

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 17 -
Stage 3 Proposed
District Plan

**REPLY OF NICHOLAS ROBERTS
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**PLANNING: CHAPTER 19A THREE PARKS AND VARIATIONS – TEXT AND
MAPPING**

7 September 2020

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R Mortiaux
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

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1. INTRODUCTION

1.1 My name is Nicholas Roberts. I prepared the section 42A report¹ (**s42A**) and statement of rebuttal² for Three Parks, filed in Hearing Stream 17. My qualifications and experience are set out in my s42A.

1.2 I attended the hearing on 30 June 2020 and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

- (a) Policy 16.2.1.4;
- (b) Comparison to the operative approach;
- (c) Visitor accommodation at Three Parks;
- (d) Building Restriction Areas;
- (e) Rule 19A.5.3 amendment;
- (f) Policy 27.3.15.1 amendment;
- (g) Chapter 19B Three Parks Business Zone amendments;
- (h) Mapping and structure plan amendments;
- (i) The National Policy Statement on Urban Development (2020) relevant to Three Parks.

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Recommended revised Chapters 19A, variations and Chapter 19B.
- (b) **Appendix B:** Recommended revised mapping amendments – annotated map, clean version of recommended rezonings, clean version of structure plan.
- (c) **Appendix C:** Final recommendations on submissions.

1 Dated 18 March 2020.

2 Dated 12 June 2020.

2. POLICY 16.2.1.4 EXCEPTION

- 2.1** At the hearing the Panel sought clarification on what the exception in Policy 16.2.1.4 means. Policy 16.2.1.4 is:

For sites adjoining Gorge Road in Queenstown and Sir Tim Wallis Drive in Three Parks Wānaka, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.

- 2.2** I consider the exception provides for part of the frontage of the building to contain a pedestrian entrance to residential or visitor accommodation activities located at the rear of the building, or on the first floor and above, while the majority of the ground floor frontage remains for commercial activity occupation. This policy is implemented by Rule 16.5.3 which restricts residential and visitor accommodation activities to first floor and above, with the exception of foyer and stairway spaces at ground level. The policy also provides support for residential or visitor accommodation activities to be located at the rear of the building at ground floor level, behind commercial activities in the front of the building, where the residential or visitor accommodation component would not have any interface with the street, other than an entrance, as noted earlier. I consider this will provide a good outcome along Sir Tim Wallis Drive with regard to encouraging an activation along the street frontage.

- 2.3** I do not recommend any change to this policy, and in any event note that there is no scope, through submissions to do so. In addition, no changes to the policy made in this process, could apply to Gorge Road in Queenstown.

3. COMPARISON TO THE OPERATIVE APPROACH

- 3.1** At the hearing the Panel queried whether the Proposed District Plan (**PDP**) approach for Three Parks gives the same level of certainty as the Operative District Plan (**ODP**), – specifically, ensuring that strong integration is achieved, particularly in terms of some of the more

specific design outcomes sought for Three Parks under the ODP, including along Sir Tim Wallis Drive.

3.2 With regard to certainty of outcomes, I consider the PDP approach for Three Parks provides certainty of outcomes through streamlining the zones to align with other PDP zones, combined with the structure plan which ensures integration of roading and protection of open space areas. I consider this is more appropriate than the lengthy and complex provisions that make up the ODP approach, and will therefore provide certainty of outcomes, albeit in a less specific way than under the ODP. I also note that this provides a more consistent approach to the application of zones throughout the District.

3.3 I have reviewed the summary of submissions and do not consider there is any submission point that provides scope to completely overhaul the PDP approach to Three Parks or retain the ODP approach, including the zoning along Sir Tim Wallis Drive.

4. VISITOR ACCOMMODATION RESTRICTIONS IN RESIDENTIAL ZONES

4.1 At the hearing there were questions from the Panel on whether there should be restrictions on visitor accommodation activities for the proposed residential zones, as the ODP restricts visitor accommodation in the residential areas of Three Parks (meaning there is a different approach in the ODP and PDP frameworks for Three Parks). I note that the approach to visitor accommodation in residential zones is being advanced through Stage 2 of the PDP and is currently at appeals stage. The decisions version of the visitor accommodation topic does not place restrictions on visitor accommodation in residential zones, and this approach will also apply in the Medium Density and Lower Density Suburban Residential zones at Three Parks (unless site specific rules are included in the chapters).

4.2 I do not consider there is anything particularly unique about Three Parks that warrants a different (more or less restrictive) approach than the decision version of the PDP and my preference is to achieve alignment across the District where possible. I also note that there are

no submissions seeking that visitor accommodation be specifically controlled at Three Parks.

5. BUILDING RESTRICTION AREA FOR AURORA SUB-STATION

- 5.1 I have recommended a 20 metre building setback for the Aurora Sub-station³, to be achieved by applying a Building Restriction Area (**BRA**) adjacent along the substation boundaries. The Panel sought clarification on where the rule, referring to the BRA for the sub-station, is located. In my rebuttal evidence (refer section 3 and Appendix A), I proposed a new rule for Chapter 7, which requires the setback. On reflection, the statement in the rule that Aurora shall be deemed to be an affected party is likely to be *ultra vires* as it directs notification on a specific person/entity rather than relying on the assessment under s95B and 95E. I therefore recommend removing this from the rule, and including an advice note that Aurora may be considered an affected party in respect of the rule. As an alternative, if the Panel preferred, this reference could be included in section 19A.6, similar to clause 19A.6.3. Finally, I recommend a further amendment to this rule, to clarify that the BRA is shown on the planning maps and the Structure Plan in Chapter 27.
- 5.2 I note that the land within the setback can still be used for a driveway, landscaping or outdoor area, however a building or structure will require resource consent for a non-complying activity.

3 Section 3 of my rebuttal statement dated 12 June 2020.

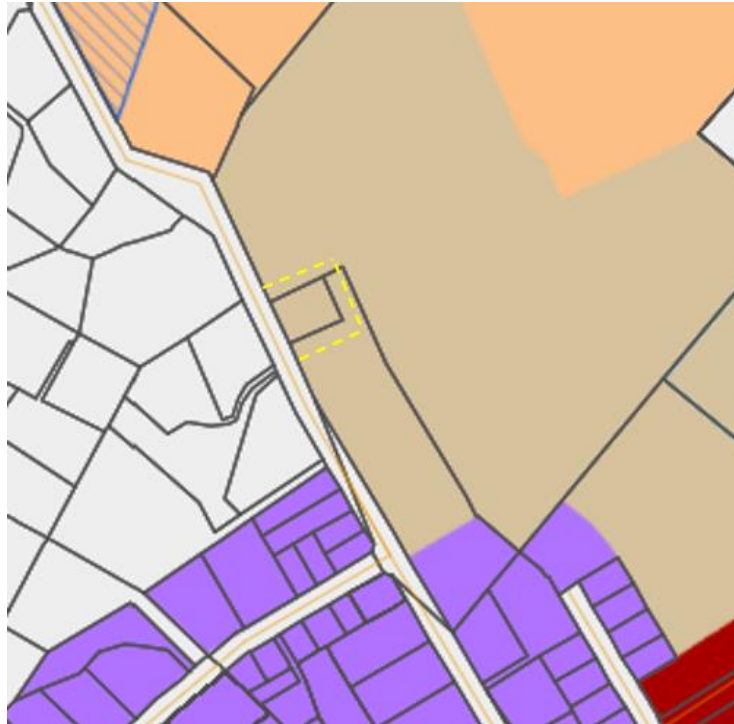


Figure 1 – Recommended 20 metre BRA for Aurora Substation to be located along the non-road boundaries of the Aurora Substation site – approximate location shown by yellow dashed border

5.3 In checking the placement of the BRA rule, I have given consideration to whether the Lower Density Suburban Residential Zone chapter provides policy support for the new rule, particularly given there are specific policies associated with the other BRAs at Three Parks. I consider the objective and policies in Chapter 30, regarding ongoing operation of electricity infrastructure, provide appropriate support and direction (in terms of a non-complying activity status) for this rule⁴. In my mind this is appropriate considering the activity status of non-complying and requirement to satisfy the s104D gateway test.

4 Objective 30.2.6 - The establishment, continued operation and maintenance of utilities supports the well-being of the community;
Policy 30.2.6.1 - Provide for the need for maintenance or upgrading of utilities including regionally significant infrastructure to ensure its on-going viability and efficiency subject to managing adverse effects on the environment consistent with the objectives and policies in Chapters 3, 4, 5 and 6.
Policy 30.2.6.3 - Ensure that the adverse effects of utilities on the environment are managed while taking into account...
Policy 30.2.6.5 - Manage land use, development and/or subdivision in locations which could compromise the safe and efficient operation of utilities.

