3 Residential and visitor accommodation activities are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.
- 11.3.1.4 For sites fronting Gorge Road in Queenstown discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except

BUSINESS MIXED USE ZONE 11

where commercial and/or business activities continue to have primacy at the interface with the street.

11.3.1.5 Provide appropriate noise limits to minimise adverse noise effects received within the Business Mixed Use Zone and by nearby properties.

11.3.1.6 Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the building code to avoid reverse sensitivity.

11.3.1.7 Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places.

11.3.1.8 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with the appropriate levels of amenity.

11.3.2 Objective 2 – New development achieves high quality design outcomes that minimises adverse effects on adjoining residential areas.

Policies

11.3.2.1 Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.

11.3.2.2 Require development close to residential zones to provide suitable screening to mitigate adverse visual effects, loss of privacy, and minimise overlooking and shading effects to residential neighbours.

11.3.2.3 Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout and design measures.

11.3.2.4 Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.

11.3.2.5 Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.

11.3.2.6 Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.

11.3.2.7 Provide for significantly taller development above the permitted height limit in the Business Mixed Use Zone in Queenstown, subject to high design quality.

11.3.3 Activity Table

Clarification

- (a) Refer to the definitions in Section X for the clarification of terms.
- (b) The activities detailed in Table 1 apply to all sites within the Business Mixed Use Zone, unless expressly stated otherwise.
- (c) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (d) The following abbreviations are used in the tables.

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

- (e) Any activity listed as a permitted activity is subject to compliance with the performance standards detailed in Table 2 and any relevant District Wide provisions.

Table 1 – Activity Table

	Activities	
11.3.3.1	Any activity which complies with the rules for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity	P
11.3.3.2	Buildings <u>*Control is with respect to consideration of:</u> external appearance, materials, signage platform, lighting, impact on the street to ensure: <ul style="list-style-type: none"> (a) The design of the building blends well with and contributes to an integrated built form. (b) The external appearance of the building is sympathetic to the surrounding natural and built environment. (c) The detail of the facade is sympathetic to other buildings in the vicinity, having regard to; building materials, glazing treatment, symmetry, external appearance, vertical and horizontal emphasis and storage. (d) Where residential units are proposed as part of a development, the extent to which open space is provided on site either through private open space or communal open space, or a combination thereof. 	C*
11.3.3.3	Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:. This rule shall not apply to the sale and supply of alcohol: <ul style="list-style-type: none"> • to any person who is residing (permanently or temporarily) on the premises; • to any person who is present on the premises for the purpose of dining up until 12am. <u>*Control is in respect to consideration of:</u> <ul style="list-style-type: none"> (a) The scale of the activity (b) Car parking and traffic generation (c) Effects on amenity (including that of adjoining residential zones and public reserves) (d) The configuration of activities within the building and site (e.g. outdoor seating, entrances) (e) Noise issues and hours of operation. 	C*

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	Activities	
11.3.3.4	Visitor Accommodation <u>*In respect of:</u> (a) The location, provision, and screening of access and parking and traffic generation (b) Landscaping (c) The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses (d) The location and screening of bus and car parking from public places (e) Where the site adjoins a residential zone: (i) Noise generation and methods of mitigation (ii) Hours of operation, in respect of ancillary activities	RD*
11.3.3.5	Daycare Facilities <u>*In respect of:</u> (a) The compatibility of the development with respect to existing land uses on the subject site and nearby properties (b) Potential reverse sensitivity issues (c) Traffic, parking and access limitations (d) Noise associated with the activity on the subject site	RD*
11.3.3.6	Warehousing , Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers <u>*In respect of:</u> (a) The impact of buildings on the streetscape and neighbouring properties in terms of dominance impacts from large, utilitarian buildings. (b) The provision, location and screening of access, parking and traffic generation (c) Landscaping	RD*
11.3.3.7	Industrial Activities	NC
11.3.3.8	Service Stations	NC
11.3.3.9	Panelbeating, spray painting, motor vehicle repair or dismantling.	NC
11.3.3.10	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
11.3.3.11	Factory Farming	PR

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	Activities	
11.3.3.12	Mining Activities	PR
11.3.3.13	Forestry Activities	PR
11.3.3.14	Airport	PR

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11.4 Rules

- 11.4.1 The rules detailed in Table 2 apply to all sites within the Business Mixed Use Zone, unless expressly stated otherwise.
- 11.4.2 The rules detailed in Table 2 apply to Permitted activities and activities that require Resource Consent.
- 11.4.3 Permitted activities that do not achieve the standards listed in Table 2 result in the status categories as shown in column 3 of the table.

Table 2 – Rules

	Rules	Non-compliance status
11.4.3.1	<p>Setbacks and sunlight access – sites adjoining a Residential zone or separated by a road from a Residential zone</p> <p>(a) Buildings on sites adjoining, or separated by a road from, a Residential zone shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 3m above the Residential zone boundary.</p> <p>(b) Where a site adjoins a Residential Zone all buildings shall be set back not less than 3m.</p> <p>*Discretion is limited to consideration of 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.</p>	RD*
11.4.3.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public places and adjoining Residential zones.</p> <p>*Discretion is limited to consideration of the effects on visual amenity, location relative to the public realm and adjoining residential properties, consistency with the character of the locality, and whether pedestrian and vehicle access is compromised.</p>	RD*
11.4.3.3	<p>Residential activities and visitor accommodation located on sites fronting Gorge Road in Queenstown</p> <p>All residential activities and visitor accommodation shall be restricted to first floor level or above, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p> <p>*Discretion is limited to consideration of the effects on surrounding buildings and activities, location relative to the public realm, and the maintenance of active and articulated street frontages.</p>	RD*
11.4.3.4	<p>Building Coverage</p> <p>Maximum site coverage of 75%</p>	D

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	Rules	Non-compliance status									
11.4.3.5	<p>Acoustic insulation</p> <p>For all residential development and visitor accommodation the following shall apply:</p> <p>A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 2 in Appendix 13.</p> <p>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.</p>	D									
11.4.3.6	<p>Fencing</p> <p>A solid fence of 1.8m shall be erected on the boundary of any residential zone.</p>	D									
11.4.3.7	<p>Maximum building height</p> <p>The maximum building height shall be:</p> <p>Queenstown</p> <ul style="list-style-type: none"> Up to 12m – Permitted 12m to 20m – Restricted Discretionary* <p>Wanaka</p> <ul style="list-style-type: none"> Up to 12m – Permitted <p>*Discretion is limited to the design and quality of the building including the use of articulated facades and active street frontages, the avoidance of large monolithic buildings, and the impact on the street scene.</p>	NC									
11.4.3.8	<p>Noise</p> <p>(a) Sound from activities, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</p> <table> <tr> <td>(i) daytime</td> <td>(0800 to 2200 hrs)</td> <td>60 dB $L_{Aeq}(15 \text{ min})$</td> </tr> <tr> <td>(ii) night-time</td> <td>(2200 to 0800 hrs)</td> <td>50 dB $L_{Aeq}(15 \text{ min})$</td> </tr> <tr> <td>(iii) night-time</td> <td>(2200 to 0800 hrs)</td> <td>70 dB L_{AFmax}</td> </tr> </table> <p>(b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</p> <p>(c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</p>	(i) daytime	(0800 to 2200 hrs)	60 dB $L_{Aeq}(15 \text{ min})$	(ii) night-time	(2200 to 0800 hrs)	50 dB $L_{Aeq}(15 \text{ min})$	(iii) night-time	(2200 to 0800 hrs)	70 dB L_{AFmax}	NC
(i) daytime	(0800 to 2200 hrs)	60 dB $L_{Aeq}(15 \text{ min})$									
(ii) night-time	(2200 to 0800 hrs)	50 dB $L_{Aeq}(15 \text{ min})$									
(iii) night-time	(2200 to 0800 hrs)	70 dB L_{AFmax}									

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	Rules	Non-compliance status
11.4.3.9	<p>Glare</p> <p>(a) All exterior lighting installed on sites or buildings within the business zone shall be directed away from adjacent sites, roads and public places, except footpath or pedestrian link amenity lighting.</p> <p>(b) No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Business Mixed Use Zone, measured at any point inside the boundary of any adjoining property.</p> <p>(c) No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned Low Density Residential or High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>(d) External building materials shall either:</p> <p>(i) Be coated in colours which have a reflectance value of between 0 and 36%; or</p> <p>(ii) Consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper;</p> <p>Except that:</p> <p>(i) Architectural features, including doors and window frames, may be any colour; and roof colours shall have a reflectance value of between 0 and 20%.</p>	NC

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11.5 Non-Notification of Applications

11.5.1 Except as provided for by the Act, all applications for controlled activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

11.5.2 Except as provided for by the Act, the following restricted discretionary activities (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

- Setbacks and sunlight access – sites adjoining, or separated by a road from, a Residential zone.

11.5.3 Except as provided for by the Act, the following restricted discretionary activities (including those that are a restricted discretionary activity due to breaching certain performance standards) will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons:

- Building Heights between 12m and 20m in the Business Mixed Use Zone in Queenstown.

Business Mixed Use Zone Queenstown



The information provided on Oekho is intended to be general information only. While considerable effort has been made to ensure that the information provided on this site is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this site and data held with in.



Business Mixed Use Zone - Wanaka



The information provided on Oekho is Intended to be general information only. While considerable effort has been made to ensure that the information provided on this site is accurate, ament andotherv.ise adequate in all respects. Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this site and data held within.

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LAKES DISTRICT COUNCIL Scale @A4 paper size - 1:5790

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Map produced by Queenstown Lakes District Council's Oekho GIS viewer

Map date:
13/10/2014



Attachment C – Section 32 Evaluation Report – Queenstown Town Centre

Section 32 Evaluation Report: Queenstown Town Centre

1. Introduction

This report is an evaluation of the proposed provisions relating to the management of effects of development in the Queenstown Town Centre Zone and has been carried under section 32 of the RMA.

2. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act, particularly S.6, provide a framework upon which objectives to achieve the purpose of the Act and provisions to achieve the objectives can be built.

3. Regional Planning Documents

The Regional Policy Statement 1998 ["RPS"] is currently under review. Amendments to this evaluation may be required to accommodate that change. The District Plan must *give effect* to the operative RPS and must *have regard* to any proposed RPS.

The operative RPS contains a number objectives and policies that are relevant to the Town Centre section of the District Plan. These are as follows:

Objectives:

9.4.1 To promote the sustainable management of Otago's built environment in order to:

(a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and

(b) Provide for amenity values, and

(c) Conserve and enhance environmental and landscape quality; and

(d) Recognise and protect heritage values.

9.4.3 To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.

Policies:

9.5.1 To recognise and provide for the relationship Kai Tahu have with the built environment of Otago through considering activities involving papatipu whenua that contribute to the community and cultural development of Kai Tahu.

9.5.2 To promote and encourage efficiency in the development and use of Otago's infrastructure through:

- (a) Encouraging development that maximises the use of existing infrastructure while recognising the need for more appropriate technology; and*
- (b) Promoting co-ordination amongst network utility operators in the provision and maintenance of infrastructure; and*
- (c) Encouraging a reduction in the use of non-renewable resources while promoting the use of renewable resources in the construction, development and use of infrastructure; and*
- (d) Avoiding or mitigating the adverse effects of subdivision, use and development of land on the safety and efficiency of regional infrastructure.*

9.5.3 To promote and encourage the sustainable management of Otago's transport network through:

- (a) Promoting the use of fuel efficient modes of transport; and...*
- (c) Promoting a safer transport system; and...*

9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:

- ...*
- (b) The creation of noise, vibration and dust; and*
- (c) Visual intrusion and a reduction in landscape qualities; and*
- (d) Significant irreversible effects on:*
 - (i) Otago community values; or*
 - (ii) Kai Tahu cultural and spiritual values; or...*
 - (v) Heritage values; or*
 - (vi) amenity values; or...*

9.5.5 To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through:

- (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and*
- (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and*
- (c) Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.*

The proposed Town Centre Zone provisions are consistent with and give effect to the relevant operative RPS provisions.

4. Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the Proposed District Plan are relevant to this assessment:

Goal 1: To develop a prosperous, resilient and sustainable economy

Objective 1: To recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy.

Goal 2: Strategic and integrated management of urban growth

Objective 1: To ensure urban development occurs in a logical manner: to promote a compact and integrated urban form; [...]

Goal 3: A quality built environment taking into account the character of individual communities

Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play

Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people.

Objective 2: To ensure a mix of housing opportunities.

These goals and objectives are met by encouraging quality development and enhancement; avoiding commercial zoning that could undermine the role of the Town Centre; promoting growth in visitor activity and in investment in the Town Centres; and enabling a diverse range of housing options.

Determining the most appropriate methods to resolve the issues highlighted for the Queenstown Town Centre, will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately achieve the purpose of the Act.

As required by s32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate approach in each case.

5. Background documents, projects and consultation

The following Council documents and projects have been undertaken in recent years and have influenced this S 32 evaluation (grouped by issue):

Strategic documents, relevant across the issues:

- Queenstown Town Centre Strategy (2009)
- Queenstown Town Centre Monitoring Report (2012)
- The Town Centre Transitional Zone Plan Change (Plan Change 50)
- The Town Centre Zone review work (commenced 2012)
- Inner Links Queenstown (2014)

Capacity within the Town Centre:

- Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013) hereafter referred to as 'the McDermott Miller report'
- Peer Review of the McDermott Miller report (January 2014) prepared by McDermott Consultants Ltd
- Growth projections (2014)*

Expansions to the Town Centre:

- Queenstown Height Study - Landscape & Urban Design Assessment 2009. Section 32 Town Centre Fringe Report 2013.
- The Town Centre Transitional Zone plan change (plan change 50)

Bulk and location of buildings and quality urban design and built form

- The Inner Links Queenstown Urban Design Context Report (2014)
- The Queenstown Town Centre Character Guidelines (2007)
- Council shading model (2014)

Flood risk in the Queenstown Town Centre

- The Joint Flood Mitigation Strategy (2006).

The management of the Town Centre Waterfront (sub) Zone

- The Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan (1991)
- The Queenstown Bay Waterfront Development Plan (1994)
- The Jetties and Moorings Policy (June 2007)

Noise:

- The Queenstown Town Centre Noise Rules Review (April 2009)

- The Acoustics Report (for) Proposed Plan Change 42- Queenstown Town Centre (July 2011).

There have also been various legislative changes enacted since the District Plan became operative which are relevant and require amendments to the District Plan.

Consultation processes

Considerable consultation has been undertaken in recent years as part of the processes/ documents outlined above. Furthermore, as part of this S 32 evaluation, the following further targeted consultation has been undertaken:

- Consultation with landowners and developers within the Town Centre Zone
- Consultation with the Council's Resource Management Focus Group
- Workshops with elected members

The following further background investigations/ reports were also prepared as an integral part of preparing this S 32 report:

- Queenstown Town Centre Character Guidelines (2014)
- Queenstown Town Centre Shading model (2014)

6. Resource Management Issues

The Operative District Plan anticipates that the Queenstown Town Centre Zone will continue to function as one of the key commercial, retail, and entertainment areas of the district and will continue to be used by both residents and visitors alike. The proposed amendments to the operative provisions considered herein address a number of key issues (detailed below), as well as strengthening the existing policy framework by providing more directive objectives and policies.

The following issues are discussed in turn in this section of the evaluation:

1. Capacity for further development within the Town Centre Zone
2. The form and location of any expansions to the existing Town Centre Zone
3. Intensification and the appropriate height, bulk, and location of buildings
4. Quality urban design and built form
5. Flood Risk in the Queenstown Town Centre
6. Management of the interface between the Town Centre and lakefront
7. Noise issues and acoustic insulation
8. The need for integrated landuse and transport planning

Issue 1 - Capacity for further development within the Town Centre Zone

Work has been commissioned recently by the Council to better understand the supply and demand for employment land and the projected growth in residents, visitors, and dwellings (as outlined in Section 5 above). Relevantly, this work provides an up-to-date picture of:

- Existing and projected growth in residential, visitor accommodation, dwelling and employment numbers;
- The ability for the existing Town Centre Zone to realistically meet this demand; and
- The transportation upgrades necessary to cope with predicted growth in and around the Town Centre.

The McDermott Miller report concludes that the supply of vacant Queenstown Town Centre land is effectively exhausted and recommends that the Queenstown Town Centre Zone must either expand or be intensified in order to discourage activities to locate elsewhere. It states that if this were to happen it would be a serious constraint to achieving tourism-driven growth if it is not addressed.

The report goes on to say that such growth requires intensification of the tourism industry and its concentration in an (expanded) Queenstown Town Centre. It states that expansion of the Queenstown Town Centre Zone will relieve pressure on land values in the Queenstown Town Centre

and ensure that high value commercial activities can remain in the Town Centre rather than locate elsewhere.

In terms of the employment structure, the 'accommodation and food, services, arts, and recreation', and 'education and training' sectors grew the most over the four years to February 2012 while construction fell, and most office-based jobs either grew modestly or contracted.¹ This indicates that there will be continued demand for tourism-related retail and other tourism-related industry; both of which will for a long time to come need to be located in the Town Centre in order to succeed. It also indicates that it would be appropriate for the District Plan to enable education and training facilities in and around the Town Centre in order to meet continued demand in that sector but that providing for extensive growth in office space may be unnecessary. However, that is not to say that there is any downside to enabling such office uses but simply that there may not be a demand for it in the forthcoming future.

These conclusions are essentially endorsed by the peer review of that report, albeit that the peer review questions how realistic the higher growth scenarios are and considers that development in Frankton poses less of a risk to the Town Centre than the McDermott Miller report suggests. It is also noted that consultation with the development community as part of this S 32 evaluation confirms that it is the ground floor retail space within the Town Centre that is the scarce resource but that there is still available above ground floor space and ample capacity for additional levels to be added, if this proves feasible.

Issue 2 - The form and location of any expansions to the existing Town Centre Zone

Work has been undertaken in recent years by the Council to better understand the issues and options around potential rezoning of land on the fringe of the Town Centre, what form it should take, and where it could be located (refer section 9.0 of this report). This option has been further considered in this S 32 evaluation.

Specific issues and opportunities related to the matter of expansion include:

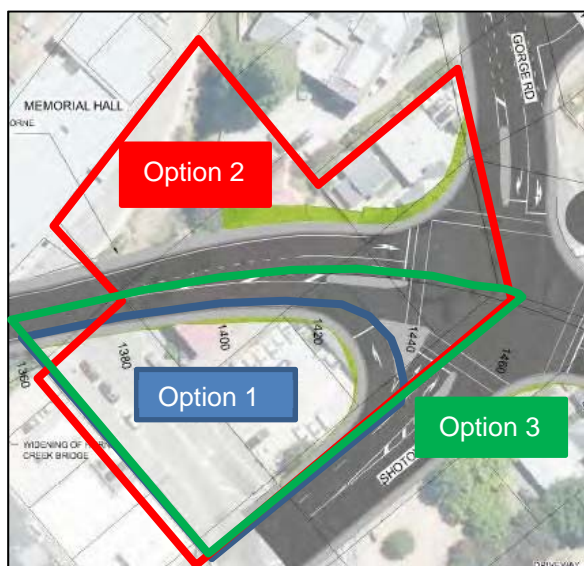
- There is ongoing demand to locate non-residential activities within the High Density Residential Zone around the Town Centre and as a result, the character of certain peripheral areas (mainly the Man/ Isle St area) is changing through incremental and potentially inconsistent resource consent decisions.
- The potential incompatibility between noise generated in the Town Centre and the desire to maintain reasonable amenity levels in the High Density Residential Zone, suggesting a transitional commercial zone may provide a good buffer between the two.
- The fact that land use needs to provide an appropriate interface with the Inner Link Road
- The effect on walkability of the Town Centre, as a whole, if it were to expand outwards.
- Commercial and community uses such as community facilities, (private sector) education, and affordable office space are moving out to Frankton and other areas due to a lack of competitively priced, comparable leases in and around the Town Centre, which threatens the ability of the Town Centre to remain relevant to the local population.

Relevantly, Plan Change 50 provides important context to this issue. This proposes that an area of land extending from the existing Town Centre to (and including) the Lakeview site, the cemetery and to Lake Street be rezoned as a subzone of the Town Centre. This Section 32 evaluation does not provide any analysis of that proposed expansion other than to comment that this expansion effectively addresses the concerns of supply raised in the McDermott Miller report. Rather, given the context of plan change 50, this report evaluates the appropriateness of re-zoning *other* parts of the High Density Residential Zone to some form of Town Centre or transitional Town Centre Zone.

In this respect, there are three decisions that need to be made; whether more Town Centre zoned land is appropriate; if so, where this zoning should be located; and what zone provisions should be applied. The evaluation of these three decisions is included in Section 9.0 of this report and the following plans are provided to illustrate the various expansion options discussed in that section.



The following map illustrates the various options discussed in regards to determining a boundary for the rezoning of the block at the Gorge/ Henry/ Shotover Street intersection:



Issue 3 - The appropriate bulk and location of buildings in the Town Centre

This evaluation has been informed in part by the Queenstown Strategy 2009, Queenstown Town Centre Character Guidelines (2007), the Inner Links urban design context report (2014), the District Plan monitoring report (2012), consultation with the Council's Urban Design Panel (in 2012) and the development community, and by the Council's shading model and updated Character Guidelines (2014); both, produced as part of this s 32 evaluation.

