

12 QUEENSTOWN TOWN CENTRE

12.1 Zone Purpose

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

Queenstown will increasingly become a dynamic and vibrant centre with high levels of 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.

12.2 Objectives and Policies

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

Policies

- 12.2.1.1 Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are avoided or satisfactorily mitigated.
- 12.2.1.2 Provide for new commercial development opportunities within the Town Centre Transition 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.
- 12.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur without unduly restrictive noise controls.
- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.

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

Policies

- 12.2.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015.
- 12.2.2.2 Require development to:
 - 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
 - Contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
 - Positively respond to the Town Centre's character and contribute to the town's 'sense of place'

- 12.2.2.3 Control the height and mass of buildings in order to:
- Retain and provide opportunities to frame important view shafts to the surrounding landscape; and
 - 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 Maps 35 and 36).
- 12.2.2.4 Allow buildings to exceed the discretionary height standards in situations where:
- The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;
 - 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; and
 - The increase in height will facilitate the provision of residential activity.
- 12.2.2.5 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:
- Provision of sunlight to any public space of prominence or space where people regularly congregate
 - Provision of a pedestrian link
 - Provision of high quality, public open space
 - Retention of a view shaft to an identified landscape feature
- 12.2.2.6 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.
- 12.2.2.7 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.
- 12.2.2.8 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.
- 12.2.2.9 Require high quality comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre.

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

Policies

12.2.3.1 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.

12.2.3.2 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.

12.2.3.3 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.

12.2.3.4 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;
- (b) Discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre;
- (c) Avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and
- (d) Discouraging new residential and visitor accommodation uses within the Entertainment Precinct.

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

12.2.3.6 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.

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

Policies

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

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- 12.2.4.2 Ensure that the Town Centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:
- (a) Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
 - (b) Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
 - (c) Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; 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.
- 12.2.4.3 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.
- 12.2.4.4 Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers.
- 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.
- 12.2.4.6 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety and amenity of pedestrians and cyclists, particularly in peak periods.
- 12.2.5 Objective - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors.**

Policies

- 12.2.5.1 Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.
- 12.2.5.2 Promote a comprehensive approach to the provision of facilities for water-based activities.
- 12.2.5.3 Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.
- 12.2.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
- 12.2.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
- 12.2.5.6 Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict location and appearance criteria

12.3 Other Provisions and Rules

12.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

12.3.2 Clarification

12.3.2.1 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

12.3.2.2 The following abbreviations are used within this Chapter.

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

12.4 Rules - Activities

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.1	Activities which are not listed in this table and comply with all standards	P
12.4.2	Visitor Accommodation , in respect of: <ul style="list-style-type: none"> The location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses; Landscaping; The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and 	C

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	Activities located in the Queenstown Town Centre Zone	Activity status
	<ul style="list-style-type: none"> Where the site adjoins a residential zone: <ul style="list-style-type: none"> Noise generation and methods of mitigation Hours of operation, in respect of ancillary activities. 	
12.4.3	<p>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 12.4.7.2 in respect of:</p> <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; and (c) The erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of: <ul style="list-style-type: none"> 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

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	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.4	<p>Licensed Premises</p> <p>12.4.4.1 Other than in the Town Centre Transition subzone, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <p>(a) To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>(b) To any person who is present on the premises for the purpose of dining up until 12am.</p> <p>12.4.4.2 Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the hours of 6pm and 11pm 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> <p>(a) To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>(b) To any person who is present on the premises for the purpose of dining up until 12am.</p> <p>*In relation to both 12.4.4.1 and 12.4.4.2 above, discretion is restricted to consideration all of the following:</p> <ul style="list-style-type: none"> • The scale of the activity; • Car parking and traffic generation; • Effects on amenity (including that of adjoining residential zones and public reserves); • The provision of screening and/ or buffer areas between the site and adjoining residential zones; • The configuration of activities within the building and site (e.g. outdoor seating, entrances); • Noise issues, and hours of operation; and • Consideration of any alcohol policy or bylaw. 	RD*
12.4.5	<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.</p> <p>This rule shall not apply to the sale of liquor:</p> <p>(a) To any person who is residing (permanently or temporarily) on the premises; and/or</p> <p>(b) To any person who is present on the premises for the purpose of dining up until 12 am.</p>	D
12.4.6	<p>Buildings</p> <p>12.4.6.1 Buildings, including verandas, and any pedestrian link provided as</p>	RD*

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	Activities located in the Queenstown Town Centre Zone	Activity status
	<p>part of the building/ development:</p> <p>* Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable; • External appearance, including materials and colours; • Signage platforms; • Lighting; • The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas; • The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; • The contribution the building makes to pedestrian flows and linkages; • The provision of active street frontages and, where relevant, outdoor dining opportunities; and • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.¹ <p>And, in addition;</p> <p>12.4.6.2 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.</p> <p>*In addition to those matters listed in rule 12.4.6.1 above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan, including:</p> <ul style="list-style-type: none"> • the location of buildings, services, loading, and storage areas; • the provision of open and/or public spaces; and • pedestrian, cycle, and vehicle linkages. 	