6. BUILDING RESTRICTION AREA ALONGSIDE GOLF COURSE

- 6.1 The Panel also queried the justification of the BRA alongside the golf course, specifically referencing the 'square area' of the BRA, observing that it did not seem to have any fundamental effects based rationale.
- 6.2 The square area of BRA alongside the golf course is Kame and Kettle mound. This area was identified a 'neighbourhood reserve around Kame and Kettle Mound' in the ODP. Under the notified PDP structure plan it was zoned Medium Density Residential (**MDR**) with a BRA. Willowridge Developments Limited (**3220**) (**Willowridge**) sought this be rezoned to 'Public Open Space Overlay', together with a narrow strip of land adjoining each side of the square section, effectively following the existing BRA position in this location, but shortening it so it does not cover the land to the north-east (which is under different ownership) and to the south-west (where Willowridge have sought to relocate the collector road). Refer Figure 2 below:



Figure 2 – Left: Willowridge Open Space Overlay along golf course (green); Right: PDP BRA along golf course (blue stripe)

- 6.3 As discussed at the hearing, I agree that there is limited justification for a BRA between the MDR zone and the golf course if a consistent approach to this frontage is applied. While the Willowridge submission seeks the removal of the BRA along this boundary, it also seeks that part of it be retained as 'Public Open Space Overlay' on the structure plan. The Willowridge submission does not propose any controls for the 'Public Open Space Overlay', but it is assumed it is intended to

have the same outcomes as a BRA in that it is retained for open space purposes.

6.4 While it would be preferable to remove the BRA along the entire golf course boundary, the scope of the Willowridge submission is limited to only removing it at each end. In my mind it would not be appropriate, or result in an integrated resource management outcome to have buildings setback from the golf course in only some areas. It is more appropriate to have consistent built form outcomes at the interface of the golf course. Given there is no scope to remove all of the BRA, it is my preference that it be retained along the full length – that is, I do not recommend any further changes to the BRA alongside the golf course, maintaining the position in my s42A.

6.5 I also note that if a road is located in the BRA at the Ballantyne Road end, as proposed by Willowridge, for the fixed road to the west of Sir Tim Wallis Drive in the future, that its construction and use as a road will not be impacted by the BRA.

7. RULE 19A.5.3

7.1 The Panel also queried whether the reference to ‘transportation network’ in Rule 19A.5.3, as sought by New Zealand Transport Agency (NZTA) (3229.11), is appropriate, given that in Three Parks, the ‘transportation network’ is limited to roads.

7.2 I agree that in this location and context the transportation network is limited to roads (no other forms of transport such as rail or aviation). I therefore recommending changing the reference ‘transportation network’ to ‘road network’ throughout Chapters 19A and 19B. This change is reflected in **Appendix A** and I have amended the recommendations spreadsheet to ‘accept in part’ rather than ‘accept’.

8. POLICY 27.3.15.1

8.1 In my s42A version of the chapter, I had recommended including reference to BRAs in relation to provision of open space. I agree with the concern raised by the Panel that the function of BRAs is not

necessarily to preserve open space, but rather the BRAs simply prevent buildings from being established in these locations, which are in private ownership. On reflection, I consider that the reference to BRAs does not add to the policy, and I now recommend it be removed.

9. CHAPTER 19B – THREE PARKS BUSINESS ZONE

9.1 At the hearing, the Panel requested that I consult further with Willowridge to provide a more refined Chapter 19B. I have since done this, collaborating further with Ms Costello (planner for Willowridge) and now provide a refined Chapter 19B in **Appendix A**. I consider the recommended amendments provide better direction for the outcomes sought within this area of Three Parks and are more efficient and effective in achieving the objectives of the PDP than the version attached to my rebuttal. I have also made a number of non-substantial changes to ensure better consistency with the structure of other zone chapters and language used in policies. The more substantive changes are as follows:

- (a) Removal of the reference to 'light' industrial, to reflect that the zone provides for industrial and service activities as a permitted activity.
- (b) Amendment to Policies 1 and 2 to reflect that the zone enables a mix of compatible activities but also restricts non-compatible activities. The specific reference to residential activities has also been removed as I agree with the Panel that this does not need to be identified individually.
- (c) Consolidation of policies 4 and 7, to acknowledge that industrial activities may have specific design requirements, and to reflect similar language used in the General Industrial zone.

10. MAPPING AND STRUCTURE PLAN AMENDMENTS

10.1 As discussed at the hearing and as a consequence of amending the BRA along the State Highway boundary at the northern end of Three Parks (as recommended in my rebuttal), I note that the extent of Business Mixed Use (**BMU**) zoned land at this end is will also be

slightly expanded, to align with the preferred extent of the BRA. Scope for this is provided by the Willowridge submission (3220.1).

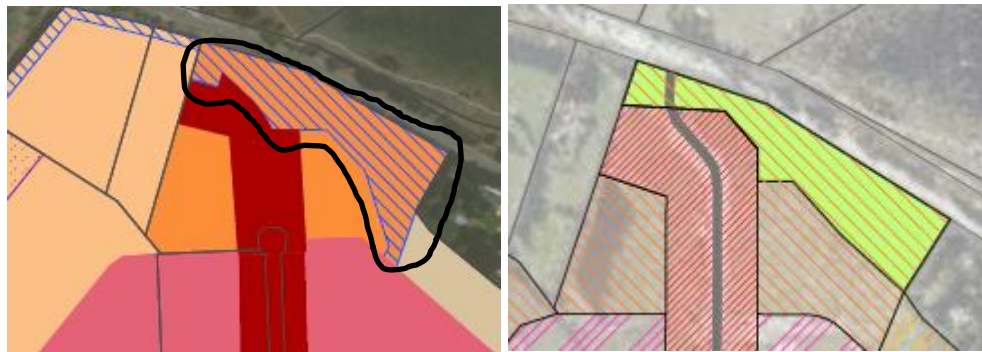


Figure 3: Snip from Rebuttal version of recommended mapping – BMU zone to be extended and BRA to be reduced in area circled, as per Willowridge submission and image to left.

- 10.2** In relation to the alternative collector road sought by Willowridge, I am aware that a number of discussions have taken place between the transport expert for the Council, Mr Rossiter, and Mr Facey for Willowridge. Land ownership issue aside, Mr Rossiter is now satisfied that a safe intersection can be created at Ballantyne and Golf Course Roads. As a result, I am comfortable recommending that the alternative route be included on the Structure Plan. This is reflected in the structure plan included with the mapping at **Appendix B**. I have also included a recommended amendment to rules 27.7.17.1 and 27.7.17.3 to reflect that there are two options for the western fixed road, but that only one is required to be constructed.
- 10.3** As this option requires land that is not owned by Willowridge, I consider the scenario discussed at the hearing, being the identification of both road options on the structure plan, to be appropriate, but with a note on the Structure Plan that only one road option shall be constructed. I note that the road and intersection will need to comply with Council's Engineering Code of Practice regardless of which option is ultimately constructed.
- 10.4** The Panel also raised issue with a number of mapping errors which I have now rectified and which are reflected in Appendix B – these amendments are as follows:

- (a) Correction to the extent of Three Parks Commercial zone on the eastern side of Sir Tim Wallis Drive to align with that sought by the Willowridge submission;
- (b) Amendments to the BRA at the end of Sir Tim Wallis Drive and adjacent to State Highway 84 to reflect the southern extent of the BRA as sought by Willowridge (and the consequential amendment noted above for BMU);
- (c) Addition of a 20 metre BRA along the northern, eastern and southern boundaries of the Aurora substation;
- (d) Realignment of eastern extent of Three Parks Commercial zone to largely align with the Willowridge submission, and consequential rezoning of the balance to Lower Density Suburban Residential (**LDSR**). While Willowridge has sought that the adjoining land be rezoned Medium Density Residential as part of their overall rezoning proposal, my preference is that this land be rezoned LDSR to avoid an isolated section of MDR in this location.

10.5 I note that as a consequence of providing for the Three Parks Business Zone (**TPBZ**) in the location sought by Willowridge (this is a slightly smaller spatial extent to that shown in my rebuttal evidence), but rejecting the extension of MDR zone to the east, a small strip of MDR zone has been left adjoining TPBZ, as shown in Figure 1 below. Preferably this would be rezoned to LDSR zone to create a consolidated zoning layout. While there is technically no scope to do this, in my view, this could be rezoned as a consequential amendment to the agreed zoning changes. This change is reflected in **Appendix B**.