The building coverage and height rules (including the recession plane requirements) are the most frequently breached performance standards yet are routinely approved on a non-notified basis. This raises the question whether these rules are overly onerous and inefficient and could be simplified and relaxed in order to enable more efficient land use and better design while ensuring key amenity values and character attributes are preserved. Similarly, whether the various setback rules are appropriate needs to be investigated.

Ironically many of those buildings that were granted consent to breach the rules actually achieve the District Plan objectives around quality design and many of those that meet the rules (or *almost* meet the rules) have done so to the detriment of design (e.g. unarticulated rooflines and roofscapes, plant protruding through the height plane, low ceiling to floor heights, and rooflines following the recession plane). This raises the question whether these rules could be amended to encourage better design. When considering height, it is noted that proposed Plan Change 50 proposes a maximum height of 12 m plus a 2 m roof bonus for the Man/ Isle/Hey/ Camp block with an allowance for sites that meet certain criteria to go up to 15.5 m.

Issue 4 - Quality urban design and built form

The quality of overall urban design in the Queenstown Town Centre is a significant issue in terms of the centre retaining its appeal to residents and visitors alike and continue to prosper economically as an integral part of the community and a 'must see' destination. More specifically, the issues relate to:

- Whether the existing controlled activity status is sufficient to ensure quality built form
- Whether pedestrian links are appropriately encouraged and protected
- Whether key character attributes are appropriately protected
- Whether the edge of the proposed Inner Link will be of an appropriate character and of high urban design quality.

Issue 5 - Flood Risk in the Queenstown Town Centre

The Council's Flood Mitigation Strategy (2006) determined that, rather than construct physical works to control flooding the council would help the community manage the flood risk. Relevantly, it determined that the Council would:

- Enforce the minimum building floor levels specified in the Proposed District Plan;
- Encourage² developers to adopt higher levels (i.e. 312.8 masl) where the effect on amenity and mobility and streetscape is not adverse;
- Encourage flood proof building design and construction³.

While much of the Queenstown Town Centre is flood prone, raising floor levels will often result in significant adverse effects on the streetscape due to height differences between the road level, the footpath and floor levels and issues of disabled access, etc. As such, the decision needs to be made whether the District Plan should attempt to avoid the flooding of premises or mitigate flooding in order to meet the purpose of the Act.

Issue 6 - Management of the interface between the Town Centre and lakefront

The Queenstown Bay is an important part of the Town Centre and it is important to ensure that the level of development and activity allowed in that area will contribute to achieving the objectives of the Town Centre. The key issue for consideration is whether the suite of rules strikes an appropriate balance between enabling commercial activity and vibrancy in the waterfront area while preserving its character and the views and sense of place that contributes to the Town Centre as a whole.

Issue 7 - Noise issues and the need to achieve vibrancy and a mix of activities within and around the Town Centre

In summary, the specific issues are that:

- The District Plan sends 'mixed messages' that the Town Centre should be a mixed use area and late night trading enables bars to stay open until 4 am in the Queenstown Town Centre yet the rules essentially don't enable outdoor dining or drinking after 10 pm.
- Such outdoor activity is an integral part of the Queenstown atmosphere and its vibrancy
- Conflict and complaints from noise are ongoing potentially in part because there is no obligation for sensitive uses (such as visitor accommodation and residential units) to be acoustically insulated and that the current rules create an unrealistically low expectation of noise levels will be in the Town Centre.

In recent years and as part of this District Plan review, the Council has commissioned specialist advice and undertaken extensive community consultation (as outlined in section 5.0 above) on the issue and options. As well as the advice contained in the reports from URS undertaken in 2009 and 2012, further advice was obtained from Dr Stephen Chiles of Chiles Limited as part of this S 32 process.

Issue 8 - Landuse and transportation planning

This is acknowledged as a fundamental component of the District Plan review. There are numerous issues related to transportation in and around the Town Centre, including parking; the future roading hierarchy within the Town Centre; and the relative priorities of pedestrians and vehicles in the Town Centre. While some transport-related matters are considered in this report in the context of the key issues outlined above, it is noted that many will, instead, be considered in the Section 32 report for Section 14 (transportation) of the District Plan.

7. Scale and Significance Evaluation

The level of detail of this evaluation is relative to the scale and significance of the implementation of the proposed provisions in the Town Centres chapter. In making this assessment, regard has been had to whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g. Tangata Whenua.

² Through Section 71 of the Building Act and 106 of the RMA

³ Learning to Live with Flooding: A Flood Risk Management Strategy for the communities of Lakes Wakatipu and Wanaka, Pg7

- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

In summary, the provisions are considered significant from an environmental, economic, and social perspective.

8. Evaluation of proposed Objectives S32 (1)(a)

The purpose of the Act is to promote the sustainable management of natural and physical resources⁴. Section 32(1)(a) requires an evaluation of the extent to which the proposed objectives are the most appropriate way of achieving the purpose of the Act.

The proposed objectives are as follows:

Objective 1 - 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.

Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values, and sense of place.

Objective 3 – A vibrant town centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.

Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents.

Objective 5 - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors.

Together the suite of proposed Town Centre Zone objectives is considered appropriate. In particular:

- Retaining the Town Centre as a key hub of commercial uses and employment and enabling efficient use of the land will ensure efficient use of existing infrastructure and enable people to provide for their economic wellbeing
- Retaining the town's mixed use character (i.e. including a diverse range of commercial uses) will ensure its resilience and flexibility into the future and, hence enable economic wellbeing and the efficient use of resources.
- Remaining relevant to residents as well as visitors means the Town Centre will contribute to the enjoyment and social wellbeing of both these important sectors of the community.
- The emphasis on high quality urban design within the Town Centre (including maintaining its human scale, access to sunlight, quality public spaces, and unique character) will ensure it will remain a desirable destination and competitive with other commercial centres in the district and beyond.
- Maintaining a reasonable level of residential amenity will ensure the benefits of mixed use and walkability are retained.
- Retaining the compact nature of the Town Centre will encourage efficient use of land within the Town Centre and only limited outward growth will provide for the future generations to enjoy the

⁴ Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

high amenity, pedestrian focused character of the Town Centre and will retain the non-commercial character of surrounding residential neighbourhoods.

- The objectives acknowledges that limits must be placed on town centre activities to enable a mix of uses to occur without any one use being inappropriately compromised by the effects of another.
- Acknowledges the important role that public streets and spaces play in creating an attractive and easily navigable town centre. The town centre is relatively flat and very accessible on foot, however currently most people visiting the centre will arrive in a vehicle. A balance must be struck between providing convenience for vehicles, and levels of safety expected by pedestrians.
- The objectives are consistent with Goals 1, 2, and 3 of the draft Strategic Directions chapter.
- The objectives give effect to the RPS (objectives 9.4.1. 9.4.2 and 9.4.3 and policies 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5).

In summary, enabling the Queenstown Town Centre to continue to develop as a vibrant hub that offers a range of activities is crucial to its economic viability, and significantly contributes to the overall resilience of the community. Equally, applying appropriate limits on town centre activities enables appropriate levels of amenity to be enjoyed both within the town centre and in nearby residential zones.

9. Evaluation of the proposed provisions pursuant to S 32(1)(b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation.

Evaluation relating to issue 1 - Town Centre capacity and the feasibility of developing as a truly mixed use centre	
Relevant Objectives	
<p><i>Objective 1: 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.</i></p> <p><i>Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.1.1, 10.3.1.2) (10.3.4.1, 10.3.4.2, 10,3,4,3)</p> <p>These relate to:</p> <ul style="list-style-type: none"> • Enabling Increases in height provided amenity not adversely affected and/ or is enhanced; • Providing affordable development opportunities on the edge; • Remaining compact and walkable • Becoming increasingly focused on the pedestrian and cyclist and public transport user <p>Rules: (10.3.6) (10.3.8.2, 10.3.8.3, 10.3.8.11, 10.3.8.12) (Planning maps 35 and 36).</p> <p>The rules and new zone boundaries</p>	<p>Effectiveness: The proposed provisions will be effective at achieving the objectives in that enabling more development within a slightly expanded Town Centre will increase land supply/ development capacity (albeit slightly) and hence contribute to improving the feasibility for a range for commercial activity to feasibly remain/ choose to locate within the Town Centre Zone. At the same time, the modest, logical, and defensible extent of the expansion will ensure the Town Centre remains compact and accessible.</p> <p>Benefits</p> <p><i>Environmental</i></p> <ul style="list-style-type: none"> • The modest expansion and intensification proposed will retain its compact, walkable character and help to ensure this into the future. <p><i>Economic</i></p> <ul style="list-style-type: none"> • While the economics of building upper floors may currently be challenging (relative to similar offerings in Frankton, for example), the provisions enable higher buildings in the future within environmental constraints. This modest increase in capacity, together with the zone expansions, should improve the feasibility of redevelopment and provide more affordable options for businesses wishing to remain/ locate in the Town Centre. • Supplying more capacity in the Town Centre will support the continued growth of a tourism-led economy; recognising that the Town Centre is the hub for this sector. <p><i>Social</i></p> <ul style="list-style-type: none"> • Enabling more business and office space in the Town Centre will help to retain the local, mixed use character and vibrancy that brings to the Town Centre, guarding against it becoming simply a tourist-town of little relevance to the local community.

<p>enable a modest increase in capacity through:</p> <ul style="list-style-type: none"> • Expansion within the proposed stages 1 and 2 of the Inner Link Road; and • Intensification (though increasing height, coverage, and relaxing recession planes in certain areas). 	<p>Costs</p> <p><i>Environmental costs</i></p> <ul style="list-style-type: none"> • The provisions enable a higher built form, which some could consider will affect the human scale of the Town Centre, even within the environmental constraints/ criteria of the provisions. <p><i>Economic costs</i></p> <ul style="list-style-type: none"> • There are costs associated with developing beyond 2 stories which generally make such development unable to compete with Frankton in the current climate. Therefore, this additional capacity may only eventuate in isolated cases and therefore cannot be relied on to, in fact, increase capacity. <p><i>Social costs</i></p> <ul style="list-style-type: none"> • Those residential areas adjacent to the new transitional areas / expanded Town Centre areas will be subject to a change in character (e.g. those living on the uphill side of the Melbourne St extension will be opposite mixed use, rather than residential development). <p>Efficiency (immediately and/or over time). Refer to the more detailed evaluations in relation to expansion and intensification.</p>
<p>Options less appropriate to achieve the objectives and policies:</p>	
<p>Option 1 - Status quo - To not provide additional capacity within and around the Queenstown Town Centre</p>	<p>Appropriateness: Assuming plan change 50 becomes operative generally in the form proposed then, from purely a capacity perspective, it is not essential that further intensification or expansion is enabled. However, in terms of helping the feasibility of redevelopment within the Town Centre, enabling intensification of the existing built area and minor expansion of the zone is appropriate. To not increase capacity would not be effective at promoting a vibrant and economically prosperous Town Centre. While the scale of any additional capacity needs to be carefully considered (in terms of transportation capacity and amenity values) it is considered inappropriate to retain the current boundaries and bulk and location rules.</p>
<p>Option 2 - To provide extensive additional capacity through both intensification and expansion, unconstrained by concerns regarding amenity etc.</p>	<p>Appropriateness: This would be inappropriate as, if less regard were had for shading, character and amenity effects, then the very character attributes and amenity values that make the Town Centre unique, attractive and give it its competitive advantage (over other centres) would be compromised.</p>

Evaluation relating to Issue 2 - Expansion Options	
Relevant objectives	
<p><i>Objective 1 - 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.</i></p> <p><i>Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values, and sense of place</i></p> <p><i>Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.1.2, 10.3.2.9, 10.3.4.1, 10.3.4.2, 10.3.4.3, 10.3.4.5,)</p> <p>These relate to:</p> <ul style="list-style-type: none"> • Providing affordable development opportunities on the edge of the Town Centre; • The Town Centre remaining compact and walkable by avoiding expansion beyond the zone • Becoming increasingly focused on the pedestrian and cyclist and public transport user including restricting carparks predominantly to the periphery of the Town Centre. • Requiring the Town Centre Transition Subzone to be 	<p>Effectiveness:</p> <p>The expansions will be effective at achieving the objectives in that enabling more development within a slightly expanded Town Centre, which will help to encourage more commercial activity to remain/ locate within the Town Centre Zone. That said, given that plan change 50 proposes to add significant areas of additional land to the Town Centre Zone the expansions proposed in this review are not required (and will have little effect) on overall supply and the feasibility of developing and leasing Town Centre land. Rather, it is the urban design benefits and creation of a legible and defensible town centre boundary that are most effectively achieved through the proposed expansions.</p> <p>These minor expansions will not adversely adverse effect the walkability of the Town Centre or the supply of High Density Residential and visitor accommodation capacity close proximity of the Town Centre.</p> <p>Benefits</p> <p><i>Environmental benefits</i></p> <ul style="list-style-type: none"> • The re-zoning will help to mitigate the effects of Town Centre noise on adjacent residential areas as they will provide an additional buffer area between the two. • Re-zoning all that land within stages 1 and 2 of the Inner Link road will create a clear and defensible commercial edge to the town which will, in the future, reaffirm the Inner Link road as a boundary. • The re-zoning will encourage more 'urban'/ commercial built form along the future Inner Link road,

<p>comprehensively planned and of high quality.</p> <p>Rules:</p> <p>10.3.7.7) (10.3.8.2, 10.3.8.9, 10.3.8.10, 10.2.8.11, 10.3.8.12, 10.3.8.14) (Planning Maps 36 and 36).</p> <p>These rules have the effect of :</p> <ul style="list-style-type: none"> Applying a newly created Town Centre Transition Subzone over the following areas (planning maps 35 and 36): <ul style="list-style-type: none"> a) The 5 lots north of Designation 215 (Ballarat St carpark) and extending to the centre line of the proposed Inner Link road (approximately 2,600m² of developable area). b) The area between and including most of the east-west part of Memorial Street and the southern boundary of the centre line of the proposed Inner Link road (approximately 2,000m² of developable area). Applying the same proposed Town Centre rules over the Town Centre Transition Subzone except that the subzone will be subject to specific rules relating to a) sale of liquor; b) noise, and c) coverage/ masterplanning in order to better maintain amenity and better achieve quality 	<p>which is less likely to be sensitive to traffic and adjacent bar noise than residential and visitor accommodation and more likely to provide an attractive, active front to the street.</p> <ul style="list-style-type: none"> A specific height rule for the Ballarat Street carpark block will ensure that residential views are not blocked. <p><i>Economic benefits</i></p> <ul style="list-style-type: none"> Rezoning the small area of land adjacent to the Ballarat Street carpark will enable more economical redevelopment of the site, as a whole (rather than a split zone). Maximising the value of the small (2,000m²) area on the south-west corner of the Gorge/ Henry intersection will improve the viability of a quality building on this all-important gateway corner site. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> Enabling more commercial space in the Town Centre, including currently scarce ground floor retail space, will help to retain a mix of retail types, which will continue to be relevant to the local community. <p>Costs</p> <p><i>Environmental costs</i></p> <ul style="list-style-type: none"> Re-zoning High Density Residential Zoned land to Town Centre may reduce the capacity for new visitor accommodation and residential units within walking distance of the Town Centre; an element that is fundamental to achieving a pedestrian-orientated centre. While the minor extent of the re-zoning (i.e. less than 0.5 ha) means this will be insignificant, this displacement could be a significant adverse effect if the expansion were of a greater scale. Re-zoning to Town Centre zoning means onsite carparking will not be required, which may put additional pressure on on-street parking in the event that residential or visitor accommodation occurs on those sites. <p><i>Social costs</i></p> <ul style="list-style-type: none"> Those residential areas on the uphill side of the Melbourne St extension will be opposite mixed use, rather than residential development. However, any effect on those properties' residential character is likely to be minor in that the Inner Link road will, itself, result in a change in character; those properties are elevated well above the site proposed to be re-zoned; and the provisions will not allow noisy night time activities given its close proximity to residential land. <p>Efficiency (immediately and/or over time).</p> <ul style="list-style-type: none"> Re-zoning the land to enable higher value, higher density, and more flexible land uses will enable more efficient use of the land.
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<p>comprehensive developments. Refer the other evaluations for a specific assessment of these rules.</p> <p>Refer to Appendix 1 of this report for a plan of the proposed extension areas.</p>	<ul style="list-style-type: none"> Rezoning these two areas will avoid resource consent applications for non-complying (commercial) activities on those sites, which would otherwise be likely to occur. This represents a cost saving for the applicant.
Options less appropriate to achieve the objectives and policies:	
<p>Option 1 - Status quo - Rely solely on the new zoning proposed through plan change 50 and not provide additional capacity within and around the Queenstown Town Centre</p>	<p>Appropriateness: This option would be appropriate in terms of providing sufficient Town Centre land and improving the feasibility of development and a wider range of commercial uses. However, it would not produce a clear Town Centre edge on the eastern side of the Town Centre in a manner that will avoid further commercial expansion beyond the Inner Link road. Neither would it encourage quality development at the Gorge Road/ Henry Street intersection.</p>
<p>Option 2 - More extensive expansion to include the following areas:</p> <ol style="list-style-type: none"> 1. The Gorge Rd area bound by the Recreation ground and including only those sites south of and including the existing Council building; and/ or 2. The Gorge Rd area bound by the Recreation ground and Boundary Street; and/or 3. The Gorge Rd area bound by the Recreation ground and Robins Rd; and/ or 4. The Gorge Rd area as outlined above plus the Robins Rd triangle. 	<p>Appropriateness: This option would be inappropriate as:</p> <ul style="list-style-type: none"> This would significantly expand the Town Centre, which would affect its walkability and compactness and may serve as a disincentive for redevelopment (including upward intensification) of the core of the Town Centre. The scale of such extensions would reduce the supply of High Density Residential land significantly. While there are some discrete 'out of zone' uses within these areas (e.g. education and office space on Robins Road) these areas are largely developed in accordance with the High Density Residential zoning (i.e. for visitor accommodation or units) or the designation (e.g. the Council building and carpark). Any redevelopment of the Council site, for instance, can occur in accordance with the designation regardless of the underlying zoning and can be varied to include more land to the south in order to abut the Inner Link if desired. The Robins Road triangle is not suited to retail or to office use in that it is not well connected; is not adjacent to the existing Town Centre; and provides an important supply of highly accessible and relatively affordable High Density Residential land.

<p>In terms of the zoning to be applied, the alternative options are:</p> <ol style="list-style-type: none"> 1. Create a new Town Centre Transitional Zone only on these 2 sites 2. Apply the existing Town Centre Transitional Zone (currently on Man Street) or a variation thereof 3. Apply the existing commercial precinct overlay with an underlying zoning of High Density Residential. 	<p>Appropriateness:</p> <p>None of these options are considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The expansion areas are very small and do not warrant a specific zone • The existing Town Centre Transition Zone is very site specific and not particularly applicable. • The commercial precinct overlay rules do not address the key issues or achieve the proposed objectives and would enable only a limited range of commercial and community uses. It would need substantial amendments to be appropriate.
<p>Evaluation relating to Issue 3 - Intensification and the bulk and location of buildings</p>	
<p>Relevant Objectives</p>	
<p><i>Objective 1: 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.</i></p> <p><i>Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values, and sense of place</i></p>	
<p>Most appropriate provision(s) to achieve the objectives</p>	<p>Effectiveness and Efficiency</p>
<p>Policies: (10.3.1.1, 10.3.2.1, 10.3.2.2, 10.3.2.3, 10.3.2.4, 10.3.2.5)</p> <p>These relate to:</p> <ul style="list-style-type: none"> • Enabling intensification through coverage height rules • Requiring development in the Special Character Area (SCA) to be consistent with the guidelines 	<p>Effectiveness:</p> <p>The amended height rules will be effective at:</p> <ul style="list-style-type: none"> • Enabling more adaptive buildings to be erected (as more spacious floor-floor heights are enabled in many areas), therefore enabling a greater mix of uses into the future, and • Improving design through more flexible height limits. • Encouraging more 4 storey buildings in Height Precincts 1 and 2 may enable more efficient landuse. • Recognising that 48-50 Beach Street is a key development site, which has existing use rights by generally aligning the provisions with those rights in order to encourage redevelopment and a higher quality outcome than currently exists.