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.7	<p>Surface of Water and Interface Activities</p> <p>12.4.7.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park.</p> <p>12.4.7.2 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>The extent to which the proposal will:</p> <ul style="list-style-type: none"> • Create an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore; • Provide a continuous waterfront walkway from Horne Creek right through to St Omer Park; • Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities; and • Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping. <p>The extent to which any proposed structures or buildings will:</p> <ul style="list-style-type: none"> • Enclose views across Queenstown Bay; and • Result in a loss of the generally open character of the Queenstown Bay and its interface with the land. 	D
12.4.8	<p>Surface of Water and Interface Activities:</p> <p>12.4.8.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier (as shown on the planning maps) and Queenstown Gardens.</p> <p>12.4.8.2 Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone.</p> <p>12.4.8.3 Buildings or boating craft within the Queenstown Town Centre Waterfront Zone if used for visitor, residential or overnight accommodation.</p>	NC
12.4.9	<p>Industrial Activities at ground floor level</p> <p>NB: Specific industrial activities are listed separately below as prohibited activities.</p>	NC
12.4.10	Factory Farming	PR
12.4.11	Forestry Activities	PR
12.4.12	Mining Activities	PR

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	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.13	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
12.4.14	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
12.4.15	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
12.4.16	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

12.5 Rules - Standards

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.1	<p>Building Coverage in the Town Centre Transition subzone and comprehensive development of sites 1800m² or greater</p> <p>12.5.1.1 In the Town Centre Transition subzone or for any comprehensive development of sites greater than 1800m², 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/ 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>12.5.1.2 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> <p>*In regard to rules 12.5.1.1 and 12.5.1.2, discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • The adequate provision of pedestrian links, open spaces, outdoor dining opportunities • The adequate provision of storage and loading/ servicing areas • The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites. 	RD*

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.2	<p>Street Scene - building setbacks</p> <p>12.5.2.1 Buildings on the north side of Beach Street shall be set back a minimum of 0.8m; and</p> <p>12.5.2.2 Buildings on the south side of Beach Street shall be set back a minimum of 1m.</p> <p>*Discretion is restricted to consideration of the effects on the overall streetscape as a result of a building not being set back the stipulated distance. Such effects might include:</p> <ul style="list-style-type: none"> • sunlight access; • the creation of a consistent building setback; and • widening of the street over time. 	RD*
12.5.3	<p>Waste and Recycling Storage Space</p> <p>12.5.3.1 Offices shall provide a minimum of 2.6m³ of waste and recycling storage (bin capacity) and minimum 8m² floor area for every 1,000m² gross floor space, or part thereof.</p> <p>12.5.3.2 Retail activities shall provide a minimum of 5m³ of waste and recycling storage (bin capacity) and minimum 15m² floor area for every 1,000m² gross floor space, or part thereof.</p> <p>12.5.3.3 Food and beverage outlets shall provide a minimum of 1.5m³ (bin capacity) and 5m² floor area of waste and recycling storage per 20 dining spaces, or part thereof.</p> <p>12.5.3.4 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 restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> • 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. 	RD*

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.4	<p>Screening of Storage Space</p> <p>12.5.4.1 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> <ol style="list-style-type: none"> Shotover Street (Stanley to Hay) Camp Street Earl Street Marine Parade Stanley Street (Beetham Street to, and including, Memorial Street) Beach Street Rees Street (beyond the Special Character Area) <p>12.5.4.2 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 restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> Effects on visual amenity; Consistency with the character of the locality; and Whether pedestrian and vehicle access is compromised. 	RD*
12.5.5	<p>Verandas</p> <p>12.5.5.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <ol 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) Breon 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>12.5.5.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p>	RD*