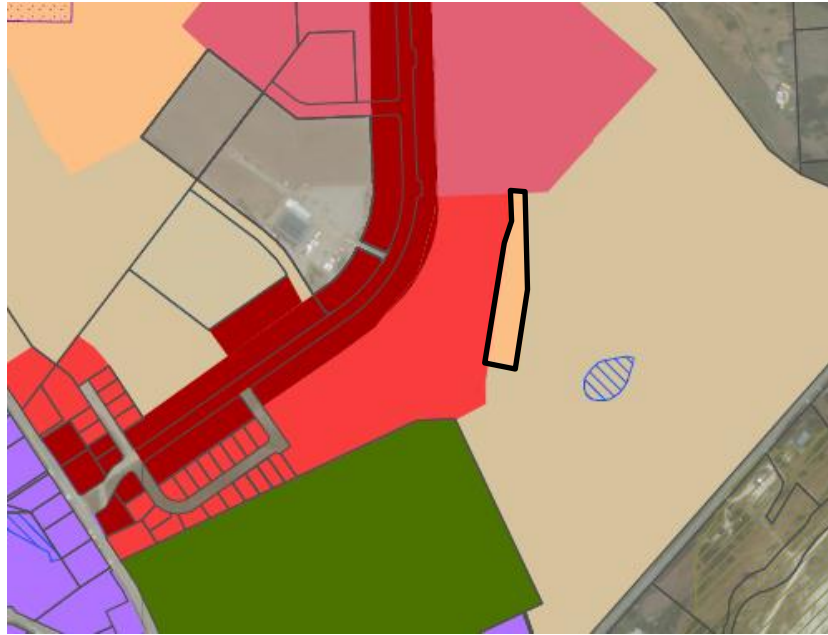


Figure 4 – recommended rezonings map showing residual strip of MDR zone (black outline)

11. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT (2020)

- 11.1** I have considered the Three Parks proposal in light of the recently released National Policy Statement for Urban Development 2020 (**NPS-UD**). I consider the Three Parks proposal, and my recommended amendments, generally align with the NPS-UD with respect to achieving a well-functioning urban environment at Three Parks (Objective 1, Policy 1), and ensuring at least sufficient development capacity to meet short, medium and long-term demand (Policy 2).
- 11.2** I note that Ms Costello (for Willowridge) has filed supplementary evidence in relation to the NPS-UD, including in relation to the proposal by Willowridge to include more high density residential zoned land. I note that the NPS-UD directs councils to enable more people to live in areas near a centre zone or other areas with employment opportunities, where those areas are well serviced by public transport or where there is high demand for housing in the area relative to other areas within the urban environment (Objective 3, Policy 5).
- 11.3** With regard to zoning additional HDR land, when looking at spatial extent of proposed and recommend zones as whole, the MDR zone will enable a significant amount of new housing at Three Parks. It also

has a similar height control to the HDR in this location (7m compared to the HDR's 8m for flat sites and 7m for sloping sites). The BMU also provides for housing on the first floor and above. I consider that the recommended zoning pattern, when considered together with the Three Parks locality, enables housing at a height and density that is commensurate with the level of accessibility (existing and planned), and future demand, as covered in Ms Hampson's evidence on development capacity.

- 11.4** Overall, I consider the zoning framework at Three Parks, as recommended, aligns with the NPS-UD and provides an integrated outcome with regard to the functions for territorial authorities set out in section 31(1)(a) and (aa) of the Resource Management Act 1991.



Nicholas Roberts

7 September 2020

APPENDIX A
RECOMMENDED REVISED CHAPTERS 19A and 19B AND VARIATIONS

Key:

Chapter 19A was notified as new in Stage 3. Black underline and strike through text reflects variations to PDP provisions made at notification in Stage 3.

Red underline and strike through text are recommended amendments made in section 42A report, 18/03/20.

Green underlined text for additions and green strike through text for deletions are recommended amendments made in rebuttal evidence 12/06/20.

Blue underlined text for additions and blue strike through text for deletions are recommended amendments made in reply evidence 07/09/20

19A Three Parks Commercial

19A.1 Purpose

The primary purpose of the Three Parks Commercial Zone is to provide an urban centre which enables large format retail activities. Limited smaller scale retail activities are also provided for, which recognises the function these activities play in Wānaka Town Centre which is Wānaka's key retail and business centre.

The large format retail in the Zone is to be provided in a way that still positively contributes to good urban design, including the interface with the adjoining Business Mixed Use Zone that is intended to provide a higher quality urban design outcome and main street focus for Three Parks.

The Zone is to be easily accessible by public transport, cycling or walking and connected to the wider Three Parks area which comprises the Wānaka Recreation Centre, schools, business and industrial land and extensive areas of low and medium density residential neighbourhoods.

19A.2 Objectives and Policies

19A.2.1 Objective - Large format retail and a limited amount of smaller scale retail activities meet the needs of the community in a way that complements the function of the Wānaka Town Centre.

Policies

- 19A.2.1.1 Provide for large format retail that supports and complements the role and function of the Wānaka Town Centre as Wānaka's key commercial, civic and cultural centre.
- 19A.2.1.2 Restrict the establishment of individual retail activities which occupy less than 500m² of GFA, recognising that these activities are provided for in the Wānaka Town Centre Zone and the Business Mixed Use Zone.
- 19A.2.1.3 Restrict residential and visitor accommodation developments that could undermine the local service function of the Three Parks Commercial centre.
- 19A.2.1.4 Avoid activities that cause noxious effects or that would limit opportunities to realise or maintain large format retail activities.

Commented [B&A1]: Cl 16 correction of typographical error.

PART 3

THREE PARKS COMMERCIAL 19A

19A.2.1.5 Ensure individual retail activities which occupy less than 500m² of GFA do not compromise the viability of the Zone, and support its key function, which is to provide for large format retail activities.

19A.2.2 Objective – A high quality urban centre with a strong sense of place.

Policies

19A.2.2.1 Encourage high quality well-designed buildings that individually and collectively contribute to a high quality urban area.

19A.2.2.2 Ensure that development is people-orientated through the creation of shared spaces.

19A.2.2.3 Ensure that building designs contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, avoid expanses of blank wall fronting public spaces and reduce adverse visual effects of large format retail buildings.

19A.2.2.4 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.

19A.2.2.5 Recognise the important contribution that sunny open spaces, footpaths and pedestrian spaces make to the vibrancy and prosperity of the Zone.

19A.2.2.6 Avoid parking forecourts that dominate street frontages and encourage site layout that supports pedestrian safety and enables buildings to address the street.

19A.2.2.7 Minimise opportunities for anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of streetscapes, car parking areas, public and semi-public spaces, accessways/pedestrian links/lanes, and landscaping.

19A.2.2.8 Ensure the location and direction of lighting does not cause significant glare to other properties, roads and public places and promote lighting design that mitigates adverse effects on views of the night sky and provides a safe and well-lit environment for pedestrians.

19A.2.2.9 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse effects on public places and adjoining zones.

19A.3 Other Provisions and Rules

19A.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities

Commented [B&A2]: Non-substantive amendment to reflect name of Chapter 6

PART 3

THREE PARKS COMMERCIAL 19A

31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
Planning Maps		

19A.3.2 Interpreting and Applying the Rules

19A.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

19A.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.

19A.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

19A.3.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.

19A.3.2.5 The following abbreviations are used within this Chapter.

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

19A.3.2.6 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZECP34:2001') is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2201.

Commented [B&A3]: 3153.4 Aurora Energy Limited – amended to refer to the correct clause in the consent memorandum version of the chapter.

Commented [B&A4]: 3153.4 Aurora Energy Limited

19A.4 Rules – Activities

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
19A.4.1	Large Format Retail	P
19A.4.2	Commercial activities not otherwise provided for in this Table	P
19A.4.3	Trade Supplier activities	P
19A.4.4	Buildings	RD

PART 3

THREE PARKS COMMERCIAL 19A

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. building materials; b. glazing treatment; c. design treatment; d. signage platform; e. lighting; f. the ability to service the building(s), in terms of roading, water supply, stormwater and wastewater; g. location of storage; h. landscaping; and i. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure. 	
19A.4.5	<p>Licensed Premises</p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 7am, provided that this rule shall not apply to the sale of liquor.</p> <p>This rule shall not apply to the sale and supply of alcohol:</p> <ul style="list-style-type: none"> a. to any person who is residing (permanently or temporarily) on the premises; and/or b. to any person who is present on the premises for the purpose of dining up until 12am. <p>Discretion is restricted to consideration of the following:</p> <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 zones and public reserves); d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); e. noise issues; and f. hours of operation. 	RD

Commented [B&A5]: 3153.17 Aurora Energy Limited

Commented [B&A6]: Cl 16 to remove duplication
Also sought by 3220.3 Willowridge Developments Limited

PART 3

THREE PARKS COMMERCIAL 19A

	Table 19A.4 – Activities located in the Three Parks Commercial Zone	Activity Status
19A.4.6	Individual retail activities which occupy less than 500m ² of GFA	D
19A.4.X	<u>Educational facilities</u>	<u>D</u>
19A.4.7	Industrial activities and service activities	NC
19A.4.8	Service Stations	NC
19A.4.9	Residential activities	NC
19A.4.10	Visitor accommodation	NC
19A.4.11	Activities which are not listed within this table	NC
19A.4.12	Fish or meat processing (except if ancillary to any retail activity including restaurants)	PR
19A.4.13	Mining	PR
19A.4.14	Cemeteries and crematoria	PR
19A.4.15	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR

Commented [B&A7]: 3152.4 Ministry of Education

19A.5 Rules – Standards

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
19A.5.1	<p>Setbacks and sunlight access – sites adjoining a residential zone</p> <p>19A.5.1.1 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>19A.5.1.2 Where a site adjoins a Residential Zone or public place, except roads, all buildings shall be set back not less than 4.5m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects.</p>

PART 3

THREE PARKS COMMERCIAL 19A

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
19A.5.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public areas and adjoining zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the effects on visual amenity; the location relative to the public realm and adjoining zones; consistency with the character of the locality; and whether pedestrian and vehicle access is compromised.
19A.5.3	<p>Glare</p> <p>19A.5.3.1 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 <u>on the amenity of adjoining sites, the safety of the road transportation network, and</u> on the night sky.</p> <p>19A.5.3.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>19A.5.3.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> effects of lighting and glare on <u>the amenity values of adjoining sites, the safety of the road transportation network and the night sky.</u>
19A.5.4	<p>Maximum building height</p> <p>19A.5.4.1 Maximum building height of 15m; and</p> <p>19A.5.4.2 No greater than 3 storeys.</p>	<p>NC</p>

- Commented [B&A8]: Amendment to reflect that in this location the transportation network is limited to roads, not other forms of transport such as rail or aviation.
- Commented [B&A9]: 3229.11 New Zealand Transport Agency
- Commented [B&A10]: 3229.11 New Zealand Transport Agency

PART 3

THREE PARKS COMMERCIAL 19A

	Table 19A.5 – Standards for activities located in the Three Parks Commercial Zone	Non-compliance status
19A.5.5	Building coverage The maximum building coverage for all activities within any site shall be 90%.	NC

19A.6 Non-Notification of Applications

19A.6.1 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limit-notified:

Rule 19A.4.4 Buildings.