<ul style="list-style-type: none"> • Preserving amenity • Enabling additional height where appropriate; where there is a net benefit to be gained. • The protection and enhancement of the SCA <p>Rules: (10.3.6) (10.3.8.2, 10.3.8.3, 10.3.8.4, 10.3.8.11, 10.3.8.12) (Building height precinct map)</p> <p>These rules have the effect of:</p> <ul style="list-style-type: none"> • Imposing a range of heights (from 8 m - 14 m and recession planes ranging from no requirement to a 30° plane commencing at 6.5 m on Beach Street). The heights are based on retaining character and on retaining sunlight into public spaces and footpaths on the southern side of roads (the emphasis being on the lunchtime period in the winter months, with particular regard had to the most pedestrian oriented streets in the Town Centre). • Imposing site-specific height rules for areas on elevated areas on the edge of the Town Centre in order to ensure that views from residential zones are not affected by additional height. • Imposing a specific height rule for 48-50 Beach street to 	<p>The amended coverage rules will be effective at:</p> <ul style="list-style-type: none"> • Enabling more efficient landuse, thereby a) improving the financial viability of development/ leases, and maximising ground floor development within the Town Centre and thus deferring/ discouraging the outward spread of the Town Centre. • Encouraging developments to be built up to the street, thereby creating a strong edge to the street, which has urban design and crime prevention benefits. <p>Retaining the setback rules on Beach Street will be effective at retaining and enhancing the width of the road corridor, which will result in improved urban design outcomes.</p> <p>Benefits</p> <p><i>Environmental benefits</i></p> <ul style="list-style-type: none"> • The height rules will encourage improved designs and more variety in rooflines, roofscapes, and facades - particularly in Precincts 1 and 2, while still retaining reasonable levels of sunlight into streets and public spaces; preserving the key character attributes throughout the Town Centre and particularly in the SCA; and requiring public benefits and design excellence in lieu of additional height granted. • Removing the coverage rules will result in: <ul style="list-style-type: none"> ○ More compact development, thereby improving the walkability of the Town Centre ○ Less unused 'lost space' which can degrade the quality of a town ○ Less entrapment areas from not having buildings setback and forth along the street edge. ○ Reliance on requirements for outdoor storage, the protection of existing pedestrian links, and for setbacks on Beach St as a more focused and effective way of achieving the necessary open space in the locations it is needed. • Requiring structure planning and imposing a maximum coverage rule on new comprehensive developments will encourage the incorporation of open spaces and/ or links which positively contribute to the overall quality of the Town Centre. • The building setbacks required on Beach Street will enable the footpaths to be further widened and/ or encourage onsite outdoor dining and will retain/ enhance sunlight access to the south side of the street. This is the narrowest street in Queenstown, is a pedestrian-oriented street, already has a character typified by staggered frontages, and currently struggles to receive good sunlight in winter. As such, the potential improvements to the pedestrian environment are will outweigh any adverse effects from imposing a setback. • No longer requiring a nil setback within SCA (precinct 1) enables situations where a setback maybe appropriate to occur where appropriate (such as to provide outdoor dining/ seating/ entertainment or
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<p>acknowledge the existing use rights.</p> <ul style="list-style-type: none"> • Removing the nil setback rule within precinct 1 and retain the minimum 0.8 and 1.0 m setback requirements on Beach Street • Relying on the design guidelines to determine, in certain instances, whether any proposed setback is appropriate. • Imposing a maximum coverage of 75% within the new Town Centre Transition Subzone and for any application for the development of a site(s) greater than 1,800m² and remove all other coverage rules (noting that a waste storage rule will be imposed to ensure this is addressed). <p>Refer to Appendix 2 of this report for a plan of the various height precincts.</p>	<p>where the front portion is proposed to become part of the public footpath via an access easement in gross) . The design guidelines can provide adequate and effective assistance to planners/ decision-makers to determine whether a proposed setback on a particular site is appropriate though the discretionary design control resource consent process.</p> <ul style="list-style-type: none"> • Enabling the site at 48-50 Beach Street to be redeveloped generally to its existing height will encourage a new building that better relates to the adjacent park and waterfront and the quality of which will be determined via the discretionary design control provisions. This is likely to result in a higher quality development than one which is enabled under S 10 of the Act. <p><i>Economic benefits</i></p> <ul style="list-style-type: none"> • The height rules will result in more efficient use of the land (through increased GFA/ volume) and, in most cases, will avoid the costs and uncertainty of a non-complying consent process. • Because approximately 1/3 of ownerships within the central Shotover Block (height precinct 2) run through from Shotover Street to upper Beach Street, by enabling a 14 m building height on Shotover Street, this will help to offset the low development potential on the adjoining Beach Street properties, while resulting in only de minimus additional shading (on Rees street). • With regard to the site at 48-50 Beach Street, the ability to redevelop the site without the restrictions imposed by S 10 of the Act (regarding character, intensity, and scale) is likely to enable the site to be developed more efficiently to meet today's market. • The coverage rules will: <ul style="list-style-type: none"> ○ Result in more efficient land use, which should make developments more viable and leases more affordable and more competitive with other commercial areas. This will facilitate a wider range of commercial uses being able to establish/ remain in the Town Centre which has economic benefits in terms of efficient use of infrastructure, etc. ○ Enable dining on the public realm (as opposed to onsite) means buildings are more flexible to changes in use (from dining to retail for example) in that they do not have unusable open space on site. ○ Retain open space and providing pedestrian links, etc. on large comprehensive sites, meaning that more retail frontage is created which has a higher value/ yield. • Having no specific setback rule other than in Beach Street (where it is considered justified) enables efficient use of private land for built form. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> • Together, the bulk and location rules will provide flexibility to achieve good design; retain access to sunlight; and encourage a viable and economic use of the footpath for dining which, in turn,
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	<p>improves the overall affordability of leases to the entertainment sector. All of these have social benefits.</p> <p>Costs</p> <p><i>Environmental costs</i></p> <ul style="list-style-type: none"> • A slight increase in shading of the footpath at lunchtime during the winter months will result on Stanley, Shotover, and Beach Streets (and very slightly on Rees Street) when compared with the current rules/ built environment (whichever is the worst). • The setback rules on Beach Street may result in entrapment areas while redevelopment occurs as buildings will be staggered back and forth along the street edge until they have all been setback in accordance with the rules. NB: On the north side (at least) almost all buildings already seem to be set back. • There is a small possibility that, without requiring a nil setback in precinct 1, some buildings may be set back which may jeopardise the active edge being sought in this area. However, drivers to make efficient use of the land suggest that voluntary provision of a setback would be very rare. • With regard to the site at 48-50 Beach street, the proposed provisions will enable the continuation of a high building on the waterfront, which will be inconsistent with others along the waters' edge but, assuming existing use rights can be claimed, then this is likely to be the case in any event, even without more liberal rules for the site. <p><i>Economic costs</i></p> <ul style="list-style-type: none"> • Other than on the southern side of the central block of Shotover Street, the proposed height does not enable 5 storeys, as of right and so; increases in capacity/ GFA are limited. • The cost of building upper floors is high (and the return relatively low), thus limiting increases in development returns from building additional floors. However this issue may change over time. • Imposing a maximum coverage rule on larger development sites may be considered inefficient. However, unless these sites are developed in a quality manner then they are unlikely to be commercially successful. • The setback rules for Beach Street do not enable the sites to be fully developed with built form, which is an inefficient use of land. <p><i>Social costs</i></p> <p>Together, the height, setback, and coverage rules will result in some minor intensification and increase in scale of the Town Centre, which some may consider to be a change in character and reduction in appeal. However, the reality is that the amended rules essentially reflect or enable the same or similar</p>
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	<p>GFA and scale that has been approved for recent developments but without the need for a non-complying resource consent process.</p> <p>Efficiency (immediately and/or over time). The biggest effect of the proposed bulk and location rules relates to their efficiency and the avoidance of non-complying resource consents for developments that breach coverage (when there is almost always no reason not to cover almost the entire site) for buildings which exceed the height or breach the recession plane (when very often it is only in order to improve building design).</p>
Options less appropriate to achieve the objectives and policies	
Option 1 - Status quo.	<p>Appropriateness: This option is not considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • It is not considered appropriate to retain the 12 m maximum/ recession plane commencing at 10m height rule in Precincts 1 and 2 as it is not warranted in this location for shading or character reasons and encourages (with no ability to decline) flat roofed built form with little or no articulation of either the façade or the roofscape. It also necessitates either an angled roof form from the 10 m point or the 4th floor stepped back and/ or foregoing a 4th floor. While the recessed 4th floor could arguably have merit in terms of human scale and is not necessarily a poor design outcome, too many buildings responding to the rules in this manner would result, overall, in a poor urban design outcome. This rule also forces low floor to ceiling heights in order to achieve 4 storeys, resulting in poor internal retail, office, and living spaces and limited re-use. • The coverage rules result in 'lost spaces', potential entrapment areas, inefficient landuse, or, if breached, inefficient resource consent processes and uncertainty for developers resulting from inconsistent decision-making in terms of the reasons cited for allowing breaches. It is considered that on large sites, these negatives are largely non-existent due to the comprehensive nature of the development and the benefits to be gained by requiring that not all the site is covered in built form (as outlined above) justify the reduction in GFA. • Retaining building heights in those parts of the SCA which have already been built in excess of those rules would not acknowledge consents granted. • Retaining the 6m recession plane on north Beach Street may stifle well designed 2 storey built form and encourage single storey buildings out of scale with those on the opposite side of the road. • For the reasons outlined above it is appropriate to retain the setback on Beach Street. • With regard to the site at 48-50 Beach Street, retaining the 8 m height restriction means the landowner will rely on Part 10 of the Act to redevelop and this may restrict the internal use, design, bulk and location decisions and result in a sub-standard outcome.

<p>Option 2 - Identify the specific sites where a minimum coverage rule is appropriate. For example; corner sites where it may be appropriate to set the building back from the corner; the sunny side of streets where outdoor dining is most likely to occur; or where pedestrian links may be desirable.</p>	<p>Appropriateness: This option is not considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • On most corners there is no obvious issue or need to set buildings back in order to enable better visibility for vehicles or pedestrians or any clear need to enable better pedestrian circulation at these points. In fact, the opening up of corners could well have an adverse effect in terms of traffic and pedestrian safety as cars would no longer be encouraged to slow down to obtain views. The potential exception to this is the Alpine Supermarket site, which certainly could benefit from being set back further. • While retaining the coverage rule specifically on sites on the south side of the street would provide an incentive for bars and restaurants to provide some outdoor space onsite, such built form is inflexible to other uses into the future and therefore may be inefficient either in terms of building adaptability or in terms of having to obtain resource consent for buildings which are not bars or restaurants. Even if this were considered desirable a setback would be a more appropriate method than a coverage rule. • The issue of pedestrian links is better dealt with by identifying the links themselves (as per the operative District Plan) and through policies encouraging them to be provided where they are beneficial to the overall network, rather than through a coverage rule.
<p>Option 3 - Adding setback requirements on other streets within the Town Centre</p>	<p>Appropriateness: This option is not considered appropriate because, other than Beach Street the other roads within the Town Centre are generally considered wide enough to enable good sunlight access into them and to enable good pedestrian flow and reasonable vehicle access. Given the objectives and policies regarding pedestrian priority within the town, there is no directive to facilitate or encourage any greater vehicle access into the Town Centre. As such there is considered no need to either widen footpaths or streets in the Town Centre. Refer also to the discussion above in relation to coverage.</p>
<p>Option 4 - Retain the current building coverage rules but clarify, through policies and assessment matters, the purpose of the rule and provide guidance as to when it is appropriate to approve a breach.</p>	<p>Appropriateness: This option is not considered appropriate as it still requires a case by case assessment of whether a lesser coverage is appropriate and this is considered unnecessary and inefficient.</p>
<p>Option 5 - More significantly increase heights on the north side of Beach St (beyond the additional 0.5m recommended) and/ or steepen the</p>	<p>Appropriateness: This option was considered in an attempt to help achieve various objectives by providing for further intensification, encouraging redevelopment, and enabling a variation of 2 storey built form along the street. It is not considered appropriate however as modelling reveals that the additional shading during</p>

recession plane angle.	<p>the lunchtime peak in the winter months of May, June, and July from any of the following options would be unacceptable:</p> <ul style="list-style-type: none"> • Increasing the recession plane to commence 7m above ground &/ or • Increasing the angle of the recession plane to 45° or • Reducing the angle of the recession plane to 20° (generally consistent with the winter sun angle) and combining this with a higher façade height.
Evaluation relating to Issue 4 - Quality urban design and built form	
Relevant objectives:	
<p><i>Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town’s character, heritage values, and sense of place</i></p> <p><i>Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents</i></p> <p><i>Objective 6 - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors.</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.2.1, 10.3.2.2, 10.3.2.6, 10.3.2.7, 10.3.2.9 and 10.3.4.1, 10.3.4.2, 10.3.4.3, 10.3.4.4, 10.3.4.5)</p> <p>These relate to maintaining/ enhancing/ requiring/ preserving:</p> <ul style="list-style-type: none"> • Adherence with the Town Centre Character Guidelines 2014 within the SCA • Human scale, character and heritage, The quality of streets and other public spaces • View shafts and sunlight access 	<p>Effectiveness: The proposed provisions will be effective at helping to achieve the above objectives in that they:</p> <ul style="list-style-type: none"> • Will give council the ability to ensure that the key character elements are recognised and reflected in designs; that opportunities for private developments to enhance the public realm are taken; and poor design declined • Will require the existing pedestrian links to be retained in recognition of the significant contribution they make to the town’s walkability and character. NB: Many of the links that physically exist are protected through methods outside the District Plan (such as public access easements or via resource consent conditions). This is deemed to provide effective protection and, as such, it is considered unnecessary to duplicate this within the District Plan itself by mapping them. Furthermore, the Town Centre Strategy identifies various methods the Council will use to secure these links, including negotiation, purchase, and designation; all of which can appropriately occur outside of the District Plan process; • Will encourage an active commercial edge to the Town Centre side of the new Inner Link road

<ul style="list-style-type: none"> • The special character area • Tangata whenua values • High quality structure-planned developments on large sites and in the Town Centre Transition Subzone. • A safe, walkable, pedestrian/ cycle focused environment. <p>Rules: (10.3.6) (10.3.7.5,) (10.3.8.2, 10.3.8.4, 10.3.8.5, 10.3.8.6, 10.3.8.7, 10.3.8.9, 10.3.8.15) (Planning maps 35 and 36)</p> <p>The rules have the effect of:</p> <ul style="list-style-type: none"> • Making all buildings throughout the Town Centre subject to a non-notified restricted discretionary activity consent, in respect of design. • Retaining the pedestrian links currently required by the operative District Plan and introducing policies to encourage the creation of new links where appropriate. Extending the Special Character Area (SCA) to include the 'Novotel site' adjacent to the Queenstown Gardens and removing the existing (3) precincts within the SCA and, instead, providing guidance regarding the various characters within the amended character/ design guidelines. • Providing design guidance by 	<ul style="list-style-type: none"> while also enabling well designed residential along that edge (acknowledging it is a transition subzone); • Will require consistency with the Character Guidelines within the SCA, which enables the existing assessment matters to be removed. <p>Benefits</p> <p><i>Environmental benefits</i></p> <ul style="list-style-type: none"> • The provisions will result in quality urban and architectural design and enables poor design to be declined. • The provisions provide added policy direction regarding retaining the special character of the SCA <p><i>Economic benefits</i></p> <ul style="list-style-type: none"> • A high quality Town Centre will maintain and enhance its attractiveness as a destination and its competitive advantage over other centres such as those that Frankton Flats and Gorge Rd. • Even if a non-notified restricted discretionary activity consent is more costly to obtain than a controlled consent (which is arguable), in conjunction with removing/ relaxing the bulk and location controls, overall the proposed provisions will result in economic benefits to applicants and a reduction in the overall development costs. • The inclusion of the guidelines within the District Plan (via reference), while not prescriptive, will provide greater certainty and more common understanding of what is expected in terms of design within the SCA. • The removal of the 3 precincts within the SCA simplifies the District Plan and should simplify the resource consent process. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> • Together, these rules will improve the quality of the Town Centre. This will encourage both locals and visitors into the Town Centre and reinforce its viability as a centre of community, civic, commercial, and entertainment activities. Its compact size and high quality will enhance pride, social wellbeing, and sense of community, as is synonymous with small, walkable towns where chance encounters are common. <p>Costs</p> <p><i>Environmental costs</i> Nil</p>
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<p>incorporating updated guidelines into the District Plan by reference within the rules and policies.</p> <ul style="list-style-type: none"> • Requiring verandas and preventing residential uses at ground on particular streets • Ensuring adequate screened waste storage areas are provided. 	<p><i>Economic costs</i></p> <ul style="list-style-type: none"> • The requirement to maintain the existing pedestrian links will be an economic cost to the owners of those sites. However, in most instances these links already exist; for those outside SCA (Precinct 1), the provision of a link is a lesser requirement than the operative maximum coverage rules; and where a link is provided, policy directs that consideration should be given to enabling more height on the site. <p><i>Social costs</i> Nil</p> <p>Efficiency (immediately and/or over time). Improving the overall quality of the Town Centre should result in higher land values, which should, in turn, encourage more development and redevelopment, and more efficient landuse (i.e. land being used for its highest value use). .</p> <p>In terms of District Plan drafting, it is more efficient to have a single rule controlling design rather than different activity statuses for design control within and beyond the SCA. In support of this, there is no rationale as to why quality design is any more important in the special character than in the balance of the Town Centre.</p> <p>On the negative side, as there is no guarantee that a restricted discretionary activity will be granted, this could be deemed less efficient from an administrative/ investment perspective.</p>
<p>Options less appropriate to achieve the Objectives and policies:</p>	
<p>Option 1 - Status quo</p> <p>Retain the controlled activity design control outside the SCA and discretionary within it; rely on the fact that a high proportion of applications breach these standards to achieve good design; and retain the pedestrian links shown in the operative plan</p>	<p>Appropriateness:</p> <ul style="list-style-type: none"> • As almost all applications in recent years have been non-complying this option has enabled a good level of negotiation and improvements in design, however: <ul style="list-style-type: none"> ○ It is inefficient and uncertain for developers to have to obtain a non complying consent ○ There is little useful direction as to when it may be appropriate to breach the standards ○ Design guidance exists in the District Plan but this is not as clear as the character guidelines ○ For buildings that do meet the standards (which, in themselves often enable/ encourage poor design outcomes) there is no ability to decline the consent and it is difficult if not impossible to impose conditions to achieve good design • In regard to maintaining the Status quo regarding pedestrian links the comments contained in the 'most appropriate' option above apply.

	<ul style="list-style-type: none"> Controlled activity status is not considered appropriate. While most recent developments in the Town Centre are of a high design quality, rather than necessarily reflecting that the rules are working effectively, this has resulted primarily from a) developers not wanting to under-capitalise on their site and a knowledge that a well-designed building will command top rental rates; and b) the fact that many have been subject to a non complying resource consent due to breaches in height and/ or coverage pressure which has given the Council (and the Urban Design Panel) leverage to insist on good design.
Option 2 - Add a rule requiring the provision of additional pedestrian links.	<p>Appropriateness: This is unlikely to be appropriate, given that:</p> <ul style="list-style-type: none"> Where the additional links are not already protected through some other method, then the requirement to provide additional existing pedestrian links will impose an economic cost on the landowners due to reduced ground floor GFA being able to be realised. Submissions in opposition to these new links are likely and the Council will need to justify why the subject site provides a more appropriate link than any other site in the same block. In most instances these links already exist in some form In many instances these links are already protected through methods outside the District Plan (such as public access easements or via resource consent conditions)so adding them to the District Plan adds very little and risks duplication of process and inefficient consent processing
Option 3 - Add a rule incentivising the provision of additional pedestrian links by providing transferable development rights (e.g. height) in return for the links.	<p>Appropriateness: This is unlikely to be appropriate, given that:</p> <ul style="list-style-type: none"> Many sites outside the SCA will have a discretionary height allowance/ bonus applied to them regardless and so the opportunities for 'as of right' transferable development rights over and above what any other site gets is limited On those sites with a 14 m absolute maximum height, the effects of allowing heights over this 'as of right' could be significant and need to be considered case-by-case in case it is not warranted by the benefits from securing the link On those sites with recession plane rules and stricter height rules, especially those within the SCA, the sensitivity of those sites in relation to allowing extra height in terms of shading, character, and view shafts could be significant and need to be considered case-by-case.
Option 4 - Apply controlled activity status over design throughout the Town Centre	<p>Appropriateness: For reasons outlined above under the proposed provisions, controlled activity status is not considered appropriate given the intention is that most applications will no longer be non-complying.</p>

<p>Option 5 - Provide design guidance through detailed assessment matters within the District Plan rather than through policies and reference to the design guideline.</p>	<p>Appropriateness: Assessment matters of the level of detail that are considered effective and appropriate clutter the body of the plan, require the insertion of images and illustrations, and make the District Plan considerably longer. While this approach could be as effective as the preferred provisions, there are questions over whether such assessment matters have the status of rules in law and also over their ease to understand in that they tend to be text-based rather than image-based.</p>
<p>Options analysis relating to Issue 5 - Flood Risk in the Queenstown Town Centre</p>	
<p>Relevant objectives:</p>	
<p><i>Objective 2 - Development that achieves high quality urban design outcomes and contributes to a character, which, that is distinct from other places and fosters a sense of belonging or relationship to Queenstown.</i></p> <p><i>Objective 4 - A compact Town Centre that is safe and easily accessible for both visitors and residents</i></p>	
<p>Most appropriate provision(s) to achieve the objectives</p>	<p>Effectiveness and Efficiency</p>
<p>Policies: (10.3.2.2)</p> <p>This relates to acknowledging that parts of the Queenstown Town Centre are susceptible to flood risk and that the effects need to be mitigated through District Plan and other method</p> <p>Rules: (10.3.8.8)</p> <p>This rule has the effect of retaining the existing minimum floor levels and</p>	<p>Effectiveness: The proposed provisions will be effective at helping to achieve the above objectives in that they will mitigate the costs of flooding in the Town Centre without requiring floor heights to be increased to the point that changes in level between footpaths and buildings will result in adverse urban design effects and accessibility.</p> <p>Benefits</p> <p><i>Environmental benefits</i></p> <ul style="list-style-type: none"> • The floor level provisions and other methods outside the District Plan will mitigate the environmental costs of flooding (such as pollution of lake waters) by avoiding many premises from flooding and minimising effects for those that do still flood. <p><i>Economic benefits</i></p>