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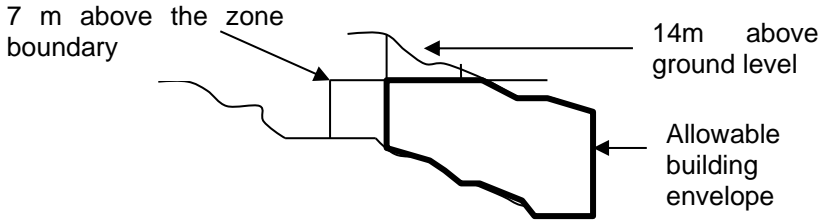
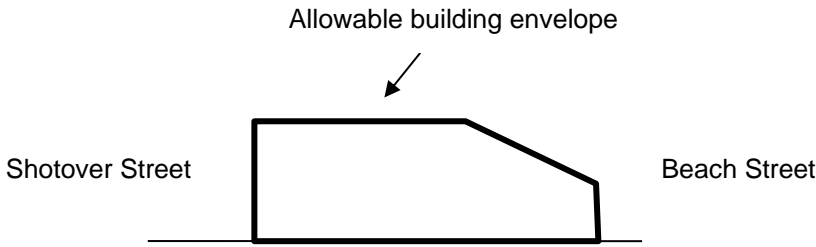
	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> Consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable; and Effects on pedestrian amenity, the human scale of the built form, and on historic heritage values. 	
12.5.6	<p>Residential Activities</p> <p>12.5.6.1 Residential activities shall not be situated at ground level in any building with frontage to the following roads:</p> <ol 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 <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> 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. 	RD*
12.5.7	<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 restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> 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. 	RD*
12.5.8	<p>Provision of Pedestrian Links</p> <p>12.5.8.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links in Figure 1 of this rule (below) 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 2.5m and be open to the public during all retailing hours.</p> <p>12.5.8.2 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</p>	RD*

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>area against development levies and car parking requirements.</p> <p>Note: Nothing in rules 12.5.8.1 and 12.5.8.2 shall prevent a building or part of a building being constructed at first floor level over a pedestrian link.</p> <p>Figure 1:</p>  <p>Figure 1 - Identified Pedestrian Links</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). <p>Note: Where a pedestrian link is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5.</p> <p>* Where the required link is not proposed as part of development, discretion is</p>	

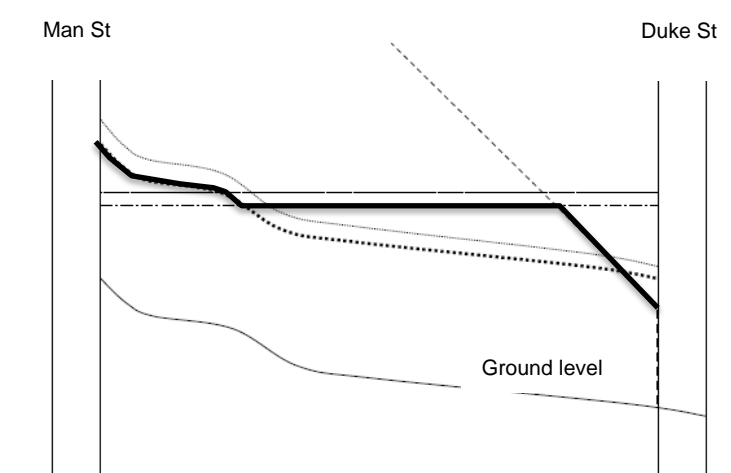
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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> the adverse effects on the pedestrian environment, connectivity, 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. 	
12.5.9	<p>Discretionary Building Height in Precinct 1 and Precinct 1(A)</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general descriptions below.</p> <p>12.5.9.1 The maximum height shall be 12m and the building shall contain no more than 4 storeys (excluding basements), except that:</p> <p>12.5.9.2 In that part of the precinct on the eastern side of Brecon Street annotated as P1(A) on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided 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>*Discretion is restricted to consideration of the effects of any additional building height on:</p> <ul style="list-style-type: none"> The urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider: <ul style="list-style-type: none"> a. 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; b. The effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape; and c. The amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access to public spaces and footpaths; the provision of public space and pedestrian links; and The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks: <ul style="list-style-type: none"> a. Bowen Peak b. Walter Peak c. Cecil Peak d. Bobs Peak e. Queenstown Hill f. The Remarkables range (limited to views of single and double cone) g. Lake Wakatipu; and Effects on any adjacent Residential Zone; and The historic heritage value of any adjacent heritage item/ precinct and whether it 	RD*