19A.6.2 The following Restricted Discretionary activities will not be publically notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

Rule 19A.5.1 Setbacks and sunlight access – sites adjoining another zone.

19A.6.3 In relation to the electricity distribution network and where Rule 19A.4.4.(i) is relevant, Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

Commented [B&A11]: Correction of typographical error.

Commented [B&A12]: 3153.5 Aurora Energy Limited

Consequential amendment to Chapter 7 – Lower Density Suburban Residential

	Standards for activities located in the Lower Density Suburban Residential Zone	Non-compliance status
7.5.X	<p>Where a building or structure is to be located within the Wanaka Substation Building Restriction Area as shown on the planning maps and Three Parks Structure Plan (27.13.9), the operator of the substation shall be deemed to be an affected party in accordance with section 95A of the Resource Management Act 1991.</p> <p><u>Advice note: Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.</u></p>	NC

Commented [B&A13]: 3153 Aurora Energy Limited

Variation to the Proposed District Plan

Underlined text for additions and ~~strike through~~ text for deletions.

[text in square brackets and italics is for information purposes only]

Variation to Chapter 9 - High Density Residential

9.1 Zone Purpose

...

[Insert at the third paragraph]

The High Density Residential Zone at Three Parks Wānaka provides for a distinctive urban character at the entranceway to Wanaka through taller buildings ~~with a low building coverage to provide for public spaces~~ and landscaped areas adjacent to State Highway 84.

Commented [B&A14]: 3220.4 Willowridge Developments Limited

[Add the following objective and two policies]

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

Policies

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

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

~~9.2.9.2 Ensure buildings are dispersed across the zone to provide integrated with high quality landscaping;~~

Commented [B&A15]: 3220.4 Willowridge Developments Limited

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.2	Building Height – Flat Sites in Wānaka 9.5.2.1 A height of 8m except where specified in Rule 9.5.2.2 <u>and 9.5.2.3.</u>	RD Discretion is restricted to: <ol style="list-style-type: none"> a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. privacy for occupants of the subject site and neighbouring sites;

	Standards for activities located in the High Density Residential Zone	Non-compliance status
	<p>...</p> <p><u>9.5.2.3</u> In Three Parks Wānaka the maximum building height shall be 12m.</p>	<p>e. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>f. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p>D</p>
9.5.4	<p>Building Coverage</p> <p><u>9.5.4.1</u> A maximum of 70% site coverage</p> <p>....</p> <p>9.5.4.2 Except that in Three Parks Wānaka the maximum site coverage shall be 25%.</p>	NC
9.5.6	<p>Landscaped permeable surface coverage</p> <p><u>9.5.6.1</u> At least 20% of site area shall comprise landscaped (permeable) surface.</p> <p>9.5.6.2 Except that in Three Parks Wānaka at least 50% site area shall comprise landscaped (permeable) surface.</p>	NC
9.5.8	<p>Minimum Boundary Setbacks</p> <p>9.5.8.3 All buildings shall be at least 5m back from Sir Tim Wallis Drive in Three Parks Wānaka.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>b. streetscape character and amenity;</p> <p>c. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>d. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified</p>

Commented [B&A16]: 3220.6 Willowridge Developments Limited

Commented [B&A17]: 3220.7 Willowridge Developments Limited

Commented [B&A18]: Note: Consequential amendment required to delete this provision if the recommendation to accept 3220.1 Willowridge Developments Limited's request to rezone the northern part of the HDR to BMU is accepted. Note that the remaining HDR adjoining Sir Tim Wallis Drive is subject to a Building Restriction Area

	Standards for activities located in the High Density Residential Zone	Non-compliance status
		significant public views identified within the District Plan).

Variation to Chapter 16 - Business Mixed Use

Policy

- 16.2.1.4 For sites adjoining Gorge Road in Queenstown and Sir Tim Wallis Drive in Three Parks Wānaka, discourage the establishment of high density residential and visitor accommodation activities at ground floor level, except where commercial and/or business activities continue to have primacy at the interface with the street.

Rule 16.5.3 Residential and visitor accommodation activities - RD

All residential activities and visitor accommodation;

16.5.3.1 on sites adjoining Gorge Road in Queenstown located within 10m of the boundary adjoining Gorge Road, or

16.5.3.2 on sites adjoining Sir Tim Wallis Drive in Three Parks Wānaka located within 10m of the boundary adjoining Sir Tim Wallis Drive;

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.

Variation to Chapter 25 - Earthworks

25.5.5	<u>Three Parks Commercial</u> and Three Parks Business	500m ³
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Variation to Chapter 27 - Subdivision and Development

27.3 Location – specific objectives and policies

[Add the following objective and seven policies]

Three Parks Wānaka (defined by the extent of the Three Parks Structure Plan – 27.13.9)

27.3.15 Objective –Subdivision of Three Parks Wānaka is consistent with the Three Parks Structure Plan and achieves integrated development.

Policies

27.3.15.1 Ensure the provision of open spaces through Building Restriction Areas that are suitable for the whole community and that are located in safe and accessible areas.

27.3.15.2 Protect the character and amenity of the entrance to Wānaka through a Building Restriction Area along SH84 .

27.3.15.3 Require integration of the Building Restriction Areas for developments within the High Density Residential Zone in Three Parks Wānaka and require high quality landscaping as part of development.

27.3.15.4 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

27.3.15.5 Require the Three Parks Commercial Zone to include a public square that is greater than 900m².

27.3.15.6 Recognise that relocation of fixed or collector roads may significantly affect the integrity of the Three Parks Structure Plan and any relocation should be restricted to;

- a. no greater than 20m for any fixed road shown on the Three Parks Structure Plan; and
- b. no more than 50m from any collector road location shown on the Three Parks Structure Plan.

27.3.15.7 Encourage subdivision design to ensure that sites front the road and restrict the creation of rear sites as follows;

- a. no rear sites within a Medium Density Residential Zone contained within the Three Parks Structure Plan; and
- b. no greater than 10% rear sites within all other zones within the Three Parks Structure Plan.

27.6 Rules – Standards for Minimum Lot Areas

Zone	Minimum Lot area
Three Parks Commercial	No minimum
Three Parks Commercial Business	No minimum
High Density Residential – Three Parks Wānaka	No minimum

Commented [B&A19]: Cl 16(2) – recommended non-substantive amendment to provide clarity on the extent of the Three Parks area.

Commented [B&A20]: The s42A version recommended a Cl 16(2) change to provide clarity of how open space is provided for.

This addition is proposed to be deleted in reply version as BRAs do not necessarily ensure the provision of open space that is publicly accessible.

Commented [B&A21]: 3220 Willowridge Developments Limited

27.7 Zone – Location Specific Rules

[Add the following four rules]

	Zone and Location Specific Rules	Activity Status
27.7.17.1	<p>Three Parks Wānaka</p> <p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Three Parks Structure Plan shown in part 27.13.9, the following shall be additional matters of control:</p> <ol style="list-style-type: none"> roading layout; the provision and location of walkways and the green network; the integrated approach to landscaping of the building restriction areas. <p>Note: for the western fixed road, two options are shown on the structure plan. Only either A or B is required to be constructed, not both.</p>	RD C
27.7.17.2	Any subdivision within the Three Parks High Density Residential zone.	D
27.7.17.3	<p>Any subdivision that does not comply with the Three Parks Structure Plan located in Section 27.13.9</p> <p>For the purposes of this rule:</p> <ol style="list-style-type: none"> any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres; any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction; the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres. for the western fixed road, only either A or B is required to be constructed, not both. 	NC
27.7.17.4	At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.	NC