<p>encourage heights above this where this will not result in adverse urban design effects.</p>	<ul style="list-style-type: none"> • The floor level provisions and other methods will mitigate the economic costs of flooding (such as lost revenue generated in the Town Centre, lost productivity and income from temporary or permanent closures, and minimising stock losses and refurbishment costs) by avoiding flooding of many premises and minimising effects for those that do still flood. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> • Mitigating flood damage and minimising the recovery period will promote social wellbeing as expediently as possible following a flooding event. <p>Costs</p> <p><i>Environmental costs</i></p> <ul style="list-style-type: none"> • The minimum floor levels will still result in some adverse urban design outcomes (e.g. the sloped footpath on Rees Street) • Even if built to the minimum floor level many premises will still flood in a significant event. <p><i>Economic costs</i></p> <ul style="list-style-type: none"> • Even if built to the minimum floor level many premises will still flood in a significant event, which results in economic costs for owners, tenants, and wider economy. <p><i>Social costs</i></p> <ul style="list-style-type: none"> • A flood event in which premises are affected and the Town Centre is largely closed for business will have inevitable social costs. <p>Efficiency (immediately and/or over time). The proposed flood mitigation measures and provisions are considered to be efficient and the associated costs justified by the benefits that are to be gained by minimising the extent of flood damage.</p>
<p>Options less appropriate to achieve the Objectives and Policies:</p>	
<p>Option 1 - Amend the provisions to require floor levels to be raised to the level of the 1999 flood, for example.</p>	<p>Appropriateness: While this would largely avoid internal damage to premises, the economic costs of this option, which essentially requires a large proportion of the town to be raised over time (including the roads, footpaths, underground services, and the buildings themselves) are significant, as are the environmental costs, both during the decades of transition and once the change in level is complete</p>

	(including changes in levels, loss of views out of the town etc.).
Evaluation relating to Issue 5 - Management of the interface between the Town Centre and lakefront	
Relevant Objectives	
<p><i>Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town’s character, heritage values, and sense of place</i></p> <p><i>Objective 6 - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.2.1, 10.3.2.2, 10.3.2.5) (10.3.5.1 - 10.3.5.6)</p> <p>These relate to:</p> <ul style="list-style-type: none"> • Encouraging an exciting and vibrant waterfront; • Comprehensive planning; • Pedestrian accessibility and retaining and enhancing public open space areas; • Conserving and enhancing natural qualities and amenity values; • Providing for structures within Queenstown Bay waterfront area subject strict location and appearance criteria • Requiring development to contribute to the quality of public spaces and retain view shafts. 	<p>Effectiveness: With minor amendment, the operative provisions will be effective at achieving the relevant Town Centre objectives, which, relevantly, seek integrated management of the waterfront and quality urban design outcomes. The existing rules strike an appropriate balance between enabling commercial use of the waterfront and ensuring it adds to the vibrancy and relevance of the Town Centre, while ensuring that the special character and sense of place that is derived from the relationship with the lake and views of it and the mountains beyond are maintained.</p> <p>Benefits</p> <p><i>Environmental benefits</i> The rules:</p> <ul style="list-style-type: none"> • Protect views from the Town Centre, which contribute significantly to the Town Centre’s character and sense of place. • Protect against the proliferation of overnight accommodation on the water. • Control effects of commercial boating operations in the Bay (including safety, amenity, and cumulative effects). • Discourage development that would attract too much traffic or loading/ servicing requirements in recognition of the pedestrian character of the area and the fact it is well removed from arterials.

<ul style="list-style-type: none"> Intensification provided key amenity values are preserved. <p>Rules: (10.3.7.3, 10.3.7.6, 10.3.7.9) (10.3.8.12) (Planning maps 35 and 36)</p> <p>These rules:</p> <ul style="list-style-type: none"> Make commercial uses within this zone are controlled; Make jetties and wharfs between the town pier and St Omers Park discretionary; Make Commercial Surface of Water Activities within the Waterfront Zone discretionary (NB: This is the same as in other parts of the lake). Make jetties and wharfs between the town pier and the gardens non-complying; Make buildings on wharves or jetties non-complying and impose a max height of 4 m above 312.8. Make buildings or boating craft within the Waterfront Zone used for visitor, residential or overnight accommodation non-complying. Rename the area a <u>subzone</u> of the Town Centre. Clarify the extent of the waterfront subzone and the location of the 'Town Pier' in planning maps 35 and 36. Avoid or mitigate clutter from 	<p><i>Economic benefits</i></p> <ul style="list-style-type: none"> Focusing activity in the Earnslaw Park/ Steamer Wharf/ St Omers Park area while preserving the Marine parade beach area from structural developments will enable some intensification of the area while preserving the special character and quality of the remaining area. Clarifying the extent of the subzone, the location of the pier, and the fact it is a subzone of the Town Centre Zone (and hence the Town Centre objectives and provisions apply) should improve certainty and the efficiency of resource consent processing. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> The provisions will maintain and enhance the busy, more commercialised component while maintaining the relaxed non-commercial component to the waterfront. Together, these contribute to the social wellbeing of the community and visitors. <p>Costs</p> <p><i>Environmental costs</i> There are no environmental costs of the status quo</p> <p><i>Economic costs</i> By not liberalising the rules, development of the waterfront area for berthing, etc. will restrict the amount of commercial activity in the Queenstown Bay, which will limit income generation and tourism opportunities.</p> <p><i>Social costs</i> Restricting development may limit tourism offerings in Queenstown Bay and on the water, which may reduce some people's enjoyment of the resource. That said, there is considerable opportunity for growth at the Ngai Tahu wharf and on other parts of the lake.</p> <p>Efficiency (immediately and/or over time).</p> <p>The rules (particularly once slightly amended) provide clear direction as to the anticipated scale and location of development in this location and it is considered that the benefits outweigh the costs.</p>
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outdoor storage of equipment and temporary structures.	
Options less appropriate to achieve the Objectives and policies:	
Option 1 - Status Quo	Appropriateness: This is not considered appropriate as there are ambiguities with the current mapping/ provisions, which should be fixed in order to improve certainty and efficiency.
Option 2 - Amend the provisions to enable more development of the waterfront subzone	Appropriateness: This is not considered appropriate as the character and sense of place of the waterfront and the Town Centre as a whole would be adversely affected if commercial activity and built form was not as strictly controlled. That said, much of the area where such activity is non-complying is designated as reserve and so protected under other statutes and, as such, liberalising the District Plan provisions would likely result in only limited further development, in any case. That said, it is still considered inappropriate.
Evaluation relating to Issue 6 - Noise Issues and achieving vibrancy and an appropriate mix of activities within and around the Town Centre	
Relevant Objectives:	
<p><i>Objective 1 - 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.</i></p> <p><i>Objective 3 – A vibrant town centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.1.3, 10.3.1.4) (10.3.3.1, 10.3.3.2, 10.3.3.3, 10.3.3.4)</p> <p>These relate to:</p> <ul style="list-style-type: none"> Recognising the important contribution that night time activity 	<p>Effectiveness: The provisions will be effective at achieving the objectives in that they will enable both visitor accommodation/ residential and bars/ restaurants within the Town Centre while managing conflicts between the two. Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry, and airports) ensures such activities will not be applied for in any of the Town Centres.</p> <p>Benefits</p>

<ul style="list-style-type: none"> • Enabling residential activities and visitor accommodation outside the Entertainment Precinct but accepting a lower level of residential amenity and requiring acoustic insulation • Discouraging new residential and visitor accommodation uses within the Entertainment Precinct • Providing for noisier night time activity within the Entertainment Precinct and avoiding high levels of night time noise on the periphery of the Town Centre. <p>Rules: (10.3.7.4, 10.3.7.7, 10.3.7.10 - 10.3.7.16) (10.2.8.10, 10.2.8.13, 10.2.8.14)</p> <p>These rules have the effect of:</p> <ul style="list-style-type: none"> • Increasing noise limits throughout all but the Town Centre Transition Subzone and targeting different types of noise within the rules • Creating a Transition subzone with lower noise limits, which is more compatible with the adjacent residential at the edge of town • Continuing to allow new residential and visitor accommodation throughout the Town Centre (including in the Entertainment Precinct) but requiring these to meet noise 	<p><i>Environmental benefits</i></p> <ul style="list-style-type: none"> • Will maintain and enhance the vibrant night-time atmosphere of the Town Centre. • Will ensure that new residential and visitor accommodation in the Town Centre are appropriately insulated against noise and are ventilated so they can enjoy an acceptable level of residential amenity (within the context of a Town Centre area). • While less visitor accommodation and residential use may occur in the Town Centre Zone itself, increased capacity in the adjacent High Density Residential Zone (anticipated via the District Plan review) will ensure the Town Centre continues to function as a mixed use, pedestrian-dominated centre that is highly accessible by foot for a large number of residents and visitors. • The creation of a Transition subzone at the Town Centre edge will continue to limit noise levels received within the High Density Residential Zone by preventing high noise levels at the edge and hence making it realistic to achieve residential limits at the zone boundary. <p><i>Economic benefits</i></p> <ul style="list-style-type: none"> • Overall, it is expected that the provisions will increase opportunities for economic growth and employment within the Town Centre through creating a more certain and cost-effective consenting process for bars and restaurants. <p><i>Social benefits</i></p> <ul style="list-style-type: none"> • Vibrant night-time activity adds to the social enjoyment and festivities held in the Queenstown Town Centre. <p>Costs</p> <p><i>Environmental costs</i></p> <ul style="list-style-type: none"> • The provisions enable a higher level of noise to be generated within the Town Centre, which will mean that levels experienced in any outdoor spaces of residential units and visitor accommodation within the Town Centre Zone may increase above existing levels⁵. • While the provisions may discourage visitor accommodation and residential development in the Town Centre these uses are well provided for in the adjacent High Density Residential zone within easy walking distance of the Town Centre. <p><i>Economic costs</i></p> <ul style="list-style-type: none"> • Insulation and mechanical ventilation requirements will impose additional cost including all
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⁵ In recognition of the inner city environment, there is proposed to longer be a requirement to provide outdoor living space in the Town Centre.

<p>insulation requirements and install mechanical ventilation</p> <ul style="list-style-type: none"> • Establishing an Entertainment Precinct within the Town Centre. • Retaining (slightly amended) rules relating to licensed premises and visitor accommodation, which provide control/ discretion over noise and other matters at the time of resource consent. • Prohibiting inappropriate activities, including factory farming, mining, forestry, and airports. 	<p>buildings requiring secondary glazing, which will potentially at least double the glazing costs. This may discourage visitor accommodation and residential uses in the Town Centre. This may affect its financial viability in the Town Centre and therefore the viability of 3rd and 4th (and 5th) levels of Town Centre buildings.</p> <ul style="list-style-type: none"> • Sites within the Transition subzone continue to be limited in the amount of noise they can generate and therefore there will be no 'uplift' in value for those subzone sites that are already within the Town Centre Zone. • Sites within the Entertainment Precinct receive the most increase in noise/ development rights, which may raise equity issues amongst Town Centre landowners • High Density Residential sites at the edge of the Town Centre will continue to be sought after and potentially values may increase if less residential and visitor accommodation is developed in the Town Centre itself. <p><i>Social costs</i></p> <ul style="list-style-type: none"> • While encouraging night-time activities through the proposed provisions may worsen existing social issues associated with late night drinking, any effect is likely to be minimal in that the bars already operate and make noise late at night via resource consent. • Increasing the cost of new residential and visitor accommodation in the Town Centre could have adverse effects on safety in that the passive surveillance and 24 hour occupancy of such premises can help to prevent crime. <p>Efficiency (immediately and/or over time)</p> <ul style="list-style-type: none"> • The provisions are more efficient (for Council, the public, and applicants) in terms of resource consenting, in that many/ most will not require a non-complying resource consent for noise and there will be less enforcement proceedings (in that there should be considerably less non-compliance). • Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry, and airports) ensures such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application is able to be made for a prohibited activity, it is unnecessary to include objectives and policies specifically in relation to this, which itself, contributes to efficiency in terms of plan drafting. • Exempting public events from the noise rules will avoid them having to obtain a non complying resource consent, which may be a cost saving, depending on other consenting requirements.
<p>Options less appropriate to achieve the Objectives and policies:</p>	

<p>Option 1 - Status quo. I.e. leave the policies and night time noise levels as they are (50 dB)</p>	<p>Appropriateness: This option is not considered appropriate and will not result in a vibrant and pleasant Town Centre as:</p> <ul style="list-style-type: none"> • The policies don't specifically acknowledge bars and restaurants as an anticipated key activity in the Town Centre even though achieving this is key to achieving a vibrant Town Centre and reflects the direction the Council is heading. • The operative rules are inconsistent with the policies to achieve a diversity of uses in that, in realistic terms, the rules do not enable any outdoor entertainment, dining, or public events after 10 pm. Queenstown's noise limits are more stringent than 10 of the 12 cities it was compared with in the URS report • There is extensive non-compliance (as the noise levels are practically impossible to meet) and significant costs incurred in terms of resource consent processes and enforcement proceedings; and the establishment of premises is ad hoc with little or no direction; • Noise from music (specifically bass) is not dealt with by the rules. • There is no requirement for visitor accommodation or residential units to insulate for noise or install mechanical ventilation therefore resulting in reverse sensitivity and an inability to meet Objective 3. • Residents both within and (anecdotally) beyond but near to the Town Centre are potentially affected by noise. • There are significant administrative inefficiencies with this option.
<p>Option 2 - Increase noise limits to 60dB over the whole Town Centre, along with the other amendments to the provisions outlined under the recommended option.</p>	<p>Appropriateness: This option has the benefit of not affecting existing visitor accommodation and residential use within the Town Centre Zone to the same extent as would occur under the precinct option (i.e. those near to the precinct). However, it is not considered appropriate because:</p> <ul style="list-style-type: none"> • It may not achieve the Objectives in that, without offering a precinct within which the noisiest activities can locate, it is likely that operators throughout the Town Centre will exceed the 60dB. • Without geographical direction as to where the noisiest operators should locate, they will locate in an ad hoc way and in areas which may significantly affect the residential zone. • It will continue to require some operators to seek consent (resulting in administrative inefficiencies) and may result in similar or worse effects on residential amenity than the status quo option.
<p>Option 3 - Increase noise limits to 65dB over the whole Town Centre, along with the other amendments to the provisions outlined under the recommended option.</p>	<p>Appropriateness: While this option may still achieve the objectives it will likely struggle to achieve objective 3 in terms of protecting reasonable levels of residential amenity. It is efficient from a resource consent (as very few if any operators will need to apply for a noise consent) and, as such, enforcement proceedings will be minimal. It is also more equitable for all landowners in the Town Centre. However, it is not considered appropriate on balance due to the considerable disadvantages of:</p>

	<ul style="list-style-type: none"> Enabling the ad hoc sprawl of the more noisy operators thereby offering no certainty as to where residential and visitor accommodation may cost-effectively be able to achieve a reasonable internal noise level; Resulting in higher noise levels over a significantly greater area of High Density Residential Zoned land (in all directions).
Option 4 - Prevent new residential and visitor accommodation from locating anywhere in the CBD, in conjunction with increasing the noise limit to either 60 or 65dB.	<p>Appropriateness:</p> <p>While this option may still achieve the objective and would have efficiency benefits in terms of avoiding reverse sensitivity issues in the future, it is considered to be overly restrictive and unnecessary given that visitor accommodation and residential uses can be feasibly insulated to provide an acceptable level of internal amenity and, provided the policy and rules are clear, then the expectations of developers and future inhabitants should be realistic.</p>
Option 5 - Prevent (i.e. prohibit) visitor accommodation and residential uses within the Entertainment Precinct	<p>Appropriateness:</p> <p>While it will be costly for any proposed new residential or visitor accommodation to meet the insulation requirements if they are located within the Precinct if they can then meet that requirement, then they should be able to locate there. It is considered appropriate therefore to make it non complying if adequate insulation is not being proposed as, without it, the objectives will not be met, residential amenity is likely to be poor, and issues and costs relating to ongoing complaints are more likely.</p>
<p>Option 6 - Not specify noise limits in the District Plan but, rather, rely on:</p> <ul style="list-style-type: none"> Serving Excessive Noise Directions on premises under the RMA, in the event that excessive noise is being generated/ experienced. Requiring a resource consent for licensed premises (and the conditions imposed via that). The conditions of the Liquor License itself which, pursuant to the Supply and Sale of Alcohol Act 2012, enables Council to consider a wider range of amenity-related effects than it did previously 	<p>Appropriateness:</p> <p>This option is not considered appropriate without the additional restrictions on absolute noise levels, which provide all parties with a clear and common understanding of what is and is not acceptable. Such clarity is important to provide certainty and some efficiency in the process.</p>

Evaluation relating to miscellaneous provisions	
Relevant Objectives	
<p><i>Objective 1: 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.</i></p> <p><i>Objective 2 – Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values, and sense of place</i></p> <p><i>Objective 3 – A vibrant town centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone</i></p> <p><i>Objective 4 - A compact town centre that is safe and easily accessible for both visitors and residents</i></p>	
Most appropriate provision(s) to achieve the objectives	Effectiveness and Efficiency
<p>Policies: (10.3.14, 10.3.2.2, 10.3.3.3, 10.3.3.4, 10.3.3.6, 10.3.4.2)</p> <p>Rules: (10.3.7.4, 10.3.7.2, 10.3.7.7, 10.3.7.8 - 12, 10.3.7.14 - 10.3.7.16) (10.3.8.5, 10.3.8.6, 10.3.8.7, 10.3.8.15)</p> <p>These provisions have the effect of:</p> <ul style="list-style-type: none"> Controlling the effects of visitor accommodation Managing the effects from premises licenced for the sale of liquor (through restricted and full discretionary activity status) Requiring the screening of storage 	<p>Effectiveness:</p> <p>These miscellaneous provisions will effectively contribute to achieving the relevant Town Centre objectives.</p> <p>Benefits</p> <p><i>Environmental</i></p> <ul style="list-style-type: none"> These provisions will maintain the amenity levels expected for the Town Centre environment and ensure there is appropriate control over activities that could cause adverse environmental effects, or need specific consideration. It is considered unnecessary and potentially inefficient to restrict ground floor uses in the operative Precinct 1 Assuming the land to the north and east of the operative Town Centre Transition Zone on Man Street is rezoned as Town Centre through plan change 50, then this block need no longer provide a transition between the Town Centre and High Density Residential areas. Should that land not be rezoned, then the proposed transition zone would need to be applied to the man street block

<p>areas</p> <ul style="list-style-type: none"> • Retaining the requirement for residential activities to be located above ground floor on most streets; removing rules relating to residential flats; and removing the requirement to provide outdoor living space above ground in the Town Centre and reducing the requirement at ground level • Removing controls on ground floor activities in the operative Precinct 1. • Removing the operative Town Centre Transition Zone from Man Street • Ensuring against nuisance caused by glare and promoting lighting design that mitigates adverse effects on the night sky, • Preventing inappropriate activities such as panelbeating, etc. • Requiring verandas on the most pedestrian-orientated streets 	<p><i>Economic</i></p> <ul style="list-style-type: none"> • These provisions further enable to the town centre to be a vibrant and viable centre by providing for a range of town centre activities, including residential and visitor accommodation. • Removal of the operative Town Centre Transition Zone on Man Street will result in more efficient use of that land and enable a wider range of commercial opportunities on the land. <p><i>Social</i></p> <ul style="list-style-type: none"> • Regulating premises for the sale of liquor and managing the effects of such premises on other uses within and adjacent to the Town Centre Zone will have social benefits. <p>Costs</p> <p><i>Environmental</i> Nil</p> <p><i>Economic</i> Costs associated with complying with Plan requirements.</p> <p><i>Social</i> Nil</p> <p>Efficiency: These provisions are effective and efficient as they give effect to the various objectives by placing appropriate controls on town centre activities, while continuing to enable the establishment of a diverse range of activities.</p>
<p>Options less appropriate to achieve the Objectives and policies:</p>	
<p>Option 1 - Not to include the various miscellaneous provisions and to not remove the provisions from the operative Plan, as outlined above.</p>	<p>Appropriateness: This option would not be appropriate as it would not ensure control over licenced premises or visitor accommodation; would enable residential at ground level throughout the Town Centre which would compromise the achievement of active frontage and vibrancy and add to reverse sensitivity issues; would increase the costs of residential development (through requiring balconies) in an already challenging development climate; and would result in inefficient use of the Town Centre Transition Zone on Man Street.</p>

10. Efficiency and effectiveness of the provisions

The efficiency and effectiveness of the proposed provisions is documented in part 9.0 of this report.

As an over-riding statement, the provisions have been drafted to specifically address known resource management issues and the inefficiencies and ineffectiveness of some of the current provisions. As well as removing a number of provisions where these were deemed unnecessary or inappropriate, the assessment matters have been replaced by more directive policies, which will be effective at influencing decision-making. It is expected that the proposed provisions will result in efficiencies for those developing within the Town Centre and for the community as a whole and, at the same time, result in a higher quality Town Centre environment.