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	acknowledges and respects the scale and form of this heritage item/ precinct.	
12.5.10	<p>Maximum building and façade height</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general descriptions below.</p> <p>12.5.10.1 In Height Precinct 1 (Stanley and Shotover streets and the north side of Camp Street west of Ballarat, and the eastern side of Brecon Street), unless otherwise allowed by Standard 12.15.10(b) the maximum absolute height shall be 15m on Secs 4-5 Blk Xv Queenstown Tn and 14m elsewhere; and,</p> <p>a. Throughout the precinct, the building shall contain no more than 4 storeys (excluding basements);</p> <p>b. 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 7m above any point along the north-eastern zone boundary of this block, as illustrated in the below diagram:</p>  <p>c. 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.</p> <p>d. 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 7m 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 6.5m above any street boundary.</p>  <p>12.5.10.2 In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/ Church Street block) the maximum height shall be 8m.</p> <p>12.5.10.3 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>12.5.10.4 In Height Precinct 7 (Man Street), the maximum height shall be 11m above 327.1 masl, except that within the viewshafts identified on the</p>	NC

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>Height Precinct map, the maximum height shall be 4m above 321.7 masl.</p> <p>12.5.10.5 For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in addition, the following shall apply:</p> <p>a. 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>b. 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 7.5m above any street boundary.</p> <p>c. In Height Precinct 6 (land bound by Man, Duke and Brecon streets):</p> <ul style="list-style-type: none"> 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 1m or less; and No part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10m above the street boundary. This is illustrated in the below diagram with the maximum building height, excluding the parapet height encroachment allowance, shown in bold: 	
12.5.11	<p>Noise</p> <p>12.5.11.1 Sound* from activities in the Town Centre Zone and Town Centre Transition Sub-zone (excluding sound from the sources specified in rules 12.5.11.3 to 12.5.11.5 below) shall not exceed the following noise limits at any point within any other site in these zones:</p> <p>a. daytime (0800 to 2200 hrs) 60 dB L_{Aeq}(15 min)</p>	NC

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>b. night-time (2200 to 0800 hrs) 50 dB L_{Aeq}(15 min)</p> <p>c. night-time (2200 to 0800 hrs) 75 dB L_{AFmax}</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>12.5.11.2 Sound from activities in the Town Centre Zone and Town Centre Transition Sub-zone (excluding sound from the sources specified in rules 12.5.11.3 and 12.5.11.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in.</p> <p>12.5.11.3 Within the Town Centre Zone only, sound* from music shall not exceed the following limits:</p> <p>a. 60 dB L_{Aeq}(5 min) at any point within any other site in the Entertainment Precinct; and</p> <p>b. 55 dB L_{Aeq}(5 min) at any point within any other site outside the Entertainment Precinct.</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>12.5.11.4 Within the Town Centre Zone only, sound* from voices shall not exceed the following limits:</p> <p>a. 65 dB L_{Aeq}(15 min) at any point within any other site in the Entertainment Precinct; and</p> <p>b. 60 dB L_{Aeq}(15 min) at any point within any other site outside the Entertainment Precinct.</p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>12.5.11.5 Within the Town Centre Zone only, sound* from any loudspeaker outside a building shall not exceed 75 dB L_{Aeq}(5 min) measured at 0.6 metres from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> • The noise limits in 12.5.11.1 and 12.5.11.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. • The noise limits in 12.5.11.1 to 12.5.11.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan. 	
12.5.12	<p>Acoustic insulation, other than in the Entertainment Precinct</p> <p>12.5.12.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.12.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.</p>	RD*

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	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> 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. 	
12.5.13	<p>Acoustic insulation within the Entertainment Precinct</p> <p>12.5.13.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.13.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.</p>	NC
12.5.14	<p>Glare</p> <p>12.5.14.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the night sky.</p> <p>12.5.14.2 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.</p> <p>12.5.14.3 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>12.5.14.4 External building materials shall either:</p> <ol style="list-style-type: none"> 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>Except that:</p> <ul style="list-style-type: none"> Architectural features, including doors and window frames, may be any colour; and roof colours shall have a reflectance value of between 0 and 20%. 	NC

12.6 Non-Notification of Applications

12.6.1 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.

12.6.2 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;

12.6.2.1 Buildings.

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- 12.6.2.2 Building coverage in the Town Centre Transition subzone and comprehensive development of sites 1800m² or greater.
- 12.6.2.3 Waste and recycling storage space.
- 12.6.3 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:
 - 12.6.3.1 Discretionary building height in Precinct 1 and Precinct 1(A).

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Figure 2 - Queenstown Town Centre Height precinct map