Commented [B&A23]: 3186.3 Queenstown Lakes Community Housing Trust

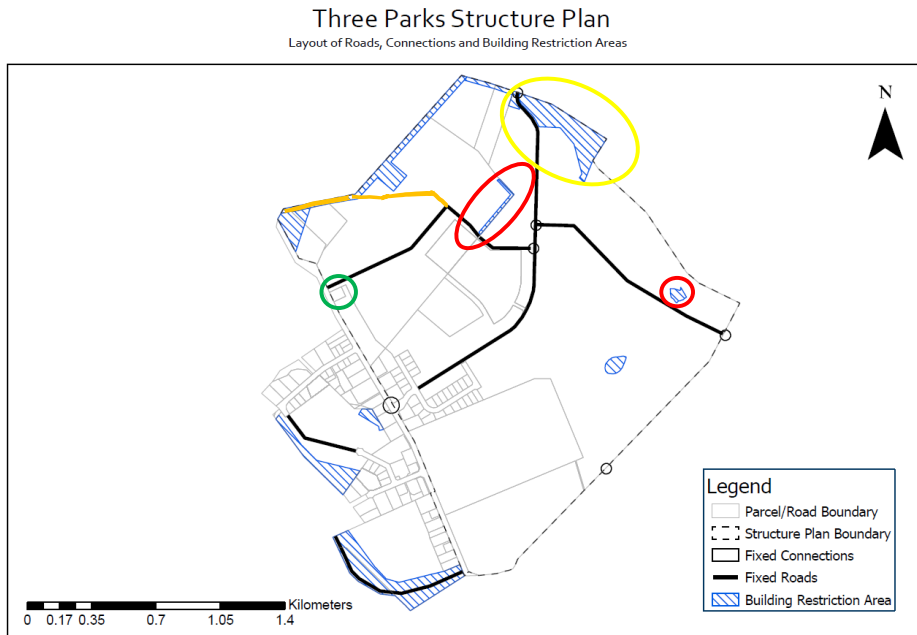
Commented [B&A22]: 3220.9 Willowridge Developments Limited

Commented [B&A24]: 3220.9 Willowridge Developments Limited

27.13 Structure Plans

[Add the following Structure Plan]

27.13.9 Three Parks Structure Plan



Commented [B&A25]: Delete two Building Restriction Areas circled in red.
3220.79 Willowridge Developments Limited

Commented [B&A26]: Add 20m Building Restriction Area around the northern, eastern and southern boundaries of the Aurora Substation site circled in green.
3153.13 Aurora Energy Limited

Commented [B&A27]: Amend the extent of the Building Restriction Area circled in yellow as per the Willowridge Developments Limited submission. Refer to updated Structure Plan and Rezoning Map attached to Reply evidence for accurate location.
3220.9 Willowridge Developments Limited

Commented [B&A28]: Add alternative option for Fixed Road to west of Sir Tim Wallis Drive (approximate location shown by orange line) and update legend to reflect this alternative fixed road. Refer to updated Structure Plan attached to Reply evidence for accurate location.
3220.9 Willowridge Developments Limited

Variation to Chapter 31 - Signs

Table 31.6 – Activity Status of Signs in Commercial Areas

[Add to end column] - Business Mixed Use Zone, ~~and~~ Three Parks Commercial Zone and Three Parks Business Zone

Chapter 30 – Energy and Utilities

30.5 Utility Rules

30.5.6	Telecommunications, radio communication, navigation or meteorological communication activities	Activity Status
30.5.6.6	<p>Poles</p> <p>With a maximum height greater than:</p> <ul style="list-style-type: none"> a. 18m in the High Density Residential (Queenstown – Flat Sites), Queenstown Town Centre, Wanaka Town Centre (Wanaka Height Precinct) or Airport Zones; b. 25m in the Rural Zone; c. 15m in the Business Mixed Use Zone (Queenstown); d. 13m in the Local Shopping Centre, Business Mixed Use (Wanaka and Three Parks) or Jacks Point zones; x. 16m in the Three Parks Commercial Zone; e. 11m in any other zone; and f. 8m in any identified Outstanding Natural Landscape. <p>Where located in the Rural Zone within the Outstanding Natural Landscape or Rural Character Landscape, poles must be finished in colours with a light reflectance value of less than 16%.</p>	P

Commented [B&A29]: Cl 16(2) non-substantive amendment for clarity

Commented [B&A30]: 3032.2 Chorus New Zealand Limited, Spark New Zealand Trading Limited, Vodafone New Zealand Limited

Key:

Rebuttal evidence 12/06/20: new chapter, DRAFT shown in black text.

Blue underline text shows additions and blue strikethrough text shows deletions as recommended by reply evidence 07/09/2020

19B Three Parks Business

19AB.1 Purpose

The primary purpose of the Three Parks Business Zone is to provide for a range of industrial, service and trade related activities. The zone provides for a range of activities not necessarily suited to either the Three Parks Commercial or General Industrial zones.

19B.2 Objectives and Policies

19B.2.1 Objective - A ~~a~~ high quality, functional business area which provides for a wide range of ~~light~~ industrial, service and trade related activities, limited retail and office activities, and restricts the establishment of residential and other non-compatible activities.

Policies

- ~~1-~~ 19B.2.1.1 ~~Provide~~ Enable a variety of compatible activities while managing ~~the~~ adverse effects, ~~including that may occur and potential~~ reverse sensitivity effects.
- ~~2-~~ 19B.2.1.2 Avoid ~~residential and other~~ non-compatible activities that may result in reverse sensitivity and future incompatibility issues ~~between residential and~~ with ~~business- industrial~~ uses.
- ~~3-~~ 19B.2.1.3 Avoid office and retail activities unless they are small scale and ancillary to the principal use of the site.
- ~~4-~~ 19B.2.1.4 Ensure that the design of buildings and associated development is of a high quality while meeting the functional needs of industrial and service activities.
- ~~5-~~ 19B.2.1.5 ~~Ensure that~~ Require outdoor storage areas are appropriately located and screened to limit any adverse visual effects on public places and adjoining residential zones.
- ~~6-~~ 19B.2.1.6 Encourage 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.
- ~~7-~~ ~~Consider the operational and functional requirements of non-residential activities as part of achieving high quality building and urban design outcomes.~~

19.B.3 Other Provisions and Rules

19.B.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
Planning Maps		

19B.3.2 Interpreting and Applying the Rules

19B.1.13.2.1 Permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

19B.1.13.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.

19B.1.13.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

19B.1.13.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.

19B.1.13.2.5 The following abbreviations are used within this Chapter.

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

19B.1.13.2.6 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZECP34:2001') is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.2c has additional information in relation to activities and obligations under NZECP34:2201.

19B.4 Rules – Activities

	Table 19B.4 – Activities located in the Three Parks Business Zone	Activity Status
19B.4.1	Industrial activities and service activities	P
19B.4.2	Trade suppliers	P
19B.4.3	Showrooms	P
19B.4.4	Office and retail activity ancillary to the principal use of the site and not greater than 100m ² GFA.	P
19B.4.5	Service Stations	P
19B.4.6	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance, including colours and materials; b. glazing treatment; c. design treatment; d. signage platforms; e. lighting; f. the ability to service the building(s), in terms of roading, 	RD

	<p>water supply, stormwater and wastewater;</p> <p>g. location and screening of storage;</p> <p>h. provision for and screening of waste and recycling space;</p> <p>i. landscaping; and</p> <p>j. access, maneuvering, loading and car parking;</p> <p>k. natural hazards;</p> <p>l. where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that infrastructure.</p>	
19B.4.7	Commercial sale of food and beverages including restaurants, take away food bars and Licensed Premises.	NC
19B.4.8	Large Format Retail	NC
19B.4.9	Commercial activities not otherwise provided for in this Table	NC
19B.4.10	Office and retail activities, except where ancillary to the principal use of the site and not greater than 100m ² GFA.	NC
19B.4.11	Residential activities	NC
19B.4.12	Visitor accommodation	NC
19B.4.13	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	NC
19B.4.14	Activities which are not listed within this table	NC
19B.4.15	Mining	PR
19B.4.16	Cemeteries and crematoria	PR

19B.5 Rules - Standards

	Table 19A.5 – Standards for activities located in the Three Parks Business Zone	Non-compliance status
19B.5.1	<p>Setbacks and sunlight access</p> <p>19B.5.1.1 Where a site adjoins a different zone, except roads, all buildings for industrial and service activities shall be set back not less than 7m.</p> <p>19B.5.1.2 Where a site adjoins a road, all buildings for industrial and service activities shall be set back not less than 3m.</p> <p>19B.5.1.3 No minimum internal setbacks are required where a site adjoins other sites within the Three Parks Business Zone.</p> <p>19B.5.1.4 Buildings for activities that are not industrial or service activities 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>19B.5.1.5 Where a site adjoins a different zone or public place, except roads, all buildings (other than those for industrial and service activities for which standard 19B.5.1.1 applies) shall be set back not less than 4.5m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects; b. the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects; c. landscaping and screening; and d. compatibility with the appearance, layout and scale of surrounding sites.

19B.5.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public areas and adjoining zones by a 2m high solid fence.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effects on visual amenity; b. the location relative to the public realm and adjoining zones; c. consistency with the character of the locality; and whether pedestrian and vehicle access is compromised
19B.5.3	<p>Glare</p> <p>19B.5.3.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transportation road network, and on the night sky.</p> <p>19B.5.3.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>19A.5.3.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. effects of lighting and glare on the amenity values of adjoining sites, the safety of the transportation road network and the night sky.