11. The risk of not acting

Some of the risks associated with not reviewing the Town Centre Zone and proposing amended provisions are that:

- The inefficiencies surrounding the current consenting process/ requirements will continue at considerable cost to the development community and community as a whole;
- Opportunities to enhance the built environment and open spaces through better design control; encouraging the formation of more pedestrian links; and through public/ private partnerships aimed at improving public spaces in conjunction with private developments could be missed;
- The lack of direction in terms of noise (i.e. through the sensible location and design of bars, restaurants, residential, and visitor accommodation) would further worsen the reverse sensitivity issues and dissatisfaction
- The inner link edge could be developed as High Density Residential, which would be a lost opportunity.
- Opportunities to intensify the Town Centre may be missed.

Generally the level of information available in coming to the conclusions reached in this evaluation is excellent. Considerable consultation has been undertaken on core issues in recent years and a large number of strategic and technical reports prepared (as outlined in section 5.0 of this report). That said, the following potential gaps and assumptions do exist:

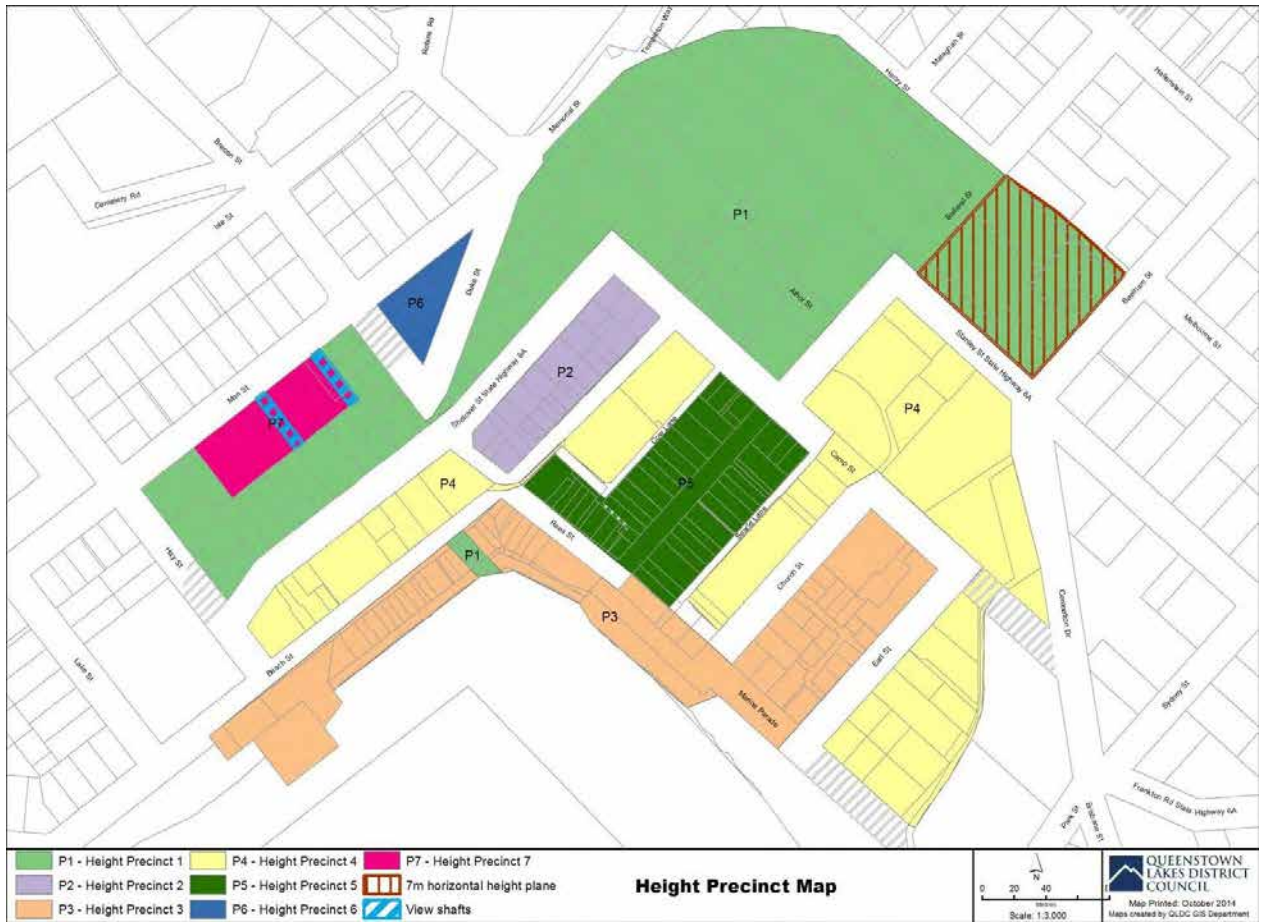
- The Council has modelled the noise contours that would result if all those premises were to operate at 60 dB and 65 dB respectively and if there were to be an Entertainment Precinct established. This provides an indication of how the various scenarios would affect the residential and visitor accommodation both within the Town Centre and the adjacent High Density Residential Zone. This modelling over-estimates the likely effects of the various scenarios in the foreseeable future. However, in line with usual noise modelling practice, the Council has not attempted to predict the future growth in the number of licensed premises and where they would be located and therefore does not have noise contours which reflect a considerable increase in the number of noisy night-time licensed premises.
- This S 32 evaluation assumes that plan change 50 (Town Centre extension) will extend the Town Centre land over various parcels of land and that it is therefore unnecessary to create a noise buffer on those edges of the existing Town Centre. It also assumes that plan change 50 will add considerable capacity to the Town Centre, which has influenced the conclusions reached in terms of what further expansions may be appropriate. Should plan change 50 not become operative generally in the form proposed then these two aspects will require some reconsideration.

In conclusion, the level of certainty and information available to the Council is considered sufficient for it to make a reasonable decision.

Appendix 1 - Proposed extensions to the Town Centre



Appendix 2 - Proposed height precincts



Attachment D – Section 32 Evaluation Report – Wanaka Town Centre

Section 32 Evaluation Report: Wanaka Town Centre

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

2. Regional Planning Documents

The Regional Policy Statement 1998 [“RPS”] is currently under review itself, and may be further advanced in that process by the time the District Plan Review is notified. Amendments to this evaluation may be required to accommodate that change. The District Plan must *give effect* to the operative RPS and must *have regard* to any proposed RPS.

The operative RPS contains a number of objectives and policies that are relevant to this review, namely objectives 9.4.1 to 9.4.3 and policies 9.5.1 to 9.5.5 (inclusive).

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

3. Resource Management Issues

The operative District Plan anticipates that the Wanaka Town Centre Zone will continue to function as one of the key commercial, retail and entertainment areas of the district. This review of the operative provisions seeks to address a number of key issues (detailed below), whilst also strengthening the existing policy framework by providing more targeted objectives and policies, and increasing the overall legibility of the Plan.

The resource management issues set out in this section have been identified from the following sources:

- Wanaka Land Demands – Review of the Wanaka Structure Plan (2007)
- Wanaka Town Centre Strategy (2009)
- Wanaka Town Centre Monitoring Report (2010)
- Town Centre Zones Monitoring Report (2012)
- Business Zones Capacity Report prepared by McDermott Miller Strategies Limited
- Peer review of Business Zones Capacity Report by Dr Phil McDermott
- Community consultation, Council workshops and a meeting of the Council’s Resource Management Focus Group
- Relevant legislative changes enacted since the Plan became operative

The key issues are:

Issue 1: Development capacity and opportunities for expansion

The following recent work has been undertaken to better understand the supply and demand for employment land, and projected growth in residents, visitors, and dwellings:

- Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013) undertaken by McDermott Miller Strategies Limited & Allan Planning & Research Limited ["McDermott Miller report"]
- Peer Review of the McDermott Miller report (January 2014) prepared by McDermott Consultants Ltd
- Growth projections 2014 undertaken by Rationale

Relevantly, this work provides an up-to-date picture of;

- Existing and projected growth in residential, visitor accommodation, dwelling and employment numbers;
- The ability for the existing Town Centre Zone to supply this demand;
- The projected demand for High Density Residential development in the vicinity of the Town Centre; and
- The roading and parking requirements that will be necessary to cope with growth in the order of that which is anticipated in the Town Centre Zone.

The McDermott Miller report highlights that with the recent consenting of the Three Parks mixed use area, Wanaka is currently well served with land zoned for commercial activities. The report concludes that currently supply exceeds demand for commercially zoned land in Wanaka up until 2031, even under the most optimistic projections.

In considering the effect that the Three Parks development may have on the Wanaka Town Centre, the plan change documentation highlighted the need for additional commercial/business-zoned land to avoid land prices rising to a point where they place a barrier to the establishment of new businesses. The report recognises that there is existing pressure for retail development to locate in the Anderson Heights business area and the Ballantyne Road industrial area. In order to manage projected retail demand pressures, whilst avoiding compromising the viability of the Wanaka Town Centre, a staging plan for Three Parks has been implemented.

As such, the Wanaka town centre has the opportunity to maintain its present compact form. This assessment, in particular, considers changes to enable limited additional development opportunities.

Issue 2: The appropriate height, bulk and location of buildings, quality urban design and built form

In considering whether the operative rules that guide the construction of new buildings are appropriate, the following was noted at the outset of this review:

- A significant proportion of resource consents received for development in the Wanaka Town Centre Zone were required for breaches of height and/ or coverage and that all were being granted and almost all were processed on a non-notified basis (see Monitoring Report 2012 findings);
- The Wanaka Town Centre Character Guideline ["Guideline"] was introduced in June 2011. As a non-statutory document, it currently sits outside the District Plan, but provides considerable guidance to encourage new developments to achieve high quality urban design outcomes. Introduction of the Guideline has been timely, as the intervening 3 years have allowed us to consider its effectiveness while in a non-statutory form.

The above matters highlight the issue of whether the operative provisions that guide the design and location of new buildings are working effectively and efficiently. This review considers, in light of the introduction of the Guideline, whether the operative performance standards are appropriate, and whether the Guideline could be directly referenced in the Plan, thereby giving it statutory weight.

Issue 3: Managing adverse environmental effects from town centre activities (noise issues, in particular)

Noise issues arise from time-to-time due to conflict between bars and restaurants and residential and visitor accommodation. Over time, as Wanaka's population and visitor numbers increase we may see increasing noise complaints of this kind.

Evening entertainment premises, such as bars and restaurants, struggle to comply with these standards, with issues arising due to:

- The fact that the operative Plan sends a confused message that the town centre should be a mixed use area but then, due to the strict noise rules, outside dining and drinking is limited in the evening;
- Late night trading means that bars need not close until 4 am; and
- The smoking legislation requires people to smoke outside.

This review therefore considers whether changes can be made to the operative noise provisions to further acknowledge and formalise the importance of enabling a lively town centre nightlife, whilst ensuring that residential activities occurring within and near to the town centre maintain an appropriate level of amenity. Other operative standards addressing matters such as lighting glare and the effects of activities that are not appropriate for the town centre are also considered.

Issue 4: Flood risk

In 2006 the ORC and Queenstown Lakes District Council released a non-statutory **Joint Flood Mitigation Strategy**. The Strategy determined that, rather than construct physical works to control flooding, the councils would help the community manage the flood risk.

Relevantly, the Strategy determined that QLDC will:

- Enforce minimum building floor levels;
- Encourage¹ developers to adopt higher levels where the effect on amenity and mobility and streetscape is not adverse;
- Encourage flood proof building design and construction²

Whilst a significant area of the Wanaka town centre is flood prone, raising floor levels can result in adverse effects on the streetscape due to resultant undulating footpaths, height differences between the road level and footpath level and disabled access issues. Lower Ardmore Street was highlighted in the Wanaka Town Centre Strategy as an area that has been impacted by the construction of split promenades constructed above the flood level.

This review ultimately considers whether the operative provisions that address the flood hazard are the most appropriate method of addressing this issue.

4. Purpose and Options

The overarching purpose of the Wanaka Town Centre chapter is to enable a variety of activities to occur that meet the needs of residents and visitors. The integration of town centre buildings with the public realm is integral to attracting people to the town centre and helping them negotiate their way through it. New developments are expected to achieve high quality urban design outcomes, which ultimately contribute to the vibrancy and economic viability of the centre. The Town Centre chapter also needs to consider appropriate limits on activities to ensure that neighbouring residential properties maintain appropriate levels of amenity, and activities that cause inappropriate effects are encouraged to establish in other, more appropriate, zones.

¹ Through Section 71 of the Building Act and 106 of the RMA

² Learning to Live with Flooding: A Flood Risk Management Strategy for the communities of Lakes Wakatipu and Wanaka, Pg7

Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 1: To develop a prosperous, resilient and sustainable economy</i></p> <p><i>Objective 1: To recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy.</i></p>
<p><i>Goal 2: Strategic and integrated management of urban growth</i></p> <p><i>Objective 1: To ensure urban development occurs in a logical manner:</i></p> <ul style="list-style-type: none"><i>• to promote a compact and integrated urban form; [...]</i>
<p><i>Goal 3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p>
<p><i>Goal 4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 8: To respond positively to Climate Change</i></p>
<p><i>Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people.</i></p> <p><i>Objective 2: To ensure a mix of housing opportunities.</i></p>

In general terms, and within the context of this review, these goals and objectives are met by:

- enabling quality development and enhancement;
- avoiding commercial zoning that could undermine the role of Wanaka's town centre;
- promoting growth in visitor activity and growth and investment in the town centres;
- enabling a diverse range of housing options in existing urban communities; and
- concentrating development within existing urban areas.

Determining the most appropriate methods to resolve the issues highlighted for the Wanaka town centre will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate course of action in each case.

Broad options considered to address issues

Issue1:Developmentcapacityandopportunitiesforexpansion

Option 1: Retain the operative provisions

Option 2: Amend the operative provisions to reduce development opportunities

Option 3 (**Recommended**): Explore options to enable further development opportunities through providing for intensification of development, and consider whether there are opportunities to extend the boundaries of the Town Centre Zone

	Option 1: Status quo/ No change	Option 2: Reduce development opportunities	Option 3: Comprehensive review that enables limited growth
Costs	<ul style="list-style-type: none"> Does not enable further opportunities to increase development capacity. Takes a short-term view – i.e. growth opportunities would be limited to development of a limited number of undeveloped sites, and redevelopment of existing building stock. Does not contribute to the vibrancy and economic prosperity of the Town Centre beyond the status quo. Does not give effect to the relevant goals and objectives of the proposed Strategic Directions chapter. Does not achieve the goal for a streamlined District Plan 	<ul style="list-style-type: none"> Inconsistent with the approach set out in the draft Strategic Directions Chapter. May stifle opportunities for economic development, thereby limiting ability for the town centre to prosper. Does not acknowledge the existing creep of town centre activities into adjacent Residential-zoned land. Has costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> Has costs associated with going through the District Plan Review process (but this is required by legislation). Increased growth of town centre activities may adversely affect amenity of nearby Residential-zoned properties. No need for significant increase in development capacity in the short-term, therefore increasing opportunities for growth may delay development of currently undeveloped sites in the Town Centre. Intensification and expansion may change the character of the town centre.

Benefits	<ul style="list-style-type: none"> Retains the established approach which parties are familiar with. Low cost for Council 	<ul style="list-style-type: none"> Maintains compact form and low-rise buildings, no need to address potential amenity issues caused by changing zone boundaries or building heights. May limit opportunities for reverse sensitivity issues with nearby Residential-zoned properties. 	<ul style="list-style-type: none"> Would allow a comprehensive review of the Wanaka Town Centre provisions. Acknowledges that the District Plan takes a long-term view by enabling future development opportunities as the population increases over time. Consistent with approach set out in the draft Strategic Directions Chapter. Enables economic development and investment opportunities.
Ranking	2	3	1

Issue 2: The appropriate height, bulk and location of buildings, quality urban design and built form

Option 1: Retain the operative provisions.

Option 2: Make the construction of all buildings a permitted activity, subject to performance standards, and exclude any requirement to be consistent with the Wanaka Town Centre Character Guideline 2011 [“the Guideline”].

Option 3 (**Recommended**): Comprehensively review the operative bulk and location standards in light of the introduction of the Guideline since the Plan became operative, and consider the option of making the Guideline statutory.

	Option 1: Status quo/ No change	Option 2: Buildings permitted, subject to standards, no requirement for Guideline	Option 3: Comprehensive review that considers revised standards and Guideline
Costs	<ul style="list-style-type: none"> • Does not provide the opportunity to consider the appropriateness of the operative bulk and location standards in light of the guidance now imparted through the Guideline. • The operative standards may be too restrictive, resulting in unnecessary resource consent requirements. • The Guideline provides valuable advice, yet there is presently no requirement for new developments to be consistent with it. • The operative objectives and policies are vague, with a strong reliance on the Assessment Matters for guidance on resource consent applications. Consideration needs to be given to reviewing and updating. • 	<ul style="list-style-type: none"> • Does not acknowledge the benefits of the Guideline in terms of promoting high quality urban design outcomes. • Permitted activity standards provide a 'one size fits all' approach, whereas the Guideline enables site specific response to achieve high quality outcomes. • Guideline encourages creative, site-specific responses, whereas standards may lead to less diversity in building design. • Drafting standards that respond to Wanaka's character in the manner that the Guideline does currently may be an inefficient use of Officer time/resources, given that the Guideline is effective. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). • Would result in a change from the status quo – Plan users would need to become familiar with new provisions. • Performance standards provide certainty – removing some of them may lead to uncertainty. • Giving the Guideline statutory weight would result in a requirement for a plan change each time the Guideline is updated.
Benefits	<ul style="list-style-type: none"> • Maintains the established approach which parties are familiar with. • Low cost for Council. 	<ul style="list-style-type: none"> • Performance standards provide certainty and the ability to avoid the resource consent process. • Ability to avoid the resource consent process means potential for reduced financial and time costs, and avoids risk of notification or appeal. • Resource consent process would still apply for developments exceeding performance standards. 	<ul style="list-style-type: none"> • Would allow a comprehensive look at the relevant objectives and provisions. • Acknowledges that the Guideline is an important resource for guiding development, leading to creative, site-specific design outcomes – as illustrated by the high quality of recent developments. • Encourages diversity in building design. • Enables CPTED principles to be applied on a site-specific basis. • Opportunity to review and update the operative performance standards, given that they were drafted prior to the introduction of the Guideline. • Opportunity to explore whether the Guideline

			could be given statutory weight.
Ranking	2	3	1

Issue 3: Managing adverse environmental effects from town centre activities (noise issues, in particular)

Option 1: Retain the operative provisions

Option 2: Increase evening noise limits across the entire Town Centre Zone

Option 3 (**Recommended**): Increase evening noise limits in a targeted manner, focussing on the lower Ardmore Street area where there is an existing cluster of bars and restaurants located where people tend to congregate along the lakefront, and set away from Residential-zoned properties.

	Option 1: Status quo/ No change	Option 2: Increase limits across <u>entire</u> Town Centre Zone and require noise- sensitive activities (such as residential and visitor accommodation) to provide acoustic treatment	Option 3: Increase limits in a <u>targeted</u> manner and require noise-sensitive activities (such as residential and visitor accommodation) to provide acoustic treatment
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Costs	<ul style="list-style-type: none"> • The operative noise provisions are very restrictive and do not acknowledge the importance of vibrant evening activities in the town centre. • Reliance on the resource consent process for the establishment of noisier evening activities creates uncertainty for applicants and may signal that evening entertainment is not encouraged in the town centre. 	<ul style="list-style-type: none"> • This option may adversely affect the amenity of nearby Residential-zoned properties, leading to increased noise complaints. • Implies that noisy activities can establish anywhere in the town centre, without consideration of noise limits operating in nearby Residential zones. • Does not provide a targeted approach that steers new noisy activities to establish in locations away from sensitive receiving environments, such as nearby residential-zoned properties. 	<ul style="list-style-type: none"> • May create a situation of 'haves and have-nots', where existing premises in the areas with higher limits will benefit, whereas premises outside the area will be required to continue to comply with the more restrictive limits (or existing resource consent conditions, as the case may be). • Increased construction costs for noise sensitive environments (residential and visitor accommodation) to comply with acoustic treatment requirement. This may discourage these activities from establishing in the town centre.
Benefits	<ul style="list-style-type: none"> • Maintains the established approach which parties are familiar with. • Low cost for Council. • Still enables noisier activities to establish through the resource consent process. 	<ul style="list-style-type: none"> • Acknowledges the importance of evening entertainment activities for creating a vibrant and viable town centre. • Provides a greater degree of certainty for emitters. • May result in fewer resource consent applications to exceed noise limits. • Resource consent process would still apply for developments that fail to comply with performance standards. • Activities would still need to demonstrate that they comply with the prescribed limits. 	<ul style="list-style-type: none"> • Signals that the lower Ardmore Street area is the most appropriate location for noisier evening activities. • Located away from existing Residential-zoned areas, thereby seeking to draw noisier evening activities to lower Ardmore Street. • Reduced likelihood of noise complaints from residential and visitor accommodation premises in the town centre due to acoustic treatment requirements. • Resource consent process would still continue to be an avenue for noisier activities seeking to locate in other town centre locations, to be assessed on a case-by-case basis.
Ranking	2	3	1

Issue4:FloodRisk

Option 1 (**Recommended**): Retain the operative provisions, review the relevant policies

Option 2: Disallow buildings in areas of known flood risk

Option 3: Remove provisions that pertain to flooding

	Option 1: Status quo/ No change to rules, review the relevant policies	Option 2: Prohibit buildings in areas of known flood risk	Option 3: Remove provisions that pertain to flooding
Costs	<ul style="list-style-type: none"> • Compliance costs to achieve required level of protection/RL height. • Can result in uneven footpath heights due requirement for buildings to achieve specified RL heights, which may affect pedestrian access and integration with the public realm. 	<ul style="list-style-type: none"> • Inconsistent with the Joint Flood Mitigation Strategy 2006, which states a clear direction to <i>manage</i> flood risk. This is currently being effectively achieved through existing controls over the RL heights of buildings, coupled with non-regulatory measures. • Would adversely affect town centre vitality and viability. 	<ul style="list-style-type: none"> • Fails to acknowledge known flood risk • Inconsistent with purpose of the Act • Inconsistent with the Joint Flood Mitigation Strategy 2006
Benefits	<ul style="list-style-type: none"> • Maintains the established approach which parties are familiar with. • Low cost for Council • Continuation of the level of protection agreed to with ORC and consistent with the 2006 Joint Flood Mitigation Strategy • Mixture of regulatory and non-regulatory responses consistent with Strategy • Highlights the known flood risk to landowners and the community. • The Wanaka Town Centre Guideline provides advice as to how footpath heights can be designed, including the consideration of raised promenades on public land for larger developments. 	<ul style="list-style-type: none"> • Removes all risk of new buildings being exposed to known flood risk. 	<ul style="list-style-type: none"> • Removes compliance costs for new developments in the areas subject to known risk.
Ranking	1	2	3

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Town Centres chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives Section 32 (1) (a)

Enabling Wanaka town centre to be a vibrant hub that offers a range of activities is crucial to its economic viability, and significantly contributes to the overall resilience of the community it serves. Equally, applying appropriate limits on town centre activities enables appropriate levels of amenity to be achieved both within the town centre and in nearby Residential-zoned properties.