	Table 19A.5 – Standards for activities located in the Three Parks Business Zone	Non-compliance status
19B.5.4	<p>Fencing</p> <p>a. Any site adjoining a residential zone shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary;</p> <p>b. No razor wire or barbed wire shall be used on any fencing.</p>	DA
19B.5.5	<p>Building coverage</p> <p>The maximum building coverage for all activities within any site shall be 75%.</p>	DA
19B.5.6	<p>Maximum building height</p> <p>19B.5.4.1 Maximum building height of 10m; and no greater than 3 storeys.</p>	NC

19B.6 Non-Notification of Applications

19B.6.1 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified:

Rule 19B.4.6 Buildings.

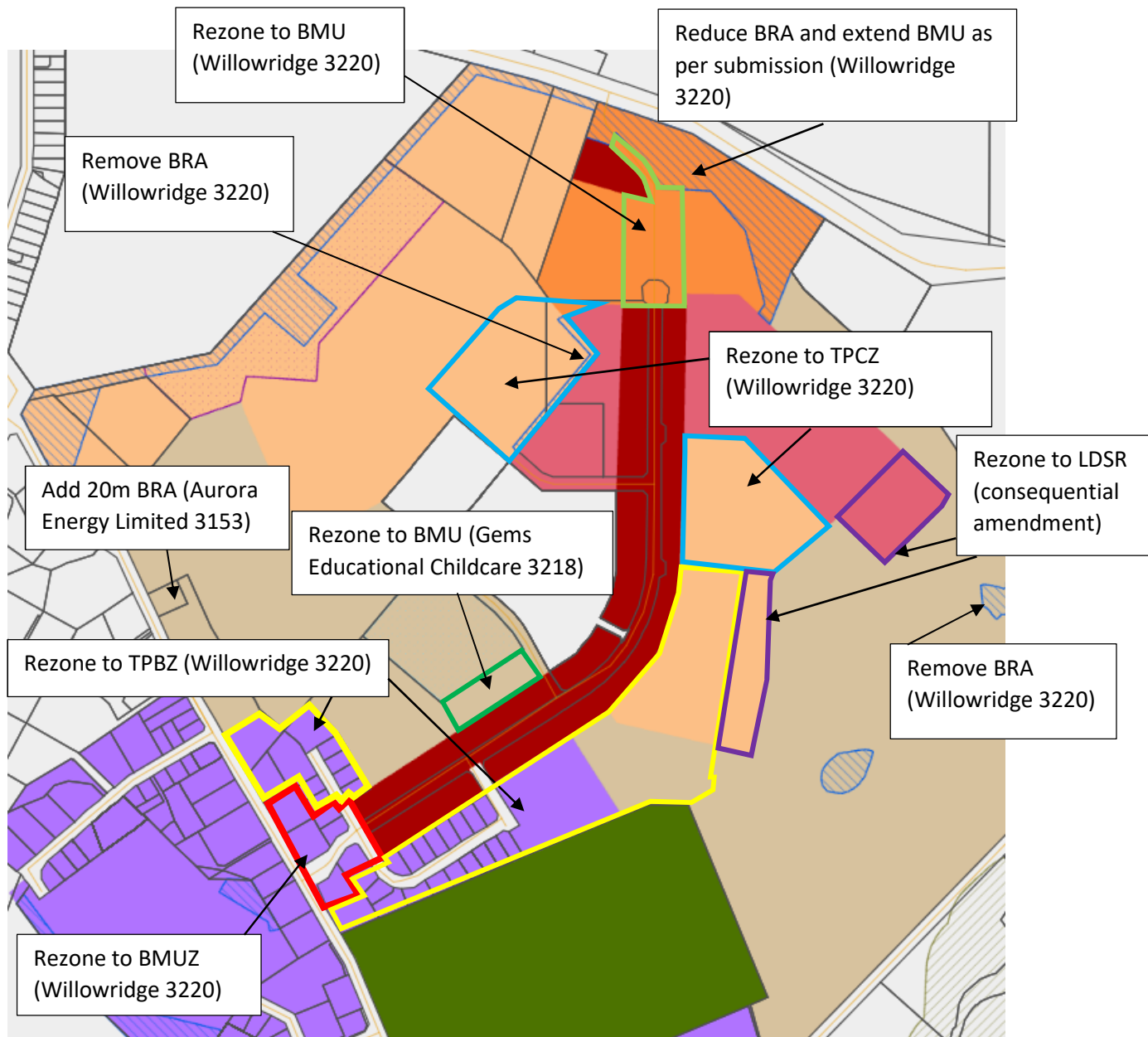
19B.6.2 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

Rule 19B5.1 Setbacks and sunlight access.

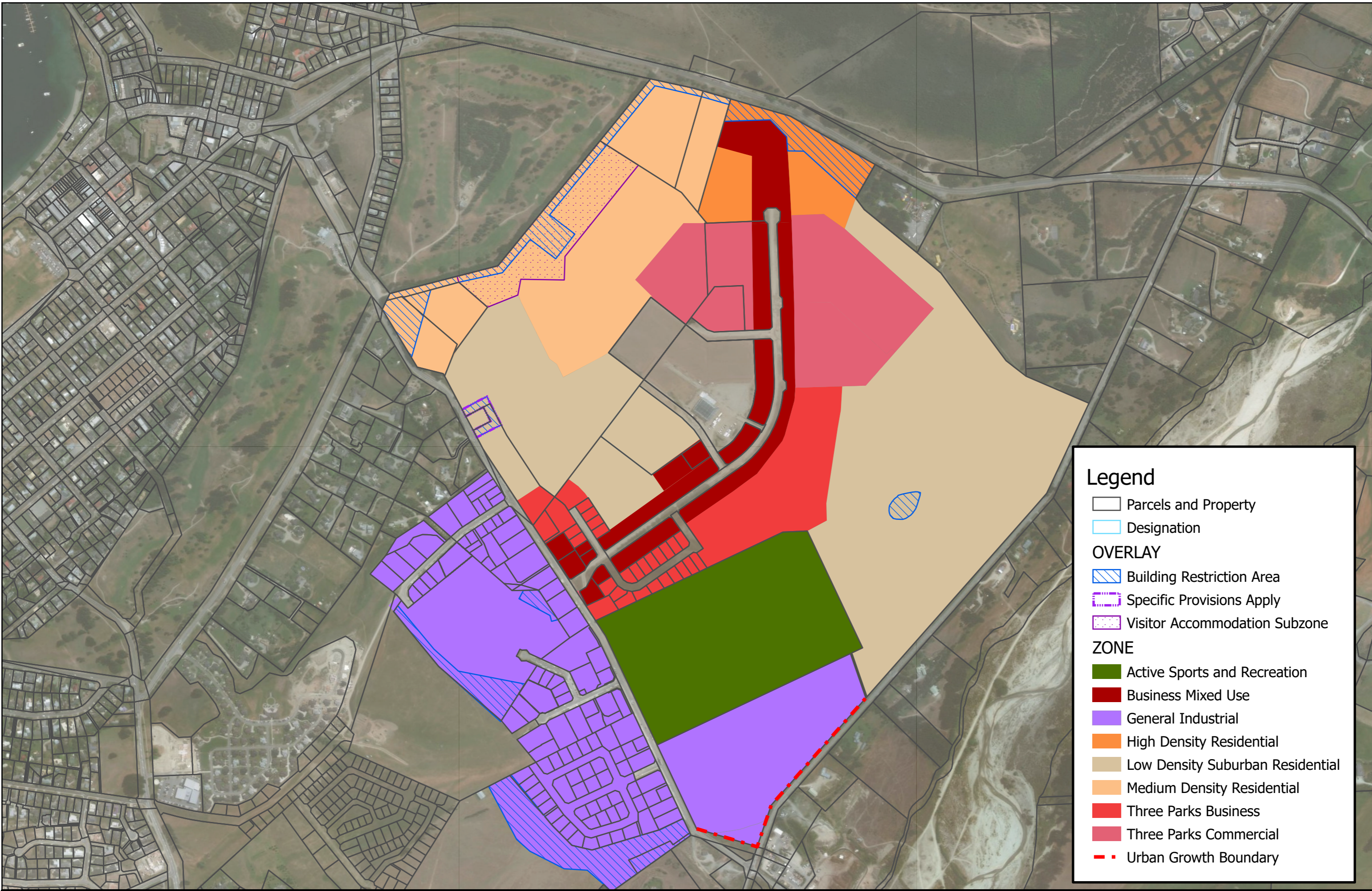
19A.6.3 In relation to the electricity distribution network and where Rule 19B.4.4.(l) is relevant, Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

APPENDIX B

**RECOMMENDED REVISED MAPPING AMENDMENTS – ANNOTATED ZONE MAP;
CLEAN ZONE MAP; AND CLEAN STRUCTURE PLAN**



Three Parks recommended mapping changes – boundaries approximate, refer to clean version of recommended rezonings for more detail



Legend

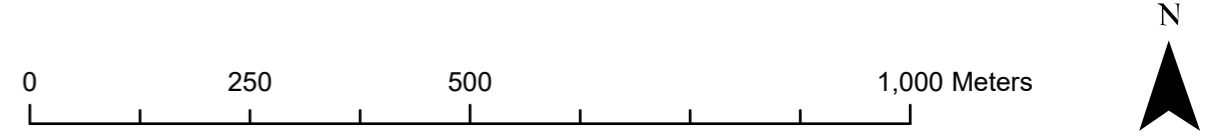
- Parcels and Property
- Designation

OVERLAY

- Building Restriction Area
- Specific Provisions Apply
- Visitor Accommodation Subzone

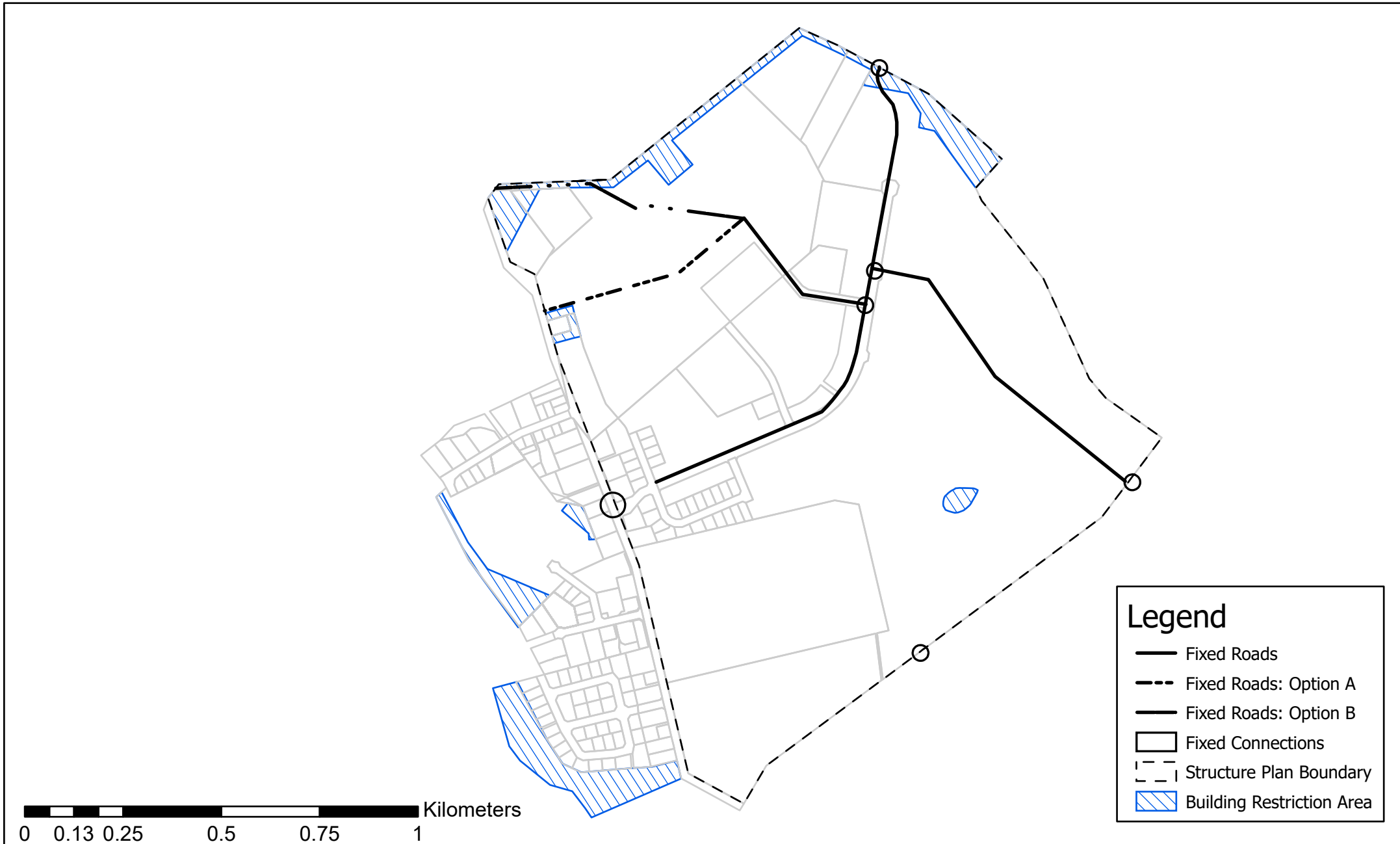
ZONE

- Active Sports and Recreation
- Business Mixed Use
- General Industrial
- High Density Residential
- Low Density Suburban Residential
- Medium Density Residential
- Three Parks Business
- Three Parks Commercial
- Urban Growth Boundary