The following objectives serve to address the key town centre issues:

<i>Proposed Objective</i>	<i>Appropriateness</i>
Objective 1 Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area	Acknowledges the strategic importance of the Wanaka town centre, and specifies the broad functions it serves to residents and visitors. Ensures that Wanaka sits alongside Queenstown as one of the two main hubs for the district. Consistent with Goals 1 and 2 of the draft Strategic Directions chapter. Gives effect to RPS objectives 9.4.1. 9.4.2. Gives effect to RPS policies 9.5.2, 9.5.4, 9.5.5
Objective 2 Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification	Sets a broad expectation that the town centre maintains a compact form with further development opportunities enabled in a controlled manner, guided by the Plan. Reinforces the importance of the appearance of the town centre for the enjoyment of residents, and as a destination for visitors. Consistent with Goals 1, 2 and 3 of the draft Strategic Directions chapter. Gives effect to RPS objectives 9.4.1. 9.4.2, 9.4.3 Gives effect to RPS policies 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5

<p>Objective 3 Wanaka town centre retains a low scale built form that maintains a human scale</p>	<p>Specifically acknowledges the importance of managing building heights in order to encourage a scale of development that is commensurate with the town's character.</p> <p>Development at a 'human scale' means buildings do not overpower public streets and spaces. Development is typically low-rise, and designed so that buildings do not appear as large, bulky forms.</p> <p>Consistent with Goal 3 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.4 and 9.5.5.</p>
<p>Objective 4 New development achieves high quality urban design outcomes that responds to the town's built character and sense of place</p>	<p>This objective acknowledges the importance of achieving high quality outcomes when providing for new development.</p> <p>The town centre is a space that, in particular, needs to invite people in; and help people navigate their way around.</p> <p>As such, urban design plays an important role in incorporating new development into the existing townscape in terms both of the physical appearance of buildings, and how effectively they integrate with public streets and spaces.</p> <p>Consistent with Goals 1, 2 and 3 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1, 9.4.2 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.4 and 9.5.5.</p>

<p>Objective 5 Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre</p>	<p>The Town Centre Zone enables a broad range of activities, encouraging diversity and vibrancy, which ultimately seeks to support the robustness of the town's economy.</p> <p>The mix of uses provided for includes residential activities (residential units and visitor accommodation), which have sensitive noise environments. Nearby Residential-zoned properties also expect appropriate levels of amenity.</p> <p>This objective acknowledges that appropriate limits must be placed on the environmental effects generated by town centre activities to enable a mix of uses to occur without any one use being inappropriately compromised by the effects of another.</p> <p>This objective also enables activities that are inappropriate for the town centre to be encouraged to establish elsewhere in the district.</p> <p>Consistent with Goal 3 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.4 and 9.5.5.</p>
<p>Objective 6 Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre</p>	<p>Acknowledges the important role that public streets and spaces play in creating an attractive and easily navigable town centre. Wanaka town centre is flat and easily accessible on foot, however currently most people visiting the centre will arrive in a vehicle. A balance must be struck between providing convenience for vehicles, and levels of safety expected by pedestrians.</p> <p>These issues are able to be addressed both through the Plan and the implementation of other non-statutory methods.</p> <p>Consistent with Goals 2 and 3 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objectives 9.4.1, 9.4.2 and 9.4.3.</p> <p>Gives effect to RPS policies 9.5.2, 9.5.3, 9.5.4 and 9.5.5.</p>

The above objectives are considered to be the most appropriate methods of achieving the purpose of the Act, as they identify and give direction as to the how the specific issues that pertain to the Wanaka town centre are addressed.

7. Evaluation of the proposed provisions Section 32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation.

(See also Table detailing broad options considered in Section 4, above)

Issue 1: Development capacity and opportunities for expansion

Objective 1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area

Objective 2: Wanaka is a compact, convenient and attractive town centre that has opportunities for controlled expansion and intensification

Objective 3: Wanaka town centre retains a low scale built form that maintains a human scale

Summary of proposed provisions that give effect to these objectives:

- Opportunities for expansion enabled through the addition of the Town Centre Transition Overlay across residential-zoned properties depicted on Planning Maps. These properties are located on Russell Street and the southern side of Brownston Street, where it adjoins the Town Centre Zone
- Additional capacity provided in the Wanaka Height Precinct
- Remove site coverage rule (currently permitted up to 80% coverage) to enable 100% site coverage by buildings where appropriate
- Stronger policies addressing building heights by encouraging taller buildings to establish in the Height Precinct, whilst discouraging significant height breaches

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: 10.4.1.1 10.4.2.1 to 10.4.2.3 (inclusive) 10.4.3.1 10.4.3.2	<i>Environmental</i> Increasing building heights may result in adverse effect, such as increased shading and blocking views. The Transitional Town Centre overlay will formalise the existing creep of town centre activities into residential areas located adjacent to the Town Centre Zone. Residents within these areas may prefer that town centre activities remain within the bounds of the existing Town Centre	<i>Environmental</i> Ensures that the town centre maintains a compact form, with limited expansion in defined areas adjoining the Town Centre Zone that form a logical extension of the centre. Enabling higher building heights in targeted areas signals appropriate locations for taller buildings. Retaining existing controlled activity status for all new buildings enables appropriate design elements to be considered.	The proposed provisions would see the introduction of the Town Centre Transition Overlay which would enable the continuation of residential activities (as the land would continue to be zoned for residential uses), whilst enabling town centre activities to establish. The location of the transition overlay forms a logical extension of the existing town centre. This is considered to be an efficient and effective method

<p>Rules:</p> <p>10.4.9.1</p> <p>10.4.9.8</p> <p>10.4.9.9</p>	<p>Zone due to any adverse effects on residential amenity values that may result.</p> <p><i>Economic</i> Enabling additional development opportunities to the town centre may result in land supply exceeding demand, which may have a negative impact on property values. However, this may be offset by the proposal to enable greater site coverage and increased building heights.</p> <p><i>Social & Cultural</i> Enabling further capacity in the town centre may result in greater effects from town centre activities (such as noise) received within and beyond the Town Centre Zone. This may adversely affect some people's enjoyment of the town centre and its immediate surrounds.</p>	<p>Removing the site coverage rule encourages 'cheek-by-jowl' development, which further enables buildings to address the street and increase the development potential of town centre sites, where appropriate. The restricted discretionary activity status for all new buildings will enable design responses to integrate new development with existing.</p> <p>Stronger policies addressing heights sends a clear signal that breaches will only be considered favourably if high quality design outcomes are achieved. Encourages development of a scale that complements the town's character and amenity values.</p> <p>Greater site coverage and higher building heights enables more efficient landuse in a zone where there is an existing expectation for high density development.</p> <p><i>Economic</i> Enables additional development opportunities for town centre activities in a controlled manner, which enables growth to occur.</p> <p>Enables efficient use of existing infrastructure network.</p> <p>Further confirms Wanaka's position as one of the two main hubs of the district.</p> <p>Increasing capacity enables opportunities for further diversity of town centre activities, which provides opportunities to increase Wanaka's economic base and enable further job growth.</p>	<p>of enabling further capacity through incremental change at the fringes of the town centre, which formalises the existing creep of town centre activities into these locations.</p> <p>Controls that aim to maintain appropriate standards of amenity for residential properties in the transition overlay are an effective and efficient method of enabling existing residential activities to continue.</p> <p>Providing higher building heights in specified locations is considered to be an effective and efficient method of enabling further capacity within the bounds of the existing Town Centre Zone. Buildings would still require restricted discretionary resource consent, which enables matters such as shading and view-shafts to be considered on a development-specific basis.</p>
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		<p>Social & Cultural</p> <p>Enabling increased capacity in the town centre encourages the establishment of a greater number of activities, which in turn adds to the vibrancy of the centre.</p> <p>Increased building heights may encourage more residential activities to establish in the town centre, further contributing to the town's vibrancy.</p> <p>Maintaining a compact form ensures that the town centre continues to be easily navigated on foot.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Extend the proposed Town Centre Transition overlay further into the Residential zones adjoining the town centre</i></p>		<ul style="list-style-type: none"> • <i>The proposed extent of the overlay forms a logical extension of town centre activities, taking into account the existing creep of businesses into this area, and the topography of Chalmers Street</i> • <i>Adding a larger overlay area may undermine the integrity of the Town Centre Zone, which promotes a compact built form that is easily navigable on foot, and has a layout that is legible for visitors</i> • <i>There is not evidence that significant expansion of the town centre is necessary</i> 	
<p><i>Option 2: Retain the operative site coverage rule</i></p>		<ul style="list-style-type: none"> • <i>80% site coverage does not promote the density of development expected in a town centre built environment</i> • <i>Recent resource consents granted for new buildings in the town centre have enabled site coverage well in excess of the 80% coverage rule</i> • <i>The Guideline provides advice as to achieving high quality urban design outcomes that can be applied on a site-specific basis, which provides greater flexibility when considering factors such as coverage.</i> 	

Issue 2: The appropriate height, bulk and location of buildings: quality urban design and built form

- Objective 1:** Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area
- Objective 3:** Wanaka town centre retains a low scale built form that maintains a human scale
- Objective 4:** New development achieves high quality urban design outcomes that respond to the town's built character and sense of place
- Objective 6:** Pedestrian, cycle and vehicle linkages are safe and convenient, enabling people to easily negotiate their way through and around the town centre

Summary of proposed provisions that give effect to these objectives:

- Stronger policies that set clear expectations as to the quality of design of new buildings and how they interact with the public realm
- Stronger policies addressing appropriate building heights
- More targeted policies for the design of public spaces, including acknowledging CPTED principles
- Cultural heritage celebrated through the design of public spaces, where appropriate
- Restricted discretionary activity status for new buildings (with limits on notification) and reference the Wanaka Town Centre Guideline 2011 in the matters of discretion
- Remove existing rules that dictate façade height and setbacks from open spaces
- Decrease the prescribed setback for sites adjoining a residential zone from 4.5m to 3m
- Continue to apply the following operative rules: height recession planes at the interface with residential-zone properties, requirements for buildings to be built up to the street boundary, and controls on verandas

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: 10.4.1.1 10.4.2.4 10.4.3.1 10.4.3.2 10.4.4.1 to 10.4.4.6 (inclusive) 10.4.6.1 to 10.4.6.4 (inclusive) Rules: 10.4.8.2 10.4.8.4 10.4.9.1 10.4.9.5 10.4.9.6 10.4.9.8 10.4.9.9	<p><i>Environmental</i> Removing the current setback from open spaces increases the developable area for some sites, but may adversely affect amenity values. This should, however be overcome by applying the Guideline, which considers the interface with the public realm.</p> <p>Relaxing the current setback of buildings adjoining a residential zone from 3m to 4.5m will result in buildings, particularly in the proposed Town Centre Transition overlay, being closer to the boundary than they are able to be currently. These effects will, however, be limited as the operative height control planes and the relevant residential noise limits will continue to apply.</p> <p><i>Economic</i> Requiring developments to achieve high quality urban design outcomes may be more costly than achieving a lower design threshold.</p> <p>Some developers may prefer keeping existing performance standards, rather than referencing the Guideline, as standards may provide greater certainty.</p> <p>Strong policies regarding appropriate</p>	<p><i>Environmental</i> Providing a restricted discretionary activity status for buildings and referencing the Guideline in the matters of discretion will enable the Guideline to have greater influence over new developments. This sets an expectation that high quality urban design outcomes should be achieved, which leads to positive environmental outcomes.</p> <p>Amending the operative standards that guide the bulk, location and design of buildings, which came into effect prior to the drafting the Guideline, enables some of the standards to be amended or removed. This enables a shift away from one-size-fits-all rules, to a more site-specific approach to achieving high quality design. This approach encourages diversity and creativity in design responses, within the framework of the Guideline.</p> <p>Stronger policy framework enables proposals that result in poor quality design outcomes and fail to align with the policy framework to be declined.</p> <p>The Guideline encourages building design that references the existing character of the town centre, maintaining Wanaka's unique style and celebrating the town's spectacular setting.</p> <p>More targeted policies for public spaces enable better guidance for regulatory and non-regulatory methods of creating a well-designed</p>	<p>The proposed provisions are effective and efficient as they result in the removal of a number of existing performance standards that are no longer required due to the introduction of the Guideline in 2011.</p> <p>The proposed provisions enable high quality urban design outcomes to be achieved, with Wanaka-specific guidance imparted through the Guideline. This is considered to be an effective and efficient method of encouraging the town centre to develop in a manner consistent with the outcomes sought by the relevant objectives.</p>

	<p>building heights limits the development-potential of sites.</p> <p><i>Social & Cultural</i> High quality urban design outcomes seek to increase peoples' enjoyment of the town centre which may result in greater effects from town centre activities (such as noise) received within and beyond the Town Centre Zone. This may adversely affect some people's enjoyment of the town centre and its immediate surrounds.</p>	<p>public realm.</p> <p>Maintaining the current requirement for buildings to be built up to the street boundary, and removing the site coverage rule further ensures that new buildings address the street, providing a consistent streetscene.</p> <p><i>Economic</i> Overall, it is expected that enabling high quality urban design will have economic benefits insofar as it confirms Wanaka's presence alongside Queenstown as a main hub for the district, with its own unique character.</p> <p>Giving the Guideline statutory weight provides more certainty as to the expected standard of development, and provides detailed guidance that is specific to the Wanaka setting.</p> <p>Providing the restricted discretionary activity status for new buildings with limits on notification provides certainty to applicants, as it generally avoids risk of appeal.</p> <p>Removing the requirement for buildings to be set back 4.5m from public spaces will enable sites adjoining reserves to be more densely developed, subject to compliance with the relevant limits of discretion.</p> <p>Reducing the setback requirement for sites adjoining residential-zoned properties from 4.5m to 3m will enable greater development</p>	
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		<p>opportunities. This is particularly relevant for sites within the proposed Town Centre Transition overlay. Height recession planes will continue to apply, guiding the height and location of buildings.</p> <p><i>Social & Cultural</i></p> <p>The proposed policy direction acknowledges that the town centre is for the enjoyment of residents and visitors. Encouraging high quality urban design outcomes acknowledges the important relationship between buildings and public streets and spaces assists with enhancing pedestrian amenity.</p> <p>Strengthened policies acknowledge CPTED principles and enable the town centre to be safer and more pedestrian-friendly.</p> <p>Policy direction to predominantly provide off-street parking at the periphery of the town centre serves to limit the impact of vehicles, particularly during periods of peak visitor numbers. Encourages people to explore the town on foot, further enhancing visitors' experience and adding to the town's vibrancy.</p> <p>Inclusion of a policy acknowledging and celebrating Wanaka's cultural heritage in the design of public spaces adds to the cultural richness of visitors' experiences.</p>	
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Alternative options considered less appropriate to achieve the relevant objectives and policies:

<i>Option 1: Rework the Guideline into a set of performance standards, and list buildings as permitted activities, subject to compliance with the standards</i>	<ul style="list-style-type: none">• <i>May provide greater certainty to developers, however it would be difficult to distil the guideline into a set of measurable and enforceable standards</i>• <i>May not encourage the diversity of design that can be achieved through the Guideline in its current form</i>
<i>Option 2: Remove limits on heights and rely on the Guideline to achieve high quality urban design outcomes</i>	<ul style="list-style-type: none">• <i>Would provide greater flexibility and may result in greater diversity of building heights, adding interest to the current town-scape, however may compromise the overall integrity of the town's existing low scale built form</i>• <i>Would not sufficiently acknowledge the importance of maintaining a low scale of built development and would not provide the certainty that the proposed height rules offer</i>• <i>Would not enable higher heights to be considered in targeted areas, as proposed by the inclusion of the Four Storey Precinct</i>

Issue 3: Managing adverse environmental effects from town centre activities

Objective 1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area

Objective 5: Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed provisions that give effect to these objectives:

- Evening noise limits increased slightly to acknowledge the importance of a vibrant night-life
- Introduction of an Entertainment Precinct in lower Ardmere Street which has higher noise limits for music and voices
- Introduction of a requirement for all critical listening environments (targeted at residential and visitor accommodation) in the Town Centre Zone to comply with acoustic insulation standards
- In the Town Centre Transition overlay the relevant residential noise limits continue to apply
- Policy discouraging activities causing inappropriate effects from establishing, including industrial activities, and rule prohibiting certain activities
- Current rule addressing effects of lighting glare to be retained, with new policy
- Continue enabling a range of activities to establish in the town centre

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p><u>Policies:</u></p> <p>10.4.1.2</p> <p>10.4.1.3</p> <p>10.4.5.1 to 10.4.5.6 (inclusive)</p> <p>10.4.5.8</p> <p><u>Rules:</u></p> <p>10.4.8.6 to 10.4.8.11 (inclusive)</p> <p>10.4.9.7</p> <p>10.4.9.10</p> <p>10.4.9.11</p>	<p><i>Environmental</i></p> <p>Higher noise limits may impact on the amenity of nearby residential properties, however noise would still be required to comply with the relevant residential limits when received in Residential-zoned properties.</p> <p>Town centre activities establishing in the transition overlay area may cause noise effects that are received in nearby residential properties, however applying the relevant residential noise limits in the transition area will deter noisy activities from establishing. The resource consent process and enforcement actions would still be used to address noise in these areas.</p> <p><i>Economic</i></p> <p>If the higher noise limits result in reduced levels of amenity for nearby residential-zoned properties, then property values may be adversely affected.</p> <p>Cost of complying with noise and insulation standards.</p> <p>Cost of complying with insulation standards may serve as a barrier for the establishment of new residential and visitor accommodation activities in the</p>	<p><i>Environmental</i></p> <p>Raising the evening noise limit and providing higher limits within the proposed Entertainment Precinct enhances the vibrant night-time atmosphere. Also acknowledges the important contribution that evening activities and entertainment, such as bars and restaurants, make to the vibrancy of the town centre.</p> <p>The proposed Entertainment Precinct is located away from nearby Residential-zoned properties in order to limit the effects of higher evening noise generated from sites within the precinct.</p> <p>Will ensure that new residential and visitor accommodation activities in the town centre are appropriately insulated against noise and are ventilated so occupants can enjoy an acceptable level of residential amenity. The expected noise levels received are within the WHO and other recognised guidelines.</p> <p>Town centre activities establishing within the proposed transition overlay will still be required to comply with the relevant residential limits. This will deter noisy activities from establishing in these locations and serves to maintain an expected levels of amenity for nearby</p>	<p>The proposed provisions that set appropriate noise limits and require acoustic treatment for sensitive listening environments are effective and efficient in achieving the relevant objectives as they enable the town centre to accommodate a mix of uses and address potential reverse sensitivity issues.</p> <p>The operative standard that addresses the effects of glare is considered to be effective and efficient with the inclusion of a policy specifically addressing this issue.</p> <p>The proposed provisions effectively and efficiently contribute to achieving Objective 1 by enabling a range of activities to occur in the town centre, and discouraging the establishment of activities that cause inappropriate adverse effects.</p>

	<p>town centre.</p> <p><i>Social & Cultural</i> Greater noise effects generated from within the Entertainment Precinct may affect peoples' enjoyment of the part of the lake-frontage located immediately adjacent to the town centre in the evening.</p> <p>Encouraging night-time activities may potentially worsen existing social issues associated with late night drinking.</p>	<p>Residential-zoned properties.</p> <p>Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry and airports) ensures such activities will not occur in the town centre. It ensures that consent for such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application can be made it is unnecessary to include objectives and policies addressing these activities, which further contributes to the efficiency of the proposed provisions.</p> <p>Placing controls around acceptable levels of glare limits the adverse impacts of lighting in the town centre.</p> <p><i>Economic</i> Overall, it is expected that the provisions will increase opportunities for economic growth and employment within the town centre through creating greater certainty that evening entertainment activities are able to comply (within reasonable limits).</p> <p>Higher evening noise limits enables greater ability for premises that generate evening noise effects to comply with Plan standards – thereby reducing risk of failing to comply. Also acknowledges the important contribution these premises make to the town's economy.</p> <p>Higher evening noise limits in the Entertainment Precinct acknowledges that it is acceptable for noise from voices and music to</p>	
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		<p>occur, within appropriate limits. Signals that this is an appropriate location for these types of activities, thereby guiding the appropriate location for their establishment.</p> <p>Social & Cultural The revised noise limits acknowledge the importance of evening entertainment options for residents and visitors alike.</p> <p>Acoustic treatment for sensitive listening environments ensures that occupants can enjoy appropriate levels of amenity.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Prevent new residential and visitor accommodation activities from establishing in the CBD, in conjunction with increasing the noise limit further</i></p>		<ul style="list-style-type: none"> • <i>Fails to achieve the relevant objectives seeking to promote the establishment of a range of activities within the town centre</i> • <i>Would not be consistent with promoting a vibrant town centre</i> • <i>Would not have the same benefits for achieving CPTED principles that a mixed use centre would achieve</i> 	
<p><i>Option 2: Remove noise limits from the Plan and instead rely on the ability to issue an Excessive Noise Direction under the RMA</i></p>		<ul style="list-style-type: none"> • <i>Inefficient method of administering noise standards</i> • <i>Lacks certainty for premises likely to emit noise and nearby Residential-zoned properties that may receive noise effects</i> • <i>Increased costs associated for noise emitters and enforcement costs to Council</i> 	
<p><i>Option 3: Increase noise limits to 65dB over the whole town centre, along with the other amendments to provisions as proposed</i></p>		<ul style="list-style-type: none"> • <i>Whilst this option may still achieve the relevant objectives, it would likely fail to achieve appropriate levels of residential amenity</i> • <i>It is efficient from a resource consent perspective, as fewer operators would need to apply for resource consent, however it would likely result in a greater number of noise-related complaints, particularly from the occupants of nearby residential-zoned properties.</i> • <i>It fails to guide noisy activities to locations (such as the proposed Entertainment Precinct) that are located a sufficient distance from Residential-zoned properties to successfully comply with the residential limits applied in the nearby Residential zones.</i> 	

Issue 4: Flood risk

Objective 5: Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed provisions that give effect to these objectives:

- Provide a policy that acknowledges the known flood risk and requires appropriate measures to manage the risk
- Maintain the existing rule that requires structures greater than 20m² to comply with a minimum ground floor level standard

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<u>Policy:</u> 10.4.5.7 <u>Rule:</u> 10.4.9.4	<p><i>Environmental</i> Requiring new buildings to comply with the requirement to be raised above the specified RL height can result in uneven footpath heights. This may interrupt the flow of pedestrians to and from buildings, and result in inconsistencies in the integration of buildings with the wider streetscape.</p> <p>There remains a risk that, even if buildings comply with the specified RL height, they may still be inundated in an extreme flood event.</p> <p><i>Economic</i> Cost of raising building levels above the specified RL height when designing new buildings.</p> <p>Costs to Council associated with implementing non-regulatory measures to manage the risks of flooding e.g. costs</p>	<p><i>Environmental</i> The town centre continues to develop in a logical manner consistent with the established pattern of development in the areas of known flood risk.</p> <p>High levels of amenity afforded by the lake-front and views can continue being enjoyed from premises within the areas of known flood risk.</p> <p>Avoids the need for structural flood protection works, that would likely require modifications to the lake-front, which currently benefits from an open aspect that is relatively free of structures.</p> <p><i>Economic</i> The proposed provisions and other non-regulatory methods are aimed to ensure that many of the economic costs caused by flooding are avoided. These would include lost revenue from temporary or permanent</p>	<p>The proposed provisions are effective and efficient as they acknowledge the importance of managing the effects of known flood risk whilst enabling appropriate development to occur. The provisions acknowledge the importance of enabling development in the town centre, particularly areas located near the lake.</p> <p>Providing a mixture of regulatory and non-regulatory methods enables information regarding the flood risk to be disseminated to the occupants of buildings within the area of known risk, rather than relying solely on the information imparted through the Plan. This pro-active approach to managing flood risk is consistent with the Joint Flood Mitigation Strategy.</p>

	<p>associated with monitoring lake levels.</p> <p>Costs of remedial work required in the event that a building is inundated by flooding.</p> <p><i>Social & Cultural</i> Enabling buildings to be erected in areas of known risk of flooding still results in risk to occupants of, and visitors to, those buildings.</p> <p>Any major flood event would have inevitable social costs.</p>	<p>closures, stock losses and refurbishment costs.</p> <p>Enables new development to continue to occur, particularly along the lower Ardmore Street lake-frontage, which enjoys high levels of amenity due to its location and views. Acknowledges the importance of enabling development in the town centre, to ensure its continuing vibrancy and economic viability.</p> <p>A continuation of the status quo enables the existing Joint Flood Mitigation Strategy to be applied, eliminating any potential costs to QLDC and/or ORC involved with devising a new strategy.</p> <p>A continuation of the status quo avoids the need for construction of structural flood protection works, which would have associated financial costs to ratepayers.</p> <p><i>Social & Cultural</i> Continues to enable a diverse range of development opportunities and activities to occur in the areas of known flood risk. This enables people to continue to have positive social and cultural experiences in these areas.</p> <p>Non-regulatory methods such as the monitoring of lake levels enables advance warning of floods, thereby reducing the risk of harm during a flood event.</p>	
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Alternative options considered less appropriate to achieve the relevant objectives and policies:	
Option 1: Remove the provisions addressing flood risk and leave it to landowners to manage the risk	<ul style="list-style-type: none"> • This option would not proactively address the issue of flooding and the effects it may have on town centre buildings and activities • Does not sufficiently recognise the importance of the town centre to the district's economy, as it does not put in place measures to limit the effects on buildings in flood-prone locations, which thereby limit the economic effects from a flood event
Option 2: Increase the prescribed RL height to further avoid risk of inundation	<ul style="list-style-type: none"> • Whilst this would provide further protection against flood effects, it would have increased economic costs that would need to be carefully considered given the scale of risk • Building owners are still able to voluntarily further raise floor levels in the event that the risk is unacceptable to them, provided that high quality urban design outcomes can still be achieved

Miscellaneous

Objective 1: Wanaka town centre remains the principal focus for commercial, administrative, cultural, entertainment and visitor activities in the Upper Clutha area

Objective 4 : New development achieves high quality urban design outcomes that respond to the town's built character and sense of place

Objective 5 : Appropriate limits are placed on town centre activities to minimise adverse environmental effects received both within and beyond the town centre

Summary of proposed miscellaneous provisions that give effect to these objectives:

- Visitor accommodation remains a controlled activity
- Premises licenced for the sale of liquor are updated and remain a restricted discretionary activity
- Screening of storage areas still required
- Service lane provisions remain
- Retain requirement for residential activities to be located above ground floor, and remove controls on residential flats
- Remove controls on ground floor activities on Helwick Street
- Remove requirement for outdoor living spaces to be provided for residential activities

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: 10.4.1.1 to 10.4.1.3 (inclusive) 10.4.4.6 Rules: 10.4.8.4	<i>Environmental</i> None <i>Economic</i> Costs associated with complying with Plan requirements. <i>Social & Cultural</i> None	<i>Environmental</i> These miscellaneous provisions enable the various objectives to be given effect to by maintaining the levels of amenity expected for the town centre environment, and putting appropriate controls around activities that could cause adverse environmental effects, or need specific consideration. <i>Economic</i>	These provisions are effective and efficient as they give effect to the various objectives by placing appropriate controls on town centre activities, whilst continuing to enable the establishment of a diverse range of activities.

10.4.8.5 10.4.9.2 10.4.9.3 10.4.9.12		<p>These provisions further enable to the town centre to be a vibrant and viable centre by providing for a range of town centre activities, including residential and visitor accommodation.</p> <p>Social & Cultural Address specific social issues, such as regulating premises for the sale of liquor and managing the effects of such premises on other town centre uses, such as visitor accommodation and residential activities.</p>	
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
Option 1: Not to include the various miscellaneous provisions		<ul style="list-style-type: none"> • Would not constitute sustainable management, as this option would not address the issues arising from these activities • Would not assist with giving effect to the relevant Plan objectives 	

8. Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording, also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

9. The risk of not acting

Within the monitoring reports that inform this evaluation, it is noted that the opportunity to rollover many of the existing provisions exists. This may also be improved by some minor amendments to the provisions in response to the resource management issues raised. Neither of these approaches reflect the current changing nature of the RMA with its drive to simplify and streamline. The District Plan is a forward planning mechanism and the opportunity to make bold changes in order to make a more noticeable difference. Not taking the more compact approach to this section and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.

Attachment E – Section 32 Evaluation Report – Arrowtown Town Centre

Section 32 Evaluation Report: Arrowtown Town Centre

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act demands an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

2. Regional Planning Documents

The Regional Policy Statement 1998 [“RPS”] is currently under review itself, and may be further advanced in that process by the time the District Plan Review is notified. Amendments to this evaluation may be required to accommodate that change. The District Plan must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

The operative RPS contains a number of objectives and policies that are relevant to this review, namely objectives 9.4.1 to 9.4.3 and policies 9.5.1 to 9.5.6 (inclusive).

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

3. Resource Management Issues

The operative District Plan anticipates that the Arrowtown Town Centre Zone will continue to function as a centre for commercial, retail and entertainment activities for residents and visitors. This review of the operative provisions seeks to address a number of key issues (detailed below), whilst also strengthening the existing policy framework by providing more targeted objectives and policies, and increasing the overall legibility of the Plan.

The resource management issues set out in this section have been identified from the following sources:

- Arrowtown Community Plan and Workshop Report (2003)
- Town Centre Zones Monitoring Report (2012)
- Business Zones Capacity Report prepared by McDermott Miller Strategies Limited
- Peer review of Business Zones Capacity Report by Dr Phil McDermott
- Community consultation, Council workshops and a meeting of the Council's Resource Management Focus Group
- Relevant legislative changes enacted since the Plan became operative

The key issues are:

- Appropriate development controls that guide the height, bulk, location and density of buildings, and continue to encourage a built form that celebrates Arrowtown's distinctive character
- Provision for new development that expresses the era of construction and can be distinguished from historic buildings
- Maintaining Arrowtown's compact form
- Facilitating the flow of pedestrians and vehicles through and around the town centre, by ensuring that the main street is mainly pedestrian-oriented with provision for slow-moving traffic, and enhancing pedestrian linkages with the Arrow River area and surrounding landscape.

4. Purpose and Options

The overarching purpose of the Arrowtown Town Centre chapter is to enable a variety of activities to occur that meet the needs of residents and visitors, whilst ensuring that the town's iconic historic setting is not compromised. Historic buildings define the character and scale of the built environment, and significantly contribute to the town's high levels of amenity. They serve as an attraction for visitors, contributing to the diverse range of visitor experiences offered through out the District.

Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 1: To develop a prosperous, resilient and sustainable economy</i></p> <p><i>Objective 2: To recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas</i></p>
<p><i>Goal 2: Strategic and integrated management of urban growth</i></p> <p><i>Objective 1: To ensure urban development occurs in a logical manner:</i></p> <ul style="list-style-type: none">• <i>to promote a compact and integrated urban form; [...]</i>
<p><i>Goal 3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p> <p><i>Objective 2: To protect the District's cultural heritage values and ensure development is sympathetic to them</i></p>
<p><i>Goal 4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 8: To respond positively to Climate Change</i></p>
<p><i>Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people</i></p>

Objective 2: To ensure a mix of housing opportunities

Objective 4: To ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design

Determining the most appropriate methods to resolve the issues highlighted for the Arrowtown town centre will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by s32(1)(b) RMA, the following section considers various broad options considered to address the issues, and makes recommendations as to the most appropriate course of action in each case.

Broad Options considered (see Table 1, below)

Option 1 is to retain the current provisions (objectives, policies and rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring.

Option 2 (Recommended) provisions to be examined in light of the issues highlighted through monitoring. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo.

Option 3 requires the provisions to be completely overhauled. Given the limited range of issues highlighted through monitoring, this option is not considered necessary.

Table 1 – Broad options considered

	Option 1: Status quo/ No change	Option 2: (Recommended) Comprehensive review – likely result in many existing provisions being retained and improved	Option 3: Comprehensive Review – overhaul existing provisions
Costs	<ul style="list-style-type: none"> • Would fail to fulfil Council's statutory obligation to review the Plan every ten years. • Would not provide a thorough assessment of the operative Plan provisions. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). • Monitoring reports suggest that the operative provisions are generally creating appropriate outcomes. The time and financial cost associated with drafting completely new provisions would be significant and is considered unnecessary.
Benefits	<ul style="list-style-type: none"> • No costs resulting from the District Plan Review Process. 	<ul style="list-style-type: none"> • Monitoring reports suggest that the operative provisions are generally creating appropriate environmental outcomes. This approach aligns with the findings of the reports as it enables operative provisions to be retained, as appropriate. • Enables the Arrowtown Design Guidelines 2006 to be specifically referenced in the Plan to give them statutory weight. • Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo. • Enables the operative policy framework to be critically assessed and strengthened. 	<ul style="list-style-type: none"> • Would fulfil Council's statutory obligation to review the Plan every ten years.
Ranking	3	1	2

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Historic Heritage chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, i.e., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives S32 (1) (a)

Objective	Appropriateness
Objective 1: New development celebrates the town's historic character and is sympathetic to its environmental setting.	Highlights the importance of the town's historic character and setting in providing a pleasant experience for residents and visitors. These are the essential elements that give the Arrowtown town centre a point of difference when compared to other centres in the District, and attract visitor flows that assist the town to be economically viable.
Objective 2: Arrowtown is a compact, convenient and attractive town centre that has a low scale built form, with limited opportunities for expansion.	Sets a broad expectation that the town centre generally maintains its current compact form and development controls ensure that buildings are low-scale, which is also commensurate with the established pattern of development. Enables the introduction of a Town Centre Transition Overlay which provides for limited expansion of town centre activities in a discrete location adjoining the town centre. Formalises the existing creep of town centre activities in this area. Reinforces the importance of the appearance of the town centre and the coherence of its built form.
Objective 3: Arrowtown town centre is a focus for commercial, cultural, entertainment and visitor activities.	Acknowledges the importance of the town centre, and specifies the broad functions it serves. Sets a clear desire for a range of activities to be enabled, and acknowledges the role of visitors in the town's viability.
Objective 4: Appropriate limits are placed on town centre activities to minimise adverse environmental effects within and beyond the town centre.	The Town Centre Zone enables a broad range of activities, encouraging diversity and vibrancy, which ultimately seeks to support the robustness of the town's economy. This objective acknowledges that appropriate limits must be placed on the environmental effects

	<p>generated by town centre activities to enable a mix of uses to occur without any one use being inappropriately compromised by the effects of another. It also enables activities that are inappropriate for the town centre to be encouraged to establish elsewhere in the District.</p>
<p>Objective 5:</p> <p>The town centre's transport network and pedestrian linkages recognise Arrowtown's heritage values, enabling the safe and convenient movement of people and goods.</p>	<p>Highlights the importance of providing for pedestrians in the town centre and limiting the impact of vehicles whilst still enabling vehicle accessibility through the centre.</p> <p>Links with Objective 2 (in terms of the town's compact form), which further assists the ease at which the town centre can be accessed on foot.</p> <p>Enables existing pedestrian links to be maintained, as they are important connections through the town centre to existing peripheral carparking areas, and surrounding amenities.</p> <p>Enables non-regulatory measures, such as street and public open space improvements, to be considered, as they make a significant contribution to the overall amenity of the centre.</p>

7. Evaluation of the proposed provisions S32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions. (See also Table 1- Broad options considered, in Section 4 above.)

Table 2 – Evaluation of proposed provisions

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
Policies: 10.5.1.1 to 10.5.1.5 Rules: 10.5.7.2 10.5.7.4 10.5.8.1 to 10.5.8.5 10.5.8.8	<ul style="list-style-type: none">• Costs associated with the resource consent process and meeting requirements that seek to maintain the integrity of the town centre's character.• Controls limit the style of development in the town centre, which results in less diversity of building design when compared to other centres.	<ul style="list-style-type: none">• Enables controls that maintain the historic character of the centre, and ensures that new buildings are compatible with the existing scale of development.• Acknowledges the important role of the town's built character in attracting visitors, which supports the town centre's economic viability.• Referencing the Arrowtown Design Guidelines in the Plan gives it statutory weight, thereby enabling it to be applied to all new development and exterior alterations to buildings in the town centre. This change acknowledges the importance of this document in maintaining the integrity of the centre's built form.• Acknowledging that new buildings do not necessarily need to replicate historic building styles provides scope for buildings to express their era of construction, whilst being required to blend in with the established character of the town centre.• Providing a restricted discretionary activity status for all new buildings and external alterations provides certainty regarding the scope of matters considered for resource consent, whilst also enabling Council to decline proposals that are considered inappropriate.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Policies: 10.5.2.1 to 10.5.2.6</p> <p>Rules: 10.5.7.4 10.5.8.8</p> <p>Other Methods: Town Centre Zone extent Town Centre Transition Overlay extent Non-regulatory</p>	<ul style="list-style-type: none"> • Limits opportunities to increase the capacity of the town centre, may result in higher land/rent prices due to demand exceeding supply. • Limits development opportunities of individual sites due to retaining the operative height limit. 	<ul style="list-style-type: none"> • Providing a compact form enables the integrity of the town centre to be maintained as a lively hub of activity that is easily negotiated on foot. • The proposed Town Centre Transition Overlay formalises the existing creep of town centre activities beyond the Town Centre Zone boundary, and enables residential activities within the overlay area to continue. Limits are placed on town centre activities within the overlay to limit the impact of these activities on residential amenity, and to ensure that the Town Centre Zone remains the principal focus for retail activity. • Retaining the operative height limits, with minor infringements considered on their merits, ensures that the existing pattern of low scale development is maintained. It is considered that increasing the operative height limits would adversely impact on the centre's overall streetscape and character. • Non-regulatory methods, such as the design of public spaces, further contribute to people's enjoyment of the town centre and its surrounds.
<p>Policies: 10.5.3.1 & 10.5.3.3</p> <p>Rules: 10.5.7.1 10.5.7.3 10.5.8.5</p>	<ul style="list-style-type: none"> • The effects of town centre activities must be appropriately managed to ensure that the amenity values of nearby residential areas are not compromised. 	<ul style="list-style-type: none"> • Enabling a wide range of activities to occur in the Town Centre Zone encourages a diverse range of businesses and activities to establish to meet the needs of residents and visitors, whilst also enabling the centre to have a broad economic base. • Placing controls around the location of residential and visitor accommodation activities enables the integrity of activities occurring at street level to be maintained. • Placing limits on retailing in the Town Centre Transition Overlay seeks to ensure that the Town Centre Zone remains the focus for retail activities.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Policies: 10.5.4.1 to 10.5.4.4</p> <p>Rules: 10.5.7.5 to 10.5.7.11 10.5.8.4 10.5.8.6 10.5.8.7 10.5.8.9 10.5.8.10</p>	<ul style="list-style-type: none"> • Costs associated with complying with the specified limits, such as acoustic treatments for noisier activities required to demonstrate compliance with noise standards. • Costs associated with the resource consent process for activities requiring consent to exceed limits. 	<ul style="list-style-type: none"> • Due to the wide range of town centre activities enabled by the Plan, the proposed controls seek to limit the impact of town centre activities on each other, and on properties in adjoining zones. • The operative noise standards acknowledge the proximity of residential properties to the town centre, and seek to limit the impact of noise beyond the Town Centre Zone. In addition, noise generated by town centre activities will still be required to comply with residential limits when received in a residential-zoned property. • The proposed provisions exclude inappropriate activities from establishing in the town centre. These activities generally result in effects that are not consistent with the nature and amenity values of town centre activities. These activities are provided for in other, more appropriate zones. • Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry and airports) ensures such activities will not occur in the town centre. It ensures that consent for such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application can be made it is unnecessary to include objectives and policies addressing these activities, which further contributes to the efficiency of the proposed provisions.
<p>Policies: 10.5.5.1 to 10.5.5.6</p> <p>Rules: 10.5.7.4 10.5.8.7</p> <p>Other Methods:</p>	<ul style="list-style-type: none"> • Costs to Council associated with the appropriate upkeep of public open spaces, roading and parking infrastructure. • Costs to private landowners associated with maintaining existing public linkages on private land, and decreased development opportunities due to the location of the linkages. • Any associated costs and inconvenience arising from the requirement to locate loading areas away from Buckingham 	<ul style="list-style-type: none"> • The proposed provisions and non-regulatory methods acknowledge the importance of enabling pedestrians to safely negotiate their way through and around the centre. This enhances people's enjoyment of the centre, and is consistent with the town's pace and relaxed setting. • The existing pedestrian linkages enable important connectivity between Arrow Lane, Buckingham Street and Ramshaw Lane, whilst giving added interest to the centre.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
Non-regulatory methods	Street.	<ul style="list-style-type: none"> • Including reference to the National Guidelines for Crime Prevention Through Environmental Design (CPTED) seeks to make the centre a safer place. • Non-regulatory methods such as programmes of street and open space improvements further enhances peoples enjoyment of the town centre as a place to visit and congregate. The strengthened policy framework ensures that such improvements are designed so as to be in keeping with the town's historic character.