Three Parks Structure Plan: Reply

Layout of Roads, Connections and Building Restriction Areas



APPENDIX C

FINAL RECOMMENDATIONS ON SUBMISSIONS

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Planner Recommendation
3032	Horne	Chris	Incite	Spark, Chorus and Vodafone	3032.2	Oppose	That a new clause is added to Rule 30.5.5.6 that provides for poles up to 18m in the Three Parks Commercial Zone where there is a single operator, and 21m for multiple operators on the same pole.	Accept in part
3056	Properties	Ballantyne	Ballantyne Properties Ltd (BPL)		3056.1	Support	That the notified zoning of the southern portion of the submitter's land (Lot 1 DP 510626 held in CT 783035) to Three Parks Business Mixed Use Zone be supported.	Reject
3056	Properties	Ballantyne	Ballantyne Properties Ltd (BPL)		3056.2	Oppose	That the balance of the northern portion of submitter's land (Lot 1 DP 510626) be rezoned to Business Mixed Use Zone.	Reject
3109	Wallace	Chelsea	Public Health South	Southern District Health Board	3109.3	Support	That the intent of Chapter 19A to support the urban growth of Wanaka is retained as notified.	Accept
3109	Wallace	Chelsea	Public Health South	Southern District Health Board	3109.4	Oppose	That test pitting and mitigation be undertaken on land identified on the Hazardous Activities and Industries List within the Three Parks Commercial Zone.	Reject
3109	Wallace	Chelsea	Public Health South	Southern District Health Board	3109.5	Oppose	That the health and wellbeing impacts of the General Industrial Zone on residents within adjoining Three Parks Lower Density Suburban Residential Zoned land be considered.	Accept in part
3110	Moseby	Roger			3110.2	Oppose	That all land owners in Three Parks be consulted on future development plans for Three Parks.	Accept in part
3128	Devlin	Blair	Vivian and Espie Limited	Tussock Rise Limited	3128.2	Oppose	That the notified General Industrial Zone within the Three Parks Business Sub-Zone be rezoned to Business Mixed Use so that the BMUZ extends along Sir Tim Wallis Drive right to Ballantyne Road and incorporates the full extent of the former Business Sub-Zone and connects	Reject
3143	Robertson	Susan			3143.2	Oppose	That the notified zoning for Lot DP 12726 and Lot DP 12296, Medium Density Residential, be rejected and be zoned to a zone which allows for future business and retail activity.	Reject
3152	Fallowfield	Morgan	Beca Limited	Ministry of Education	3152.4	Oppose	That the following policy be added to section 19A.2: "Enable educational facilities to establish throughout the Three Parks Commercial Zone, ensuring that the scale and effects of these activities do not adversely affect Commercial activity."	2.2-19A.2 Objectives and Policies Reject
3152	Fallowfield	Morgan	Beca Limited	Ministry of Education	3152.5	Oppose	That a new restricted discretionary activity, "Educational Facilities", be added to Table 19A.4, with the following matters of discretion: 1. The extent to which it is necessary to locate the activity with the Three Parks Commercial Zone. 2. Reverse sensitivity effects of adjacent	2.4-19A.4 Rules - Activities Accept in part
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.4	Oppose	That the following advice note be added to section 19A.3.2: "New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZCEP34:2001') Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZCEP34:2001') is mandatory	2.3-19A.3 Other Provisions and Rules Accept in part
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.5	Oppose	That a new rule be added to section 19A.6 Non-notification of Applications: "For any application for resource consent where Rule 19A.4.4(i) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of	2.6.1-19A.6.1 The following Restricted Discretionary activities Accept in part
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited		Oppose	That the Low Density Residential Suburban Zone surrounding the Substation at 39 Ballantyne Road be removed, or a building restriction area be applied over the Low Density Residential Suburban Zone in the area 20 metres from the cadastral boundary of 39 Ballantyne	Reject
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.16	Oppose	That "electricity supply" be added to matter of discretion (f) under Rule 19A.4.4 where buildings require restricted discretionary activity resource consent.	2.4-19A.4 Rules - Activities Reject
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.17	Oppose	That the following be added as a matter of discretion to Rule 19A.4.4 (Buildings): "Where Electricity Sub-Transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that	2.4-19A.4 Rules - Activities Accept
3186	Scott	Julie	Queenstown Lakes Community Housing Trust	Queenstown Lakes Community Housing Trust	3186.1	Oppose	That for the Three Parks Commercial Zone, the overall estimated yield, particularly in relation to the provision of medium and high density housing, is not reduced from what was enabled in the Operative District Plan.	Accept
3186	Scott	Julie	Queenstown Lakes Community Housing Trust	Queenstown Lakes Community Housing Trust	3186.2	Oppose	That if submission point 3186.1 is rejected and there is a reduction in yield in the Three Parks Commercial Zone from what was enabled in the Operative District Plan, amendments be made to zone boundaries and/or Rule 19A.4.9 to increase the residential yield enabled within	Reject
3186	Scott	Julie	Queenstown Lakes Community Housing Trust	Queenstown Lakes Community Housing Trust	3186.3	Oppose	That notified Rule 27.7.17.1 be amended to clarify whether subdivision under this rule is a restricted discretionary or controlled activity.	2.7-Variation to the Proposed District Plan Accept
3186	Scott	Julie	Queenstown Lakes Community Housing Trust	Queenstown Lakes Community Housing Trust	3186.4	Oppose	That a matter of discretion/control be added to Rule 27.7.17.1 relating to the location and identification of affordable housing and community housing within those zones where residential use is provided for.	2.7-Variation to the Proposed District Plan Reject
3189	Vivian	Carey	Vivian+Espie	Outside Sports Limited	3189.1	Support	That the re-zoning of part of Three Parks Zone to Business Mixed Use Zone be retained as notified.	Accept
3218	User	Gems Educational Childcare			3218.1	Oppose	That the Business Mixed Use Zone along Sir Tim Wallis Drive be extended to the north-west, to include the land between the Primary School designation and the notified Business Mixed Use Zone, and to the west to Road 16 at Three Parks, or alternatively that an	Accept
3218	User	Gems Educational Childcare			3218.2	Oppose	That car parking requirements should be amended to recognise the benefit of co-locating educational and community facilities.	Reject
3220	Devlin	Alison	Willowridge Developments Limited		3220.1	Oppose	That the zoning at Three Parks be amended as shown in submission 3220 Attachment 1 labelled 'Patterson Pitts Group District Plan Three Parks Proposed District Plan'. This includes extending the Business Mixed Use Zone to the junction of State Highway 84 and amendments	Accept in part
3220	Devlin	Alison	Willowridge Developments Limited		3220.2	Oppose	That the Three Parks Commercial Chapter be amended to include provisions for the Three Parks Business Zone, including a new objective, seven new policies, and new rules and standards, as set out in Attachment 2 to submission 3220.	Accept in part
3220	Devlin	Alison	Willowridge Developments Limited		3220.3	Oppose	That Rule 19A.4.5 be amended by deleting "provided that this rule shall not apply to the sale of liquor:" so that the rule reads "Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 7am. This rule shall not apply to the sale and	2.4-19A.4 Rules - Activities Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.4	Oppose	That High Density Residential Zone Purpose 9.1 be amended by deleting the words 'with a low building coverage to provide for public spaces' so that the provisions reads 'The High Density Residential Zone at Three Parks Wanaka provides for a distinctive urban character at	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.5	Oppose	That Policy 9.2.9.2 be deleted.	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.6	Oppose	That Rule 9.5.4.2 be deleted.	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.7	Oppose	That Rule 9.5.6.2 be deleted.	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.8	Oppose	That Rule 9.5.8.3 be deleted.	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3220	Devlin	Alison	Willowridge Developments Limited		3220.9	Oppose	That Schedule 27.13.9 Structure Plan be replaced with submission 3220 Attachment 3 - Three Parks Structure Plan.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept in part
3224	Downing	Zella	individual		3224.3	Oppose	That the Three Parks Commercial proposal be rejected.	Reject
3229	Shaw	Richard		NZ Transport Agency	3229.11	Oppose	That Rule 19A.5.3.1 be amended to include the words ' the effects on the amenity of adjoining sites, the safety of the transportation network, and' after the word 'limit' and before the words 'the effects on the night sky', with matter of discretion a. amended to read '	2.5-19A.5 Rules - Standards Accept in part
3229	Shaw	Richard		NZ Transport Agency	3229.12	Support	That Policy 9.2.9.1a be retained as notified.	2.7.1-Variation to Chapter 9 - High Density Residential Accept
3229	Shaw	Richard		NZ Transport Agency	3229.13	Support	That Objective 27.3.15 be retained as notified.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept
3229	Shaw	Richard		NZ Transport Agency	3229.14	Support	That Policy 27.3.15.4 be retained as notified.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept
3229	Shaw	Richard		NZ Transport Agency	3229.15	Support	That Policy 27.3.15.6 be retained as notified.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept
3229	Shaw	Richard		NZ Transport Agency	3229.16	Support	That Rule 27.7.17.1 be retained as notified.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept in part
3229	Shaw	Richard		NZ Transport Agency	3229.17	Support	That Rule 27.7.17.3 be retained as notified.	2.7.4-Variation to Chapter 27 - Subdivision and Development Accept
	Greaves	Ian	Southern Ventures	Cadence Holdings Limited	3231.3	Support	That the intent of the proposal to move the Three Parks Zone into the Proposed District Plan and remove complexities is retained as notified.	Accept in part
3237	User	Outside Sports Limited			3237.1	Support	That the re-zoning of part of Three Parks Zone to Business Mixed Use Zone be retained as notified	Accept
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.5	Support	That the re-zoning of land adjoining Sir Tim Wallis Drive to Business Mixed Use Zone be retained as notified.	Accept
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.12	Oppose	That Rule 16.5.4 be amended to read as follows: "Maximum Building Coverage of 75% - except for sites adjoining Sir Tim Wallis Drive where no maximum building coverage applies." Or that the Three Parks Business Mixed Use Zone be rejected and replaced with a new	2.7.2-Variation to Chapter 16 - Business Mixed Use Reject
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.16	Support	That Objective 19A.2.1 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited Accept

3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.17	Support	That Policy 19A.2.1.1 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.18	Support	That Policy 19A.2.1.2 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.19	Support	That Policy 19A.2.1.3 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.20	Support	That Policy 19A.2.1.4 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.21	Support	That Policy 19A.2.1.5 be retained as notified.	2.2.1-19A.2.1 Objective - Large format retail and a limited	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.22	Support	That Objective 19A.2.2 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.23	Support	That Policy 19A.2.2.1 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.24	Support	That Policy 19A.2.2.2 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.25	Support	That Policy 19A.2.2.3 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.26	Support	That Policy 19A.2.2.4 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.27	Support	That Policy 19A.2.2.5 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.28	Support	That Policy 19A.2.2.6 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.29	Support	That Policy 19A.2.2.7 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.30	Support	That Policy 19A.2.2.8 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.31	Support	That Policy 19A.2.2.9 be retained as notified.	2.2.2-19A.2.2 Objective - A high quality urban centre with a strong	Accept
3381	Murdoch	Danielle			3381.1	Oppose	That the land identified be re-zoned from General Industrial to Business Mixed Use land and some of the proposed Active Sports and Recreation land zoned General Industrial.		Accept in part
3079	Cotter	Guy	Adventure Consultants Ltd		3079.1	Oppose	That the proposal to change Three Parks Zone to General Industrial Zone is rejected; the area should remain Three Parks or change to Business Mixed Use.		Accept in part
3130	Devlin	Blair	Vivian and Espie Limited	Bright Sky Land Limited	3130.2	Oppose	That the General Industrial Zone within Three Parks be zoned Business Mixed Use so that it extends to Ballantyne Road, including the full extent of the former Three Parks Business Sub-zone.		Accept in part
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.2	Oppose	That the notified General Industrial Zone within Three Parks Business Sub-Zone, Wanaka, be re-zoned Business Mixed Use Zone, so that the Business Mixed Use Zone extends along Sir Tim Wallis Drive right to Ballantyne Road, incorporating the full extent of the former Three Parks Business Subzone.		Accept in part
3167	King	Kevin	Ardmore Property Trust	Kevin King, Maria King.	3167.1	Oppose	That the land proposed to be zoned General Industrial Zone in Three Parks provides for the activities currently provided for in the Three Parks Business Subzone.		Reject
3167	King	Kevin	Ardmore Property Trust	Kevin King, Maria King.	3167.2	Oppose	That the land between McCormick Street and Ballantyne Road, Three Parks, including the land at 2 McCormick Street (Lot 10 DP500684) be rezoned Business Mixed Use.		Accept in part
3228	Telfer	Dean	Telfer Family Trust		3228.1	Oppose	That the notified General Industrial Zone at Three Parks, in place of the operative Business Sub-zone, be rejected.		Accept in part
3231	Greaves	Ian	Southern Ventures	Cadence Holdings Limited	3231.1	Oppose	That the existing Three Parks Business Sub-zone proposed to be zoned General Industrial is rezoned Business Mix Use (or similar).		Accept in part
3231	Greaves	Ian	Southern Ventures	Cadence Holdings Limited	3231.4	Oppose	That additional amendments be made to Business Mixed Use Zone Provisions to impose greater restrictions on Residential and Visitor Accommodation Activities.		Reject
3231	Greaves	Ian	Southern Ventures	Cadence Holdings Limited	3231.5	Oppose	That any further or consequential changes be made to achieve the decisions sought in submission 3231.		Reject