8. Efficiency and effectiveness of the provisions.

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording, also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

9. The risk of not acting.

The changes proposed here-in seek to address the known resource management issues for the Arrowtown Town Centre Zone. The changes also reflect the current changing nature of the RMA with its drive to simplify and streamline. Not taking the more compact approach to this section and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.

Attachment F – Section 32 Evaluation Report – Local Shopping Centres

Section 32 Evaluation Report: Local Shopping Centres (formerly Corner Shopping Centres)

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act demands an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

2. Regional Planning Documents

The Regional Policy Statement 1998 [“RPS”] is currently under review itself, and may be further advanced in that process by the time the District Plan Review is notified. Amendments to this evaluation may be required to accommodate that change. The District Plan must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

The operative RPS contains a number of objectives and policies that are relevant to this review, namely objectives 9.4.1 to 9.4.3 and policies 9.5.1, 9.5.2, 9.5.4 and 9.5.5.

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

3. Resource Management Issues

This review of the operative provisions seeks to consider the relevant issues outlined in the operative Plan as they relate to Local Shopping Centres and critically assess whether the operative provisions are appropriately addressing the issues.

This assessment is also informed by the following:

- Business Zones Capacity Report prepared by McDermott Miller Strategies Limited
- Peer review of Business Zones Capacity Report by Dr Phil McDermott
- Community consultation, Council workshops and a meeting of the Council's Resource Management Focus Group
- Relevant legislative changes enacted since the Plan became operative

The relevant issues are:

- Efficient use of buildings and infrastructure
- Amenity
- The dispersal of commercial activity (in particular, retail activity) away from town centres
- The opportunity to provide for neighbourhood retail zones

4. Purpose and Options

The overarching purpose of the Local Shopping Centre Zone is to enable the establishment of convenience goods stores serving residents. The Plan provides for a range of activities to occur in this zone to enable the specific needs of individual communities to be met, whilst also placing limits to exclude activities that are not appropriate for this zone.

Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 2: Strategic and integrated management of urban growth</i></p> <p><i>Objective 1: To ensure urban development occurs in a logical manner:</i></p> <ul style="list-style-type: none">• <i>to promote a compact and integrated urban form; [...]</i>
<p><i>Goal 3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p> <p><i>Objective 2: To protect the District's cultural heritage values and ensure development is sympathetic to them</i></p>
<p><i>Goal 4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 8: To respond positively to Climate Change</i></p>
<p><i>Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people</i></p> <p><i>Objective 2: To ensure a mix of housing opportunities</i></p> <p><i>Objective 4: To ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design</i></p>

Determining the most appropriate methods to resolve the issues that relate to Local Shopping Centres will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by s32(1)(b) RMA, the following section considers various broad options considered to address the issues, and makes recommendations as to the most appropriate course of action in each case.

Broad Options considered (see Table 1, below)

Option 1 is to retain the current provisions (objectives, policies and rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues and would not enable the Council to meet the RMA requirement to review the Plan every ten years.

Option 2 (Recommended) provisions to be examined in light of the issues highlighted. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo.

Option 3 requires the provisions to be completely overhauled. Given the limited range of issues highlighted, this option is not considered necessary.

Table 1 – Broad options considered

	Option 1: Status quo/ No change	Option 2: (Recommended) Comprehensive review – likely result in many existing provisions being retained and improved	Option 3: Comprehensive Review – overhaul existing provisions
Costs	<ul style="list-style-type: none"> • Would fail to fulfil Council's statutory obligation to review the Plan every ten years. • Would not enable a thorough assessment of the operative Plan provisions. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). • The operative provisions are generally creating appropriate outcomes. The time and financial cost associated with drafting completely new provisions would be significant and is considered unnecessary.
Benefits	<ul style="list-style-type: none"> • No costs resulting from the District Plan Review Process. 	<ul style="list-style-type: none"> • The operative provisions are generally creating appropriate environmental outcomes. This approach enables operative provisions to be retained, as appropriate. • Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo. • Enables the operative policy framework to be critically assessed and strengthened where necessary. • Enables existing developments that have established in inappropriate zones (such as Residential) to be included in the Local Shopping Centre Zone. 	<ul style="list-style-type: none"> • Would fulfil Council's statutory obligation to review the Plan every ten years.
Ranking	3	1	2

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions for the Local Shopping Centre Zone. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, i.e., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives S32 (1) (a)

Objective	Appropriateness
Objective 1: Enable a range of activities to occur in the Local Shopping Centre Zone to meet the day to day needs of the community without undermining the role of town centres	Provides for a diverse range of activities to occur to serve the needs of the community the corner shopping centre serves. Acknowledges that these centres supplement the commercial activities offered by town centres, and ensures that they remain at a scale that does not undermine the function of town centres.
Objective 2: Buildings respond to the existing character, quality and amenity values of their neighbourhood setting	Enables development controls to ensure that building design and appearance is appropriate to each individual location. Although buildings in this zone are likely to have a greater presence in the streetscape than a residential dwelling would, this objective sets an expectation that their design must also be sympathetic to the receiving environment.
Objective 3: Appropriate limits are placed on activities to minimise adverse environmental effects received both within and beyond the zone	Enables certain activities to be excluded from the Local Shopping Centre Zone, where those activities are more appropriately located elsewhere. Enables limits to be placed around activities to ensure that established amenity values, including those of nearby residential-zoned properties, are not compromised.

7. Evaluation of the proposed provisions S32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions. (See also Table 1- Broad options considered, in Section 4 above.)

Table 2 – Evaluation of proposed provisions

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
Policies: 10.6.1.1 & 10.6.1.3 Rules: 10.6.5.1 10.6.6.3 Other Methods: Zoning extent	<ul style="list-style-type: none"> Enabling a diverse range of activities means that controls must be implemented to ensure that the amenity values of nearby residential areas are not compromised. Limits placed on the location of residential and visitor accommodation activities (restricted to above ground floor level) may limit the development potential within this zone, however these limits seek to maintain the integrity of activities occurring at street level. 	<ul style="list-style-type: none"> Enabling a wide range of activities to occur in the Local Shopping Centre Zone encourages a diverse range of businesses and activities to establish to meet the needs of patrons. Seeks to aid the economic viability of local corner shopping centres by enabling a broad range of uses. Placing controls around the location of residential and visitor accommodation activities enables the integrity of activities occurring at street level to be maintained. The limited physical extent of areas within the Local Shopping Centre Zone ensures that they do not compete with, or undermine the role of, the Town Centre Zone. The two areas proposed for inclusion in the zone currently have inappropriate zonings. Including them in the Local Shopping Centre Zone enables appropriate controls to be implemented and provides greater certainty for the future use of these sites, which have existing established uses commensurate with the activities provided for by the Local Shopping Centre Zone.
Policies: 10.6.2.1 to 10.6.2.6 Rules:	<ul style="list-style-type: none"> The controlled activity status for all buildings will incur costs associated with the resource consent process. Costs associated with providing design elements that meet the matters for control. 	<ul style="list-style-type: none"> Placing controls on the external appearance of buildings encourages them to respond to the character and amenity values of the individual communities they are located within. Increasing the height limit from 8m to 10m will enable greater

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
10.6.5.2 10.6.5.3 10.6.6.1 10.6.6.2 10.6.6.4 10.6.4.1 to 10.6.4.3 (incl)	<ul style="list-style-type: none"> Increasing height limits from 8m to 10m will increase the street presence of local shops built up to maximum height, however controls over the bulk and location of buildings at the interface with residential-zoned properties and public open space will limit their impact. 	development opportunities and increased capacity within the discrete zone extents. <ul style="list-style-type: none"> Providing a 7m height limit for the new Local Shopping Centre zone on Adamson Drive, acknowledges that Arrowtown has a low scale of development. The proposed 7m limit, along with front yard setback provisions, enables the local shopping centre to have a street presence, whilst remaining low scale. Removing the requirement for residential activities to provide a separate outdoor living area enables diversity in the District's existing housing stock, decreases development costs, and does not preclude outdoor areas from being provided if desired.
Policies: 10.6.3.1 & 10.6.3.3 Rules: 10.6.5.5 to 10.6.5.11(incl) 10.6.6.5 10.6.6.6	<ul style="list-style-type: none"> Costs associated with complying with the specified limits, such as acoustic treatments for noisier activities required to demonstrate compliance with noise standards. Costs associated with the resource consent process for activities requiring consent to exceed limits. Precludes some activities from establishing in the Local Shopping Centre Zone, which slightly decreases the range activities that can establish. These activities can, however be considered on their particular merits through the resource consent process. 	<ul style="list-style-type: none"> Due to the wide range of activities enabled by the Plan, the proposed controls seek to limit the impact of activities on each other, and on properties in adjoining zones. The operative noise standards acknowledge the proximity of residential properties to local shopping centres, and seek to limit the impact of noise beyond the Local Shopping Centre Zone. In addition, noise generated by local shopping centre activities will still be required to comply with residential limits when received in a residential-zoned property. The proposed provisions exclude inappropriate activities from establishing in local shopping centres. These activities generally result in effects that are not appropriate and are provided for in other zones. Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry and airports) ensures such activities will not occur in the zone. It ensures that consent for such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application can be made it is unnecessary to include objectives and policies addressing these activities, which further contributes to the efficiency of the proposed provisions.

8. Efficiency and effectiveness of the provisions.

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording also encourages correct use. With easier understanding, the provisions create a more efficient consent process.

9. The risk of not acting.

The changes proposed here-in seek to address the known resource management issues for the Corner Shopping Centre Zone. The changes also reflect the current changing nature of the RMA with its drive to simplify and streamline. Not taking the more compact approach to this section and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.

Attachment G – Section 32 Evaluation Report – Business Mixed Use Zone

Section 32 Evaluation Report: Business Mixed Use Zone (formerly the Business Zone)

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act demands an integrated planning approach and direction:

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

2. Regional Planning Documents

The Regional Policy Statement 1998 [“RPS”] is currently under review itself, and may be further advanced in that process by the time the District Plan Review is notified. Amendments to this evaluation may be required to accommodate that change. The District Plan must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

The operative RPS contains a number of objectives and policies that are relevant to this review, namely objectives 9.4.1 to 9.4.3 and policies 9.5.1 to 9.5.5 (inclusive).

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

3. Resource Management Issues

The operative District Plan anticipates that the Business Zone will continue to function as a focal point for light industrial, commercial recreation, storage and retailing. This review of the operative provisions seeks to address a number of key issues (detailed below), whilst also strengthening the existing policy framework by providing more targeted objectives and policies, and increasing the overall legibility of the Plan.

The resource management issues set out in this section have been identified from the following sources:

- Business Zones Capacity Report prepared by McDermott Miller Strategies Limited
- Peer review of Business Zones Capacity Report by Dr Phil McDermott
- Community consultation, Council workshops and a meeting of the Council's Resource Management Focus Group
- Relevant legislative changes enacted since the Plan became operative

The key issues are:

- Development controls currently guide the appropriate height, bulk, location and density of buildings without sufficient consideration of the management of appropriate urban design methods to achieve greater amenity throughout the zones, to continue to encourage a diverse built form.
- Current development controls are very restrictive, limiting the available uses of the land within the operative zoning regime.
- Providing for a diverse range of new development that expands on the established uses within the zone, including residential activities. This enables higher intensity and compatible land uses, and contributes to more diverse and well-located housing options. In addition, a greater variety of development options increases the economic resilience and adaptability of these business areas. In reflecting the required change to the operative policy framework to address this issue, it is proposed to rename the zone Business Mixed Use.
- Placing stricter limits on activities that are more appropriate for industrial areas would further clarify the purpose of this zone and create a clearer distinction between it and the Industrial Zones.
- Providing support and enhancing the functionality and future strength of the Town Centre Zone through providing services that complement, enable and support the town centres.

4. Purpose and Options

The overarching purpose of the Business Mixed Use Zone is to enable a variety of activities to occur that contribute to economic growth of the area, whilst ensuring that the activities established are compatible, and do not detract from the vitality of the town centre or the established amenity of nearby residential zones.

Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 1: To develop a prosperous, resilient and sustainable economy</i></p> <p><i>Objective 2: To recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas</i></p>
<p><i>Goal 2: Strategic and integrated management of urban growth</i></p> <p><i>Objective 1: To ensure urban development occurs in a logical manner:</i></p> <ul style="list-style-type: none">• <i>to promote a compact and integrated urban form; [...]</i> <p><i>Objective 2: To manage development in areas affected by natural hazards.</i></p>
<p><i>Goal 3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p>

<p><i>Goal 4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 8: To respond positively to Climate Change</i></p>
<p><i>Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people</i></p> <p><i>Objective 2: To ensure a mix of housing opportunities</i></p>

Determining the most appropriate methods to resolve the issues highlighted for the Business Mixed Use Zone will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by s32(1)(b) RMA, the following section considers various broad options considered to address the issues, and makes recommendations as to the most appropriate course of action in each case.

Broad Options considered (see Table 1, below)

Option 1 is to retain the current provisions (objectives, policies and rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring.

Option 2 provisions to be examined in light of the issues highlighted through monitoring. Would result in all provisions being critically assessed, with many of the current provisions likely to be retained and improved, and provisions to be structured and articulated in a clearer manner than the status quo.

Option 3 (Recommended) requires the provisions to be completely overhauled. Given the range of issues highlighted above, this option is considered necessary. It would enable consideration to be given to shifting the focus of the zone to a mixed-use regime by encouraging a mix of compatible uses, and establishing clearer distinctions from landuses enabled in the Industrial zones.

Table 1 – Broad options considered

	Option 1: Status quo/ No change	Option 2: Comprehensive review – likely result in many existing provisions being retained and improved	Option 3: (Recommended) Comprehensive Review – overhaul existing provisions
Costs	<ul style="list-style-type: none"> • Would fail to fulfil Council's statutory obligation to review the Plan every ten years. • Would not provide a thorough assessment of the operative Plan provisions. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan Review process (but this is required by legislation).
Benefits	<ul style="list-style-type: none"> • No costs resulting from the District Plan Review Process. 	<ul style="list-style-type: none"> • Enables provisions to be articulated in a format that is more legible, and provides greater clarity, than the status quo. • Enables the operative policy framework to be critically assessed and strengthened. • Would fulfil Council's statutory obligation to review the Plan every ten years. 	<ul style="list-style-type: none"> • Would fulfil Council's statutory obligation to review the Plan every ten years. • Rewriting the chapter enables the opportunity to provide a more targeted zoning regime by further clarifying the intent of the zone. • Enables consideration of additional housing options by providing for mixed-use development. This acknowledges the strategic location of the zone in close proximity to the Queenstown and Wanaka town centres and established residential areas. • Enables provisions to be better articulated in a format that is more legible and provides greater clarity than the status quo. • Enables the operative policy framework to be critically assessed and

			strengthened.
Ranking	3	2	1

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, i.e., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives S32 (1) (a)

<i>Objective</i>	<i>Appropriateness</i>
Objective 1: An area comprising a high intensity mix of compatible residential and non-residential activities is enabled.	Sets a clear desire for a range of activities to be enabled, while acknowledging that appropriate limits must be placed on the types of activities. This seeks to ensure that a mix of uses occurs without any one use being inappropriately compromised by the effects of another.
Objective 2: New development achieves high quality design outcomes that minimises adverse effects on adjoining residential areas.	This objective sets a high bar for new mixed use development to ensure that appropriate levels of amenity are achieved, and the amenity of nearby residential areas is not compromised.

7. Evaluation of the proposed provisions S32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions. (See also Table 1- Broad options considered, in Section 4 above.)

Table 2 – Evaluation of proposed provisions

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
Policies: 11.3.2.1 to 11.3.2.7 (incl) Rules: 11.3.3.2 11.4.3.1 11.4.3.4 11.4.3.7 11.5.1 to 11.5.3 (incl)	<ul style="list-style-type: none"> Costs associated with the resource consent process and meeting requirements that seek to develop the zone as per the objectives and policies. Additional focus on design requirements for buildings that may be required for functional use only. 	<ul style="list-style-type: none"> Providing a controlled activity status for all new buildings and external alterations provides certainty regarding the scope of matters considered for resource consent. Enables controls that ensure new development is compatible with the existing development in the vicinity. Increases the operative height limit which increases the development capacity of sites within the zone, thereby enhancing the zone's viability. In the Wanaka context, this is considered to be of particular importance, as the recent introduction of new commercial zoned-land in areas such as the Three Parks area may threaten the viability of the existing Business Zone in Anderson Heights. In Queenstown, it can help realise greater diversity and affordability of housing close to the town centre.
Policies: 11.3.1.1 to 11.3.1.4 (incl) Rules: 11.3.3.3 to 11.3.3.6 (incl)	<ul style="list-style-type: none"> Costs associated with the resource consent process and meeting requirements that seek to develop the zone as per the objectives and policies. Excludes some industrial activities provided for by the operative policy framework, however these activities are provided for in the Industrial Zones, and lawfully established activities will be able to rely on existing use 	<ul style="list-style-type: none"> Enabling a wide range of activities to occur encourages a diverse range of businesses and activities to establish to meet the needs of residents and visitors, encouraging a broad economic base. Enables residential activity to be accommodated in these areas which, in turn provides for additional housing opportunities within the District.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
11.4.3.3 11.5.1	rights.	<ul style="list-style-type: none"> • Places controls on the establishment of residential and visitor accommodation activities fronting Gorge Road to ensure that business and commercial uses take primacy at street level. Enables residential and visitor accommodation activities to establish at street level in the remaining parts of the zone (subject to building design standards), thereby providing for diverse housing and accommodation options. This also acknowledges that the Wanaka Business Mixed Use Zone has a less urban setting than the Queenstown zone due to its location surrounded by Residential-zoned land. • The proposed provisions exclude inappropriate activities from establishing in the Business Mixed Use Zone. These activities generally result in effects that are not consistent with the nature and amenity values anticipated within the zone. These activities are provided for in other, more appropriate zones. • Limits reverse sensitivity issues by encouraging industrial type activities to establish in the Industrial Zones. • Enables activities occurring in Industrial Place to be excluded from the Business Mixed Use Zone and considered for inclusion in one of the Industrial zones. This change reflects the proposed shift in policy direction for the Business Mixed Use Zone, as well as acknowledging that the established activities in the Industrial Place area are more industrial in nature. • There is considered to be sufficient scope and capacity within the Industrial Zones to accommodate the landuses presently enabled by the operative Business Zone that would be excluded from the Business Mixed Use Zone. These landuses are compatible with the purpose of the operative Industrial Zone (which is set down for review in Stage 2 of the District Plan

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>
		<p>Review).</p> <ul style="list-style-type: none"> • Provides support to the town centre, without compromising the vitality and viability of the town centre.
<p>Policies:</p> <p>11.3.1.2 11.3.1.3 to 11.3.1.7 (incl)</p> <p>Rules:</p> <p>11.3.3.7 to 11.3.3.14 (incl)</p> <p>11.4.3.2 11.4.3.3 11.4.3.5 11.4.3.6 11.4.3.8 11.4.3.9</p>	<ul style="list-style-type: none"> • Additional costs on applicants for mitigation of adverse effects received by adjoining properties. • Costs associated with complying with the specified limits, such as acoustic treatments for noisier activities required to demonstrate compliance with noise standards, or screening for sites adjoining residential properties. 	<ul style="list-style-type: none"> • Due to the wide range of activities enabled by the Plan, the proposed controls seek to limit the impact of business activities on residential properties both within the zone and on adjoining properties. • Prohibiting completely inappropriate activities (i.e. factory farming, mining, forestry and airports) ensures such activities will not occur, but also reflects the activity-based approach where any activity not expressly stated defaults to a permitted activity (subject to standards). It ensures that consent for such activities will not be applied for, which provides a high degree of certainty and efficiency. As no application can be made it is unnecessary to include objectives and policies addressing these activities, which further contributes to the efficiency of the proposed provisions. • Ensures that the effects of reverse sensitivity are adequately managed through acoustic insulation and the avoidance of noxious, offensive, or undesirable activities in the zone.

8. Efficiency and effectiveness of the provisions.

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan. Additionally, the proposed shift of the role of the zone towards encouraging mixed use development acknowledges the strategic locations of these areas within close proximity to town centres. The proposed provisions seek to provide greater clarity regarding the distinctions between the Business Mixed Use Zone and the Industrial Zones, which further clarifies the zone's purpose.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

9. The risk of not acting.

The changes proposed here-in seek to address the known resource management issues for the Business Mixed Use Zone, and Council's vision for the future of this zone and the district as a whole. The changes also reflect the current changing nature of the RMA with its drive to simplify and streamline. Not taking the more compact approach to this section and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